# Article 5. Neighborhood Design Standards



## 5.01 Intent & Applicability

A. **Intent**. The Neighborhood Design Standards have the following intent.

1. Improve the appearance and livability of neighborhoods with good civic design, and reinforce the distinct character of different neighborhoods based on their context.
2. Design and locate parks, trails and other open spaces as focal points that shape neighborhood character.
3. Design walkable neighborhood streetscapes, with slow traffic speeds, well-connected sidewalks, and shade and enclosure offered from street trees.
4. Relate all buildings and lot frontages to the streetscape and open spaces, while still promoting effective transitions from public spaces to private spaces on the lot.
5. Promote human-scale buildings and create active social spaces along the streetscape.
6. Provide housing variety within neighborhoods and among different neighborhoods, and ensure compatible transitions between different building types.
7. Promote lasting and sustained investment in neighborhoods with quality design.
8. Promote the conservation of water supplies through the use of water-wise landscaping materials and efficient water application.

B. **Applicability**

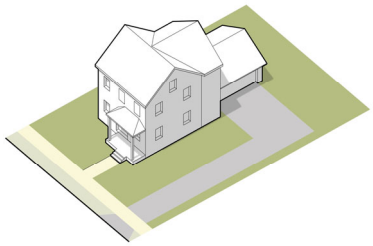
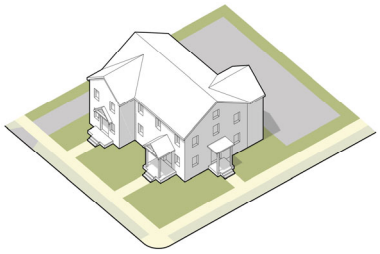
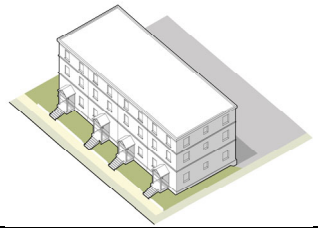
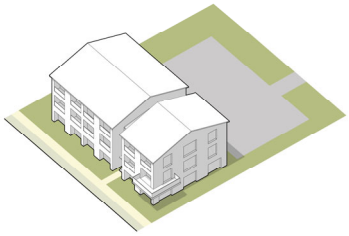
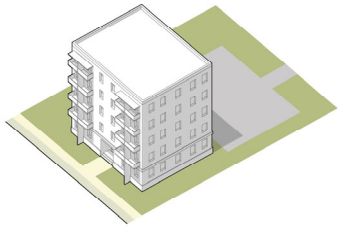
1. The standards in this article shall generally apply to all residential development, except where stated that sections only apply to specific building types, specific districts or specific scales of projects.
2. Modification or additions to buildings or sites shall meet these standards to the extent of the modification or addition, except that the Director may waive any requirement applied to modifications or additions that conflicts with the consistent design of an existing building or conflicts with the prevailing character on the block or immediate vicinity of the project.
3. The standards shall not apply to ordinary maintenance of existing buildings, except that maintenance to any building may not occur in a manner that brings the building or site to a greater degree of non-conformance with these standards.

## 5.02 Residential Building Types

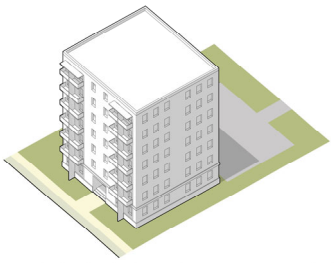
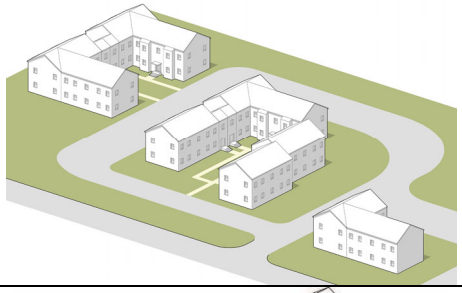
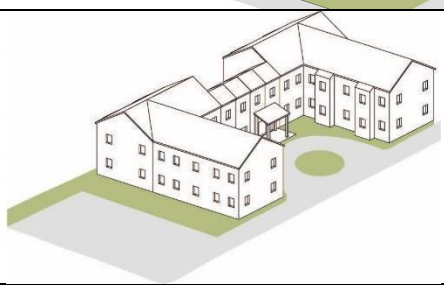
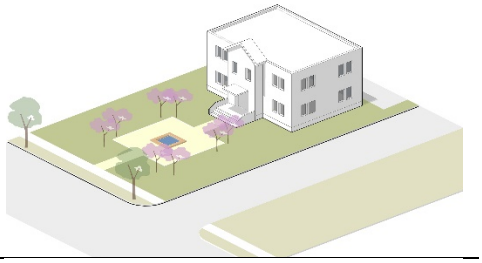
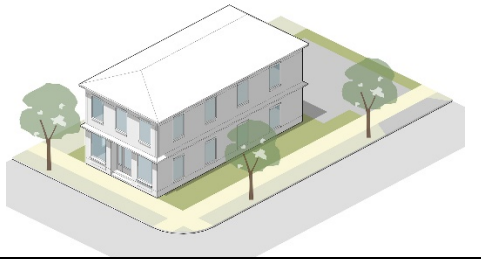
A. **Descriptions of Types.** The following building types are established to allow a range of residential buildings and create effective transitions within and between neighborhoods. The

building types provide distinctions based on lot sizes, unit configuration, building footprints and massing, building placement, and frontage designs.

**Table 5-1: Residential Building Types Descriptions**

| | |
|---|---|
| ***Detached House***<br>A residential building designed for one primary dwelling unit in an urban neighborhood, suburban or rural setting. Variants of this type are based primarily on lot size and context.<br>• Detached House – Rural<br>• Detached House – Suburban<br>• Detached House – Neighborhood<br>• Detached House – City Lot<br>• Detached House – Compact |  |
| ***Duplex/ Multi-unit House***<br>A residential building designed to accommodate two primary dwelling units in an urban neighborhood or suburban setting. Unit configurations include "up/down," "side-by-side," or "front/back." Variants of this type are primarily based on context and the frontage design. Duplex – Suburban, typically has the scale and massing of two attached houses, while the Duplex / Multi-unit House has the scale and massing of a single detached house divided into multiple units – typically 2 to 4.<br>• Duplex – Suburban<br>• Duplex / Multi-unit House |  |
| ***Row House***<br>A residential building type designed to accommodate 3 to 8 dwelling units in an urban neighborhood or mixed-use setting. Each unit is separated by a common sidewall with a side-by-side configuration and each has its own private entrance. |  |
| ***Small Apartment***<br>A small-scale, multi-unit residential building designed on a small or moderate-sized lot in an urban neighborhood or mixed-use setting. The building is accessed by a common lobby entrance at building frontage and arranged to integrate into the block structure of a neighborhood with a variety of other small-scale residential building types. |  |
| ***Medium Apartment***<br>A moderate-scale, multi-unit residential building on a moderate-sized lot in high-density areas, corridors or mixed-use areas. The building is accessed by a common lobby entrance at the building frontage and arranged to integrate into the block structure of a neighborhood, typically as a transition to small-scale residential building types. |  |

## Table 5-1: Residential Building Types Descriptions

| | |
|---|---|
| ***Large Apartment***<br>A large-scale, multi-unit residential building on a moderate- to large-sized lot in high-density areas, corridors or mixed-use areas. The building is accessed by a common lobby entrance at the building frontage. It is appropriate in limited contexts where greater density or intensity supports broader planning goals for the area or neighborhood. |  |
| ***Garden Apartment***<br>A grouping of small-scale apartment buildings in a common development, typically in a suburban context and arranged around an internal system of streets and other access ways, walkways and common open space. |  |
| ***Senior Living***<br>One building or a grouping of buildings in a common development providing senior housing and support for daily living (meals, housekeeping, nursing, security, personal care, transportation). These large buildings typically have a common lobby entrance. Parking for employees and residents is provided on site. Senior living facilities are appropriate in transition spaces between commercial uses and multi-family or single-family uses. |  |
| ***Civic***<br>A building designed for a civic, institutional or public use, with building and site design that emphasizes the public realm through enhanced design and relationships to streetscape and open space. Variations include small civic buildings for integration into neighborhoods and mixed-use areas, as well as prominent civic buildings on larger grounds or in a campus setting, with specific patterns and scale based on the functions for the intended use. |  |
| ***Live / Work***<br>A building designed for a primary dwelling unit but has a secondary component – typically at the building frontage – designed for a commercial and occupational use by the resident. This building type is appropriate at transitions between neighborhoods and commercial centers or busier corridors, or integrated into mixed-use areas. |  |

B. **Building Types and Development Standards**. The development standards for residential districts shall be based on the different building types permitted in each district, as specified in Table 5-2, Residential District Building Type & Development Standards. The Design Standards in other sections of this article may further specify the design and location of each building type in a specific context.

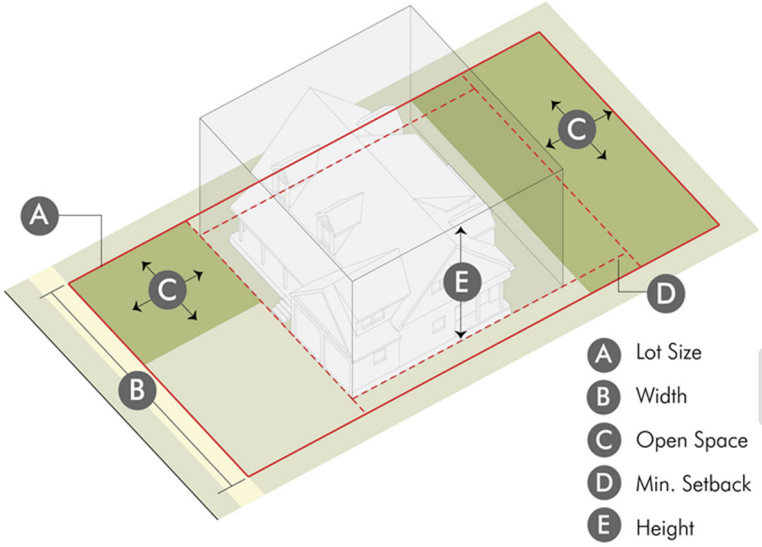



***Figure 5-1 Building Types***
*Building types in Table 5-2 are distinguished based on lot sizes, unit configuration, building footprints and massing, building placement and frontage designs. This diagram illustrates the key elements standards in Table 5-2 applied to a typical lot.*

## Table 5-2: Residential District Building Type & Development Standards

| Zoning Districts | | | | | | | | Building Types | Development Standards | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Lot Standards | | | Minimum Setbacks [3] | | | | Building Height |
| A/R | A/E | RE | R-1 | R-1-A | R-1-B | R-2 | R-3 | | Size | Width [1] | Lot Open Space | Front | Interior Side | Corner Side [1] | Rear | |
| ■ | | | | | | | | *Detached House - Rural* | 35 ac. A/R | 300' + | 80% of lot | Based on context. See Section 5.02.D. Frontage Design | 20' | 20' | 20' | 35' / 2.5 stories |
| | ■ | ■ | | | | | | *Detached House - Suburban* | 20K s.f. + | 80' + | 60% of lot | | 15' | 30' | 25' | 35' / 2.5 stories |
| | | | ■ | ■ | ■ | ■ | | *Detached House - Neighborhood* | 7K s.f. + | 65' + | 1,200 s.f./unit | | 7' | 15' | 25' [4] | 35' / 2.5 stories |
| | | | | ■ | ■ | ■ | ■ [5] | *Detached House – City Lot* | 5K s.f. + | 40' + | 800 s.f. /unit | | 5' | 10' | 25' [4] | 35' / 2.5 stories |
| | | | | | □ | ■ | ■ [5] | *Detached House - Compact* | 3K s.f. + | 25' + | 400 s.f. /unit | | 4' | 8' | 25' [4] | 35' / 2.5 stories |
| | | | | ■ | | ■ | ■ [5] | *Duplex - Suburban* | 7K s.f +; 2 units max | 65' + | 600 s.f. /unit | | 7' | 20' | 25' | 35' / 2.5 stories |
| | | | | | □ | ■ | ■ [5] | *Duplex / Multi-unit House* | 5K s.f. +; 2K s.f. per unit minimum 2 - 4 units | 40' + | 400 s.f. /unit | | 5' | 10' | 25' [4] | 35' / 2.5 stories |
| | | | | | □ | ■ | ■ | *Row House* | 1.5K s.f. per unit minimum 3 - 8 units | 18'–36' per unit | 200 s.f./unit | | 5' [2] | 10' | 15' [4] | 45' / 3 stories |
| | | | | | | □ | ■ | *Small Apartment* | 6K – 14K s.f. 3 – 12 units | 50' – 100' | 200 s.f./unit | | 5' [2] | 10' | 15' | 45' / 3 stories |
| | | | | | | □ | □ | *Medium Apartment* | 10K – 20K s.f. 13 – 40 units | 80' – 200' | 150 s.f./unit | | 5' [2] | 10' | 20' | 60' / 5 stories |
| | | | | | | ◆ | ◆ | *Large Apartment* | 20K s.f. – 80K s.f. 500 s.f. per unit | 150' – 300' | 150 s.f./unit | | 10' [2] | 10' | 20' | 110' / 10 stories |
| | | | | | | | ■ | *Garden Apartment* | 5K s.f. + 1K s.f. per unit | 100' + | 300 s.f./unit | | 20' | 25' | 20' | 45' / 3.5stories |
| | | | | | | □ | ■ | *Senior Living* | 20K s.f. + | 150' – 300' | 150 s.f./unit | | 10' [2] | 10' | 20' | 45' / 3 stories |
| ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | *Accessory Buildings* | See Residential Accessory Buildings in Section 5.02.E | | | | | | | |
| ■ | ■ | | | | | □ | | *Live / Work* | See Non-residential Building Types in Table 6-2 | | | | | | | |
| □ | □ | □ | □ | □ | □ | □ | □ | *Small Civic* | See Non-residential Building Types in Table 6-2 | | | | | | | |

■ Building types allowed
□ Building types allowed subject to the location criteria in Section 5.02.F.
◆ Building type allowed only by Conditional Use Permit or Planned Zoning District according to the procedures in Article 2.
[1] Corner lots shall add 10' to the required lot width.

[2] Row Houses, Small, Medium Apartments shall have a 10' side setback when abutting lots with a detached house; 20' for Large Apartments.
[3] Buildings that require a certificate of occupancy shall be setback at least 250' from an oil/gas facility, and 25' from a well that has been plugged and abandoned. Buildings that do not require a certificate of occupancy shall be setback 150' from a tank battery or oil/gas well (unless plugged and abandoned).
[4] Detached houses, duplexes, and row homes with an alley-loaded attached garage shall have a 5' minimum setback from the rear property line.
[5] Building type only permitted with the Common Lot Development Pattern.

C. **Dimension Exceptions.** The following are exceptions to setback and building dimensions standards established in Table 5-2: Residential District Building Type & Development Standards.

1. *Lot and Building Configurations.*
   a. Row houses and side-by-side duplexes may have individual units platted on separate lots, provided the building meet the standards in Table 5-2 and each unit meets any per-unit or proportional standards for each lot. The lots shall be platted with a party wall as provided by the standards in the building code.
   b. Side lot easements may be granted in association with a plat between abutting lots to meet the lot open space requirements and design standards in Section 5.03. These easements may create the effect of zero lot line houses, provided the platted lot lines and buildings meet the standards in Table 5-2. Easements shall be private agreements and account for all access and maintenance scenarios for the lot, open space, and buildings.
   c. Shared access easements may allow driveways, common lanes or alleys to be located along private lot lines, and any limits to access widths in Section 5.02.D. may be apportioned among all lots sharing access.
   d. Lots may be configured in a Courtyard Pattern as provided in Section 5.05.

2. *Setback Encroachments.* The following encroachments into the required setback are permitted, except in no case shall this authorize structures that violate the provisions of any easement.

   a. Primary entrance features may encroach beyond the required front building line, as specified in Section 5.04.C.
   b. Structural projections such as bay windows, balconies, canopies, chimneys, eaves, cornices, open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to 4 feet from the foundation and encroach into the setback, but no closer than 2 feet from any lot line. This exception shall be limited to no more than 20% of the surface area of a building elevation.
   c. Unenclosed and un-roofed decks or patios attached to the principal structure at or below the first floor elevation may extend into the rear or side setback up to 15 feet but no closer than 5 feet to any lot line.
   d. Ground-mounted mechanical equipment accessory to the building may be located in the side or rear setback provided that it extends no more than 6 feet from the principal building, no closer than 3 feet to the lot line, and is screened from public right-of-way by structures or landscape. These limitations do not apply to any utility structures otherwise authorized to be located according to easements or in the right-of-way, which shall follow the location and design standards of those specific authorizations.
   e. Any other accessory use or structure within the setback, not specified in Section 5.02.E, shall have a setback of at least 1/3 its height from the property line.

3. *Height Exceptions.* The following are exceptions to the height limits in Table 5-2:
   a. Building elements integral to the design and construction of the building, such as parapet walls, false mansards or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck.
   b. Architectural features such as belfries, chimneys, ornamental towers and spires, and similar accessory features that a minimal part of the building footprint, massing and volume may extend up to 50% above the actual building height.
   c. Functional and mechanical equipment such as elevator bulkheads, cooling towers, smoke stacks, roof vents or other equipment may be built up to their necessary height in accordance with building codes.

d. Any residential building fronting directly on civic or common open space, or fronting on blocks directly opposite of civic or open space, may be built to 45' and 3 stories.

D. **Frontage Design.** The design of lot frontages establishes the relationship of buildings and lots to the streetscape, including building placement, lot access, and garage extent and locations. Buildings shall be placed in relation to the front lot lines established in Table 5-2 based on the frontage types in this sub-section.

1. *Design Objectives.* Frontage types shall be applied to meet the following design objectives:
   a. Enhance the image of neighborhoods by coordinating streetscape investment with private lot and building investment.
   b. Design frontages to the particular context of the neighborhood, block and street.
   c. Design frontages to limit areas designated for vehicles and provide visual interest using landscape design.
   d. Coordinate development across several lots, considering the cumulative impacts on streetscapes from access, parking, and landscape design.
   ~~d~~e. Orient all buildings and lots to the public street or to common open spaces that serve as an extension of the streetscape and public realm.
   ~~e~~f. Limit the extent of frontages and building facades designed for car access and emphasize the extent designed for social spaces and pedestrian access, particularly on narrower lots, walkable streets, or neighborhoods intended for more compact, walkable development.

2. *Applicability.* The appropriate application of frontage types is based upon the character of the zoning district, the building type, and the streetscape design on which the development fronts. Table 5-4, Residential Frontage Types specifies the appropriate frontage type(s) for the residential zoning districts. Where multiple frontage types are permitted, the frontages should be similar for all lots on the same block face or gradually transition to different types on adjacent lots.

**Table 5-4: Residential Frontage Types**

| Zoning District | Frontage Types | | | |
|---|---|---|---|---|
| | Terrace | Neighborhood Yard | Suburban Yard | Buffer |
| A/E, A/R, RE~~, R-3~~ | | | ■ | ~~■~~ |
| R-1, R-1-A | ■ | ■ | ■ | |
| R-1-B, R-2 | ■ | ■ | | |
| R-3 | | | | ■ |
| Any civic or institutional or other permitted nonresidential building type | ■ | ■ | | ■ |

3. *Frontage Design Standards.* Frontage types shall be designed according to the standards in Table 5-5, Residential Frontage Types & Design Standards.

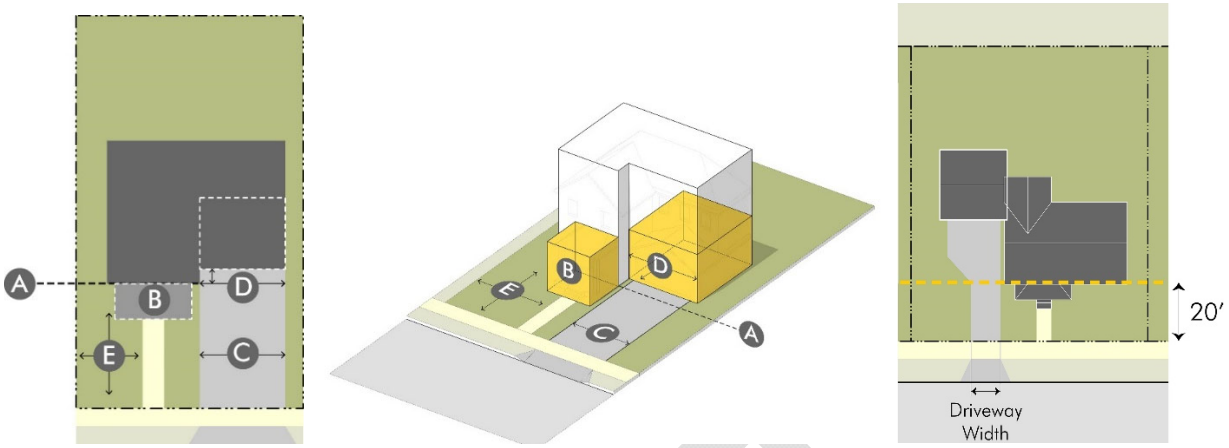



*Figure 5-2 Frontage Design Standards*
*This diagram illustrates the key elements of frontage design –(A) front building line; (B) front entry features, (C) driveway widths (applies to the first 20' of frontage depth); (D) garage extent and location, and (E) landscape areas. These elements determine the relationship between the building, the lot, and the streetscape, and affect the character of the area when applied across multiple lots on a block.*

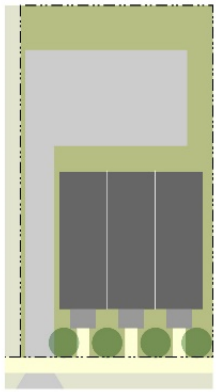
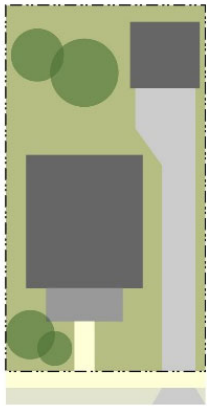
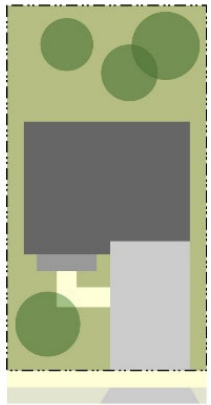
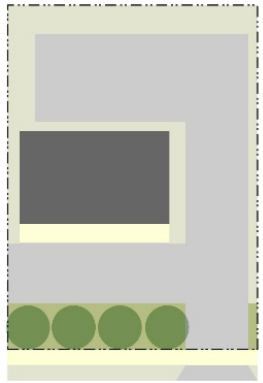

*Figure 5-3 Residential Access Patterns*
*Frontage type standards are based on lot widths to recognize both the proportionate and cumulative effect that frontage design elements have on a block. The more compact and the narrower the lot, the greater impact access has on the frontage and streetscape. In these situations, alternatives that limit the car-orientation of the frontage and streetscape but still accommodate the convenience of access of vehicles, should be used. In cases where access standards limit the access, narrower entries, shared drives, common lanes or internal block alleys may be required.*

**Table 5-5: Residential Frontage Types & Design Standards**

| *Frontage Element* | *Terrace* | *Neighborhood Yard* | *Suburban Yard* | *Buffer* |
|---|---|---|---|---|
| *Description / Design Objective* | A shallow open area along a block face that creates a continuous landscape element across multiple frontages and enhances the tighter relationships of buildings along a streetscape, such as courtyards, gardens or small lawns. | A small to moderate open area with a building setback from the property line to create consistent landscaped area that emphasizes the buildings relationship to the streetscape and creates a consistent rhythm of building facades along a block. | A small, moderate or large open area with a building setback from the property line to create larger, uninterrupted landscape areas along a block. | A concentrated landscaped area used to soften, screen and separate the site and any potential impacts from the streetscape. |
| *Front Building Line* | 10' – 25' | 25' – 40'<br>15' – 25', provided any front-loaded garage remains at least 12' back from the Front Building Line. | 25'+<br>15' – 25', provided any front-loaded garage remains at least 12' back from the Front Building Line. | 30'+ |
| *Front Entry Feature* | Required, See Section 5.04.C | Required, Section 5.04.C | Required, Section 5.04.C | Required, Section 5.04.C |
| *Driveway Width (w/in first 20')* [1] | 15% of lot width, up to 20' maximum | 20% of lot width, up to 20' maximum | 40% of lot width, up to 24' maximum | 25% of lot width, up to 30' maximum |
| *Garage Limitations* | ▪ No more than 40% of the front elevation.<br>▪ If between 30% to 40% of front elevation – at least 12' behind the front building line.<br>▪ If less than 30% of the front elevation, at least 4' behind front elevation or 12' behind the front entry feature, whichever is greater<br>▪ Otherwise, side-loaded, rear-loaded, or detached garages shall be used. | | ▪ No more than 45% of the front elevation, except no limit applies for side facing garages or front-facing garages setback more than 40' from front lot line.<br>▪ At least even with or behind the front building line, or 30' from front lot line, whichever is greater.<br>▪ Where more than two front-loaded garage bays are allowed, the third bay should be off-set at least 2' from the two primary bays or individual bays shall be used. | |
| *Landscape*<br><br>*(~~Between front lot line and front building line~~frontage areas)* | Allocation of space shall be:<br>▪ 70% to 90% landscape; and<br>▪ 10% to 30% hardscape. | Allocation of space shall be:<br>▪ 75% to 100% landscape; and<br>▪ 0% to 25% hardscape. | ▪ 50% minimum landscape area | ▪ Type I: 6' minimum buffer on ~~constrained sites or minor~~local streets.<br>▪ Type II: 15' minimum buffer on collector streets~~generally~~.<br>▪ Type III: 30' minimum buffer on sites over ~~2~~ 3 acres or ~~major~~ arterial streets. |
| *See Section 8.02, Landscape Design for planting requirements. standards and specifications* | | | | |

[1] Driveway width limits apply to the lot frontage. This limit shall apply to the first 20' of the lot depth (Figure 5-2). In cases where driveway width limits and garage limitations prohibit front-loaded garages and driveways on a particular lot, a range of alternative access patterns and garage locations should be used (Figure 5-3).

**Table 5-5: Residential Frontage Types & Design Standards**

| *Frontage Element* | *Terrace* | *Neighborhood Yard* | *Suburban Yard* | *Buffer* |
|---|---|---|---|---|
| *Description / Design Objective* | A shallow open area along a block face that creates a continuous landscape element across multiple frontages and enhances the tighter relationships of buildings along a streetscape, such as courtyards, or gardens ~~or small lawns~~. | A small to moderate open area with a building setback from the property line to create consistent landscaped area that emphasizes the buildings relationship to the streetscape and creates a consistent rhythm of building facades along a block. | A small, moderate or large open area with a building setback from the property line to create larger, uninterrupted landscape areas along a block. | A concentrated landscaped area used to soften, screen and separate the site and any potential impacts form the streetscape. |
| |  |  |  |  |
| |  |  |  |  |

4. *Exceptions.* The Director may approve exceptions to the frontage type standards where:
   a. The specific standard is not practical due to the context and location of the lot or other similar physical conditions beyond the specific building and site not created by the landowner; or
   b. An alternative design equally or better meets the design objectives of this section; or
   c. In instances of infill development where clear pattern of existing buildings and lots on the same block and opposite block face present a different arrangement in terms of the front building line, driveway access patterns, and extent and placement of garages.
   d. In all cases the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.

E. **Accessory Buildings - Residential.** Accessory buildings shall be permitted in association with. and on the same lot as, a principal building. The different types of accessory buildings outlined in this Section are not mutually exclusive, and are subject to the following additional limitations.

1. *Generally.* All accessory buildings shall be at least 10 feet from the principal building, unless a lesser distance is specified by applicable building codes. Accessory buildings shall be clearly incidental and subordinate to the principal building or use, in terms of scale, location and orientation.

2. *Small Sheds.* Accessory buildings 120 square feet or less, and less than 12 feet tall, shall be limited to:
   a. 1 per lot or 1 per each 5,000 square feet of lot, whichever is more; up to a maximum of 3;
   b. Be located behind the front building line of the principal building.

3. *Open Structures.* Unenclosed structures such as pergolas and gazebos not attached to the principal structure, 120 square feet or less, and less than 12 feet tall, shall be limited to:
   a. 1 per lot or 1 per each 5,000 square feet of lot, whichever is more; up to a maximum of 3;
   b. Be located behind the front building line of the principal building.

4. *Accessory Building - Residential.* In any residential district, accessory buildings over 120 square feet shall meet the following:
   a. No more than 1 per lot, except that the small apartment, medium apartment, large apartment, and garden apartment building types may have 1 per principal building.
   b. Located behind the front building line.
   c. Be at least 10 feet from the rear lot line, except that an accessory garage accessed from an alley may be setback 5 feet from the rear lot line.
   d. Be at least 5 feet from the side lot line, except that on corner lots, they shall have the same street-side setback as the principal building.
   e Maximum height of 1.5 stories or no higher than the principal building, whichever is less. The following specific massing standards apply:
      (1) The first story wall height shall be no more than 10 feet above the finished floor, except that gables, dormers or other subordinate walls may support the roof structure.
      (2) The roof peak or other top of structure shall not exceed 24 feet above finished floor for pitched roofs with a 6:12 pitch or greater and no more than 16 feet for flat or shed roofs below a 6:12 pitch.

f. Maximum size of 800 square feet or 10% of the lot area, whichever is greater, but no more than 1,600 square feet. However, the lot shall maintain the required lot open space standards regardless of the permitted principal and accessory building allowances.
g. Be constructed with materials, architectural details and style, and roof forms that are compatible with the principal building as described in Section 11.02 Glossary of Architecture & Design Terms.
h. Accessory buildings may be attached to the principal building by an open-roofed structure, an enclosed breezeway, or other manner that ensures it is clearly a secondary and subordinate mass from the principal building.
i. Accessory buildings shall not be located within an easement area.
j. Clubhouses and/or leasing offices shall follow the same development standards as the principal building, except the non-residential building design standards in Section 6.05 shall apply when the clubhouse and/or leasing office is detached from the principal building(s).

4. *Detached Building – Agriculture*. Accessory buildings for agriculture purposes in the A/E, A/R and RE districts are permitted subject to the following:
a. *Setback.* 30 feet, all sides
b. *Area.* 3,000 square feet maximum; 2,000 square feet RE
c. *Height.* 25', but 1' of additional height for each 2 feet of additional setback
d. *Number.* 1 per every 3 acres; up to 5 maximum

5. *Detached Building – Civic Uses and Open Space*. Accessory buildings for permitted institutional uses or public and common open spaces are permitted subject to the following:
a. *Setback.* 30 feet, all sides
b. *Area.* 5,000 square feet maximum
c. *Height.* 25', but 1' of additional height for each 2 feet of additional setback
d. *Number.* 1 per every 3 acres

F. **Location Criteria for Limited Building Types**. Buildings indicated as limited by location criteria in Table 5-2, Residential District Building Type and Development Standards (☐) are intended to permit a mix of housing options within neighborhoods, specifically the R-1-B, R-2, and R-3 zoning districts. The location of these building types should be strategic based on patterns in the area and proximity to other neighborhood amenities. Unless otherwise located according to an approved subdivision plan, these types shall only be permitted according to the location criteria in Table 5-6 and Figure 5-4.

**Table 5-6: Limited Residential Building Types – Location Criteria**

| R-1-B | R-2 | R-3 | Building Types | [1] Corner | [2] End Grain | [3] Corridor | [4] Open Space | [5] Transition |
|---|---|---|---|---|---|---|---|---|
| ☐ | Allowed unlimited | Follow Common Lot Ownership Pattern | *Detached House - Compact* | ■ | ■ | | ■ | ■ |
| ☐ | Allowed unlimited | Follow Common Lot Ownership Pattern | *Duplex / Multi-unit House* | ■ | ■ | | ■ | ■ |
| ☐ | Allowed unlimited | Allowed unlimited | *Row House* | | ■ | | ■ | ■ |
| Not allowed | ☐ | Allowed unlimited | *Small Apartment* | | ■ | ■ | ■ | ■ |
| Not allowed | ☐ | ☐ | *Medium Apartment* | | | ■ | ■ | ■ |
| Not allowed | ☐ | ☐ | *Large Apartment* | | | CUP | CUP | CUP |
| Not allowed | ☐ | | *Senior Living* | | | | ■ | ■ |
| Not allowed | ☐ | | *Live / Work* | | | | | ■ |
| ☐ All R Districts | | | *Small Civic* | | | ■ | ■ | ■ |

[1] Corner = Any corner lots
[2] End Grain = Lots oriented to the end grain or short side of a block on a collector street classification or higher
[3] Corridor = Lots fronting on a major collector or arterial street
[4] Open Space = Lots fronting directly on or on block faces opposite and fronting on public or common open space
[5] Transition = Blocks adjacent to a non-residential zoning district that creates a transition in building type, scale and intensity of uses

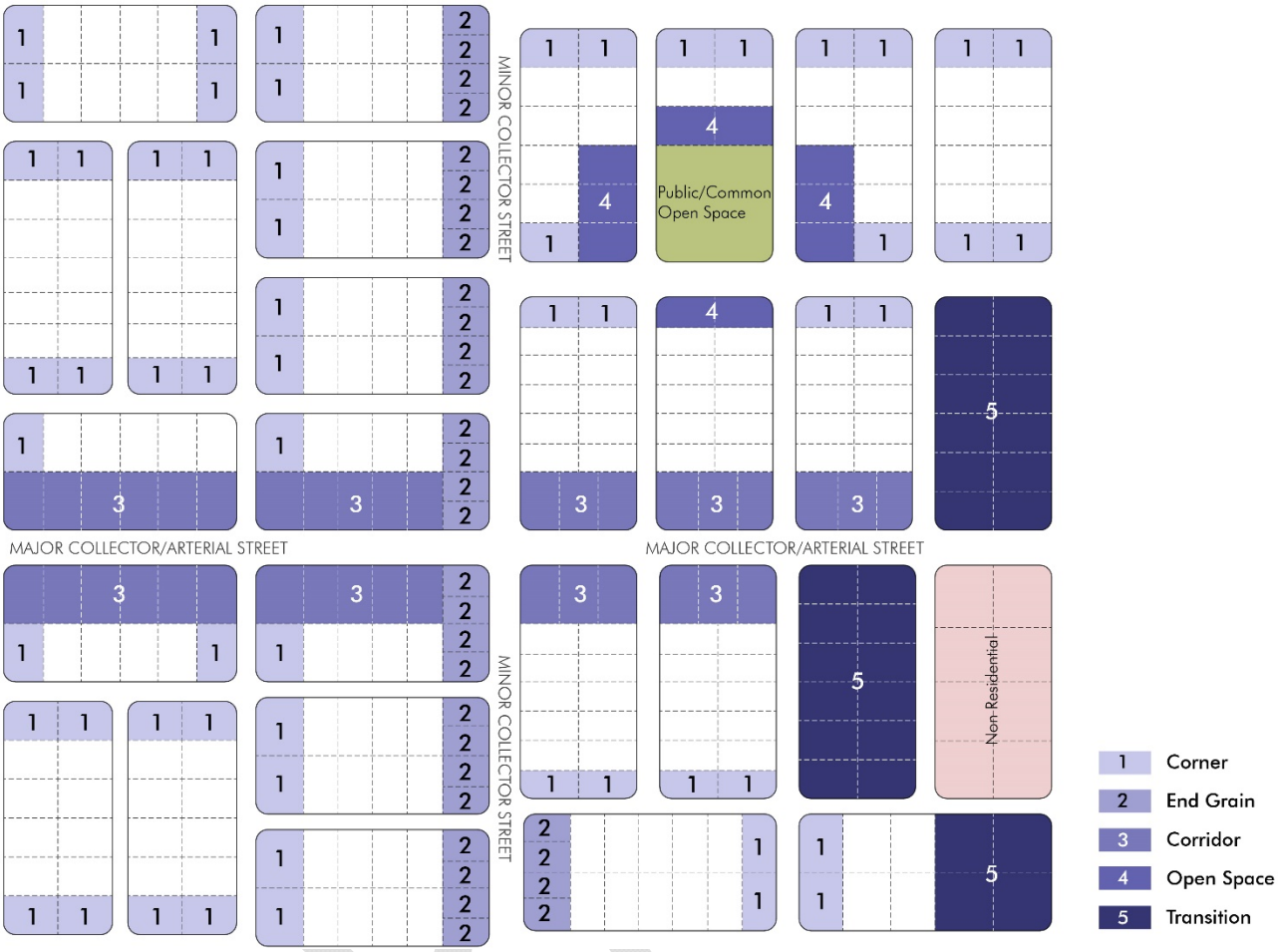



*Figure 5-4 Location Criteria for Limited Building Types*
*The R-1-B, R-2, and R-3 zoning districts permit a variety of building types, some of which should be placed in strategic locations based on the street type, the relationship to open and civic spaces, and the context of the block and lot. This diagram illustrates the location criteria from Table 5-6 for how to mix a variety of small scale, multi-unit housing types into neighborhoods.*

## 5.03 Lot Open Space Design

A. **Design Objective.** A system of different types of open spaces shapes the neighborhood character and creates unique identities for different neighborhoods. The following design objectives shall be used to apply the open space standards in this section.

1. Promote the arrangement of neighborhoods, blocks and lots in a way that responds to the existing natural features.
2. Ensure access to a variety of different types of open spaces including natural areas, recreation amenities and formal gathering spaces.
3. Use open spaces to create gateways, focal points and transitions in coordination with the street network, block structure and lot arrangement.
4. Consider how all unbuilt areas may serve as valuable neighborhood features, considering the aesthetic, ecological, recreation, or community serving potential of these spaces.

5. Ensure that all lots and buildings have access and proximity to useable open space, whether public, common or private, and whether neighborhood-scale, block-scale or building- and lot-scale spaces.

B. **Required Site Open Space** Each building type shall provide the lot open space specified in Table 5-2, (Lot Open Space) within the lot or project. Lots platted as part of a subdivision plan may credit common open space towards this requirement, provided it meets the following standards:

1. The space is public or remains accessible to the public; or
2. If private or common space, the lot applying the credit access to the space through ownership or other agreement, and the space is otherwise dedicated and reserved from future development.
3. The space shall be on the same block or within 600 feet of the lot, and meet the design standards for one of the Open and Civic Space types in Section 3.02.

C. **Lot and Building Open Space Design.** Lot open space required for each building type shall create a common or private amenity for the site and building. Buildings and open spaces on a lot shall be arranged to create usable outdoor spaces based on the following:

1. The requirement shall ensure intact, useable outdoor spaces for active recreation or leisure activities. For multi-unit projects, the cumulative per-unit spaces may need to be consolidated for the building or project to result in usable space.
2. Spaces less than 15' wide in any direction or private extensions of the unit (such as decks, patios, balconies or other similar private outdoor spaces) can only count up to 25% of the requirement. Any space shall be at least 8' in any direction and at least 100 square feet to count towards this requirement.
3. The remaining 75% shall be open yards or opens space types meeting the type and design standards of Section 3.02.
4. Proper design and location of the open space may allow these areas to meet multiple requirements, including building setbacks, landscape requirements, buffers or screening.

D. **Alternative Design.** For the design standards in this Section 5.03, if the full extent of the design standard cannot be met, the Director may approve an alternative design that equally or better meets the design objectives or enhances another design standard of this section.

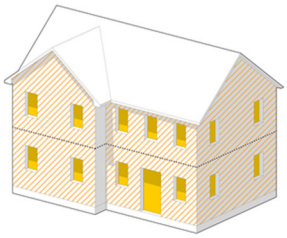
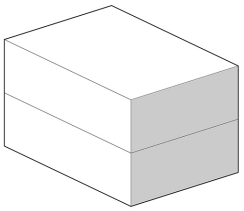
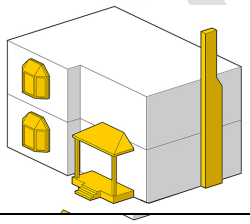
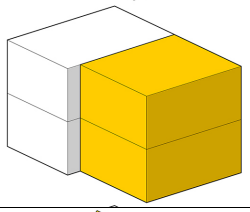
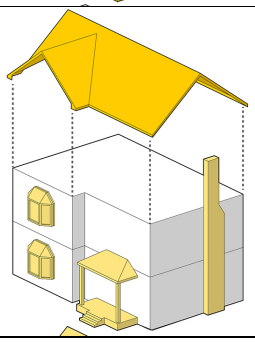
## 5.04 Building Design

A. **Design Objectives.** Building design refines the scale and form of buildings beyond basic height, setback and lot coverage standards. Design breaks down the building volume into smaller-scale masses, and it adds depth, texture and variation to surfaces, in a manner that improves the relationship of buildings to the lot, to adjacent lots and buildings, and to the streetscape. The following design objectives shall be used in applying the building design standards in this section.

1. Relate buildings to public realm and streetscape in a consistent manner and create a rhythm of mass to voids from facades along the block face.
2. Arrange buildings in a way that creates meaningful outdoor spaces on the site, with building designs that define and activate these spaces.
3. Blend a variety of building sizes and types and create compatible transitions between adjacent buildings of different scale by mimicking similar massing and proportions of adjacent development with step-backs and secondary masses.
4. Break down larger masses with human scale design features, particularly on facades along streetscapes and active open spaces, or nearest adjacent lots.
5. Encourage unique architectural expression, and promote the use of key details and design characteristics inherent in the chosen style for the building.
6. Promote enduring investments with the application of durable, quality materials.

B. **Building Design Standards.** Table 5-7, Building Design Standards provides standards for massing and facade design to meet the design objectives. Sub-sections following the table provide specific design strategies and techniques to be used in meeting these standards.

**Table 5-7: Building Design Standards**

| *Design Detail* | *Building Type* | *Detached House (all), Duplex, and Multi-Unit House* | *Row House, Apartment (all), Live / Work* |
|---|---|---|---|
| *Minimum window and door openings per story (includes decorative trim, molding and casing)* |  | Front – 20% 1st story; 10% upper stories<br>Side – 8%<br>Street-side: 15%<br>Rear: 10% | Front – 20% 1st story; 10% upper stories<br>Side – 8%<br>Street-side: 15%<br>Rear: 10% |
| *Maximum wall plane, with no minimum modulation* |  | 600 s.f., or 35 linear feet | 800 square feet, or 50 linear feet |
| *Maximum wall plane, with at least 20% modulation* |  | 601 – 900 s.f., or 36 – 50 linear feet | 901 – 1,200 square feet, or 51 – 70 linear feet |
| *Maximum building elevation without minimum 4' off-set on at least 25% of facade* |  | 901 + s.f. or 51 + linear feet | 1,201 + s.f. or 71+ linear feet |
| *Maximum roof plane limits without offsets, dormers or gables* |  | 800 s.f. or 40 linear feet | 1,000 s.f. or 50 linear feet |

C. **Front Entry Features.** Front entry features create a human-scale relationship of buildings to the street, provide opportunities for subtle variations in design between buildings along the streetscape, and can help create compatible relationships between buildings of different scale or size. The following entry features standards and design techniques shall be used where entry features are required by Frontage Types in Table 5-5, and are recommended on frontage types where they are optional to achieve the design objectives of this Section and to meet the standards of Table 5-7, Building Design Standards.

**Table 5-8: Front Entry Features**

| *Design Element* | *Width* | *Depth* | *Details & Ornamentation* |
|---|---|---|---|
| *Porch* | At least 50% of front facade or 20', whichever is less | 8' - 12' | Decorative railing or wall 2.5' to 4' high along at least 50% of the perimeter. If not roofed, a canopy, pediment, transom windows, enlarged trim and molding or other similar accents accompany the door. |
| *Stoop* | 8' – 20' | 6' – 10' | Ornamental features accent the door, including decorative side railings, canopy, pediment, transom windows, enlarged trim and molding, or other similar accents that emphasize the door over other facade features. |
| *Entry Court* | 12' +, but never more than 50% of facade | 10' – 30' | Recessed entry within the building footprint.<br>Decorative wall or railing, no higher than between 2.5' and 6' high along at least 50% of the opening. |
| *General Design* | ▪ All entry features shall have a sidewalk of at least 4 feet wide directly connecting the entry feature to the public sidewalk or street<br>▪ All entry features shall be integrated into the overall building design including compatible materials, roof forms, and architectural style and details. | | |


*Porch* *Stoop* *Entry Court*

***Figure 5-5 Front Entry Features - Types***
*The porch, stoop and entry court are three distinct types of entry features that create active, social spaces and human-scale details on the residential frontages. Spaces with a minimum width (A) and depth (B) specified in table 5-8 provide usable social spaces, activate the streetscape and frontage, and contribute to the massing and modulation required by the building design standards.*

1. Variations in the front entry features should create diversity among adjacent buildings along a block face, so that the same or similar entry feature does not occur within two buildings on either side. Variations should include combinations of at least two of the following changes:
   a. Different types: such as, porch, stoop, or entry court;

b. Different roof styles: such as gable, hip, shed, flat, arched, or no roof;
c. Different locations and extent: such as centered, shifted, wrapped and half or full; and/or
d. Different ornamentation or architectural styles that lead to distinct qualities within a similar scale or pattern.

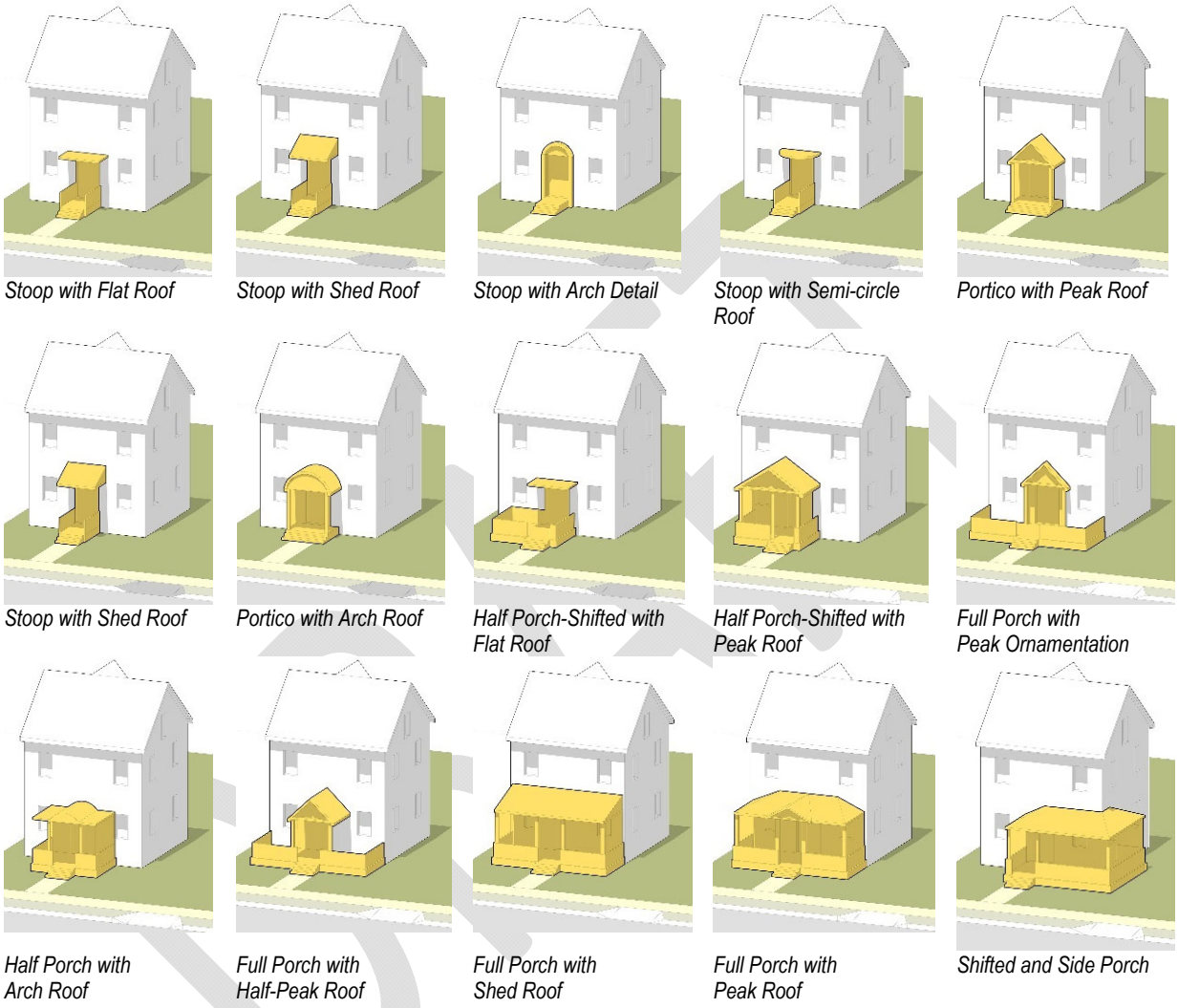



***Figure 5-6 Primary Entry Feature - Variations***
*Options for primary entry features help avoid repetition building designs along a streetscape and subtle variations allow consistent, human-scale relationships between buildings and streetscapes. Various combinations of types, location and extent, and design options (far beyond those even in this illustration) lead to unending diversity in frontages within a consistent scale and pattern.*

2. Entry features meeting these design requirement may encroach up to 10 feet in front of the required front building line, but never closer than 5 feet to a public or common property line, provided they are unenclosed on all sides that project into the setback (no windows, screens or full walls).

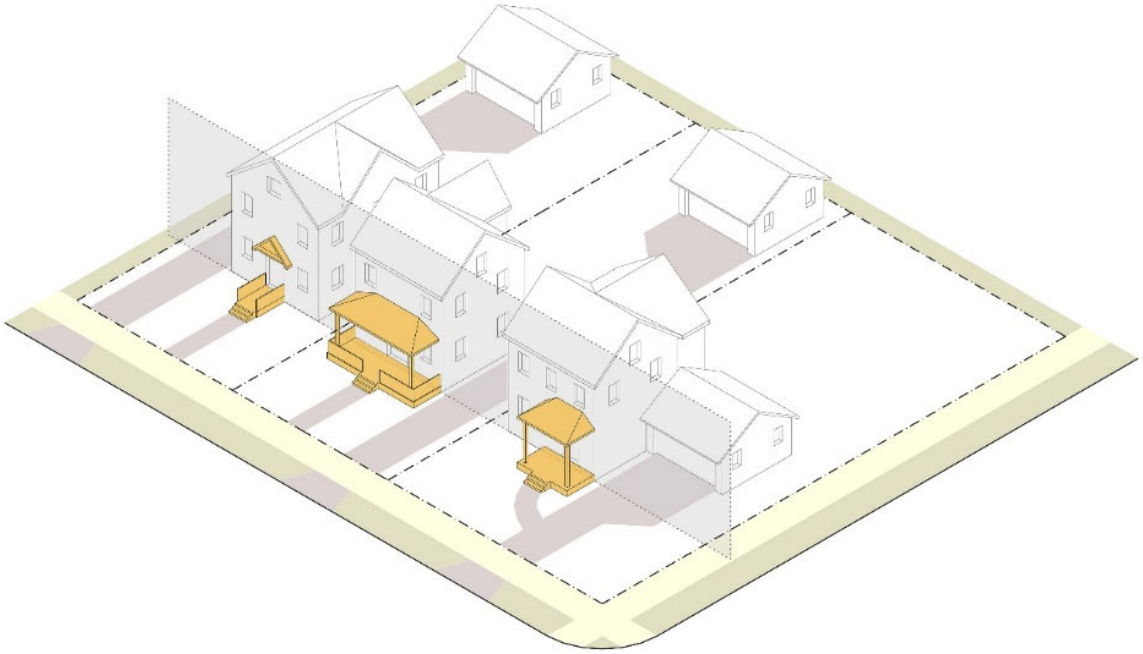


***Figure 5-7 Primary Entry Feature - Encroachments***
*Front entry features meeting the standards of this section create social spaces that help activate streetscapes, and create a variety of human-scale details along blocks. These features may encroach into the front setback to improve the frontages along blocks.*

3. Any building with more than 150 feet of front facade, or any side permitted greater than 200 feet and permitted within 20 feet of the street, shall have an 1 entry feature for every 100 linear feet of building frontage on the street.

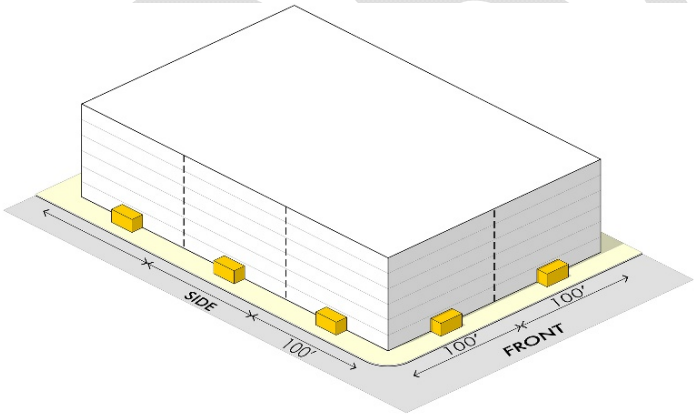



***Figure 5-8 Primary Entry Feature - Large Buildings***
*Front entry features should be more frequently located on larger buildings with wall planes in close proximity to the street. This breaks up the building massing and activates the streetscape.*

D. **Massing & Modulation.** Massing and modulation refers to the use of form and materials to break facades into smaller components and to relate buildings to the surrounding spaces. The following techniques should be to achieve the design objectives of this section and to meet the standards of Table 5-7, Building Design Standards:

1. Step the height of the building mass, off-set secondary masses from main masses, and divide larger facades into smaller components with projections, recesses, and material changes and ornamentation.
2. Modulation of larger wall planes should occur with features that create at least 2' of projection or relief, such as bay windows, chimneys, balconies and other similar projections and recesses.
3. When elevations become large and out of scale with the building or site, off-sets of at least 4' should occur to create main masses and secondary masses or to differentiate stories.
4. Articulate larger roof planes by stepping the roof at least 2 feet, using different material or ornamental details on wall planes within gables, using dormers with windows, and using prominent overhangs of at least 3 feet with decorative trim. These elements should occur so that at least 25% of the roof plane is differentiated as a distinct mass.
5. Provide porches, balconies and covered entries, and windows that accompany off-sets or projections in the facade, and relate the building to meaningful and human-scale outdoor spaces.
6. Differentiate stories, roofs, or other masses and components of the facade with prominent trim materials and incorporation of material changes on different modules of the building.

E. **Windows & Doors.** The location, extent, pattern and proportions of windows and doors creates permeable facades that relate to and activate spaces. The following techniques should be used to achieve the Design Objectives of this section and the standards of Table 5-7, Building Design Standards:

1. Emphasize a hierarchy of doors with different levels of ornamentation and details, particularly where multi-unit buildings are designed to be compatible with adjacent detached houses.
2. Provide transparency with the location, pattern and proportions of windows and doors, and create relationships to surrounding public, common or social spaces.
3 Locate windows strategically in relation to privacy concerns in adjacent spaces and buildings, but maintain consistent exterior patterns and recall that

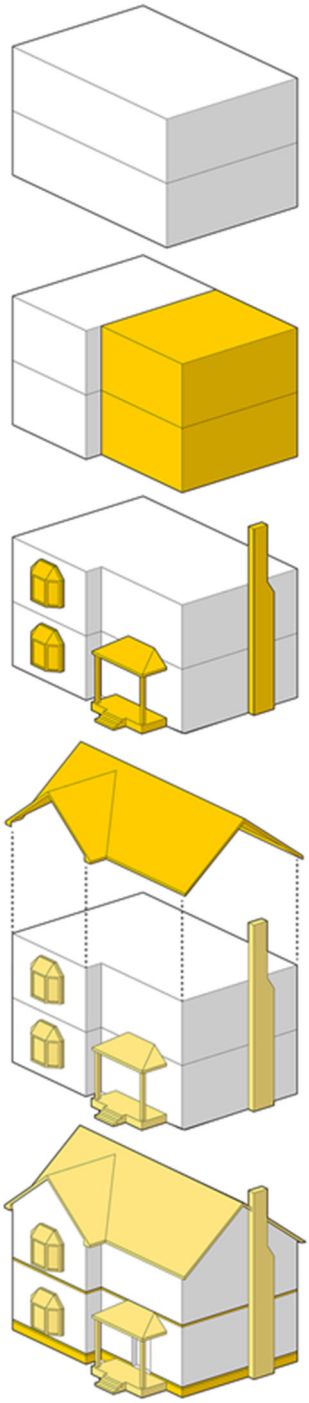


***Figure 5-9 Massing, Modulation, Windows and Doors***
*A variety of design techniques can be used to meet the standards of Table 5-7: Building Design Standards. These techniques break down the components of buildings to smaller and human-scale details, and help relate buildings to the streetscape and to adjacent property. These techniques are particularly important for larger buildings or where a variety of building types are permitted in close proximity.*

window treatments are a better adaptable and user-controlled strategy than simply no windows at all.

4. Use windows and doors designed to create depth, texture and shadows on the facade - openings that have a deep recess (at least 3 inches); have projecting trim and casements (at least 1 inch off the facade and 4 inches wide); use multiple panes within openings; or have similar features, will break up facades and provide more visual interest.
5. Incorporate visually significant windows and doors (size, orientation, and ornamentation) as points of emphasis at key locations on the facade.

F. **Materials.** Building materials with texture and patterns create visual interest and signify quality construction and detailing. The following techniques should be used to achieve the Design Objectives of this section and the standards of Table 5-7, Building Design Standards:

1 Use natural materials such as painted or natural finish wood siding (horizontal lap, tongue –and-groove, board and batten or vertical), brick, stone, stucco, ceramic or terra cotta tile. Synthetic alternates to these natural materials may be used if manufacturer specifications and/or precedents for application demonstrate that it will perform equally or better than the principal materials in terms of maintenance, design and aesthetic goals.
2 Coordinate changes in color and materials in association changes in massing and modulation of the building.
3. Use changes in color or materials to differentiate the ground floor from upper floors and the main body of the building from the top or roof-structure, particularly on buildings 3 stories or more.
4. In multi-building projects, use subtle variations in building materials and colors on different buildings, within a consistent palette of materials and colors.

G. **Variations of Buildings**. All projects involving three or more buildings shall provide variations in the elevation from the two buildings on either side, and the three buildings on the opposite side, with at least two of the following:

1. Variations in the front entry features as indicated in 5.04.C.1;
2. Variations in the facade massing and composition, including modulation, window types and placement, materials and material changes, details and ornamentation, or placement of garages in association with Frontage Type standards in Section 5.02.D, to the extent that the buildings have a distinct appearance;
3. Variations of the roof forms considering the type of roof, orientation of gables, or use of dormers; or
4. Variations of the model with distinctively different floor plans that lead to different massing. Mirror images of the same model and floor plan shall not count.
5. In the case of multi-unit buildings:
   a. For duplexes / multi-unit houses that are intended to mimic the scale and form of detached houses, a hierarchy of doors and entrances shall be used to create the appearance of a single building, and the variation shall apply between buildings.
   b. For row houses and similar buildings that are clearly designed for multiple units, subtle variations in the materials and entry features that differentiate each unit shall also apply.

H. **Exceptions.** The Director may approve exceptions to the building design standards where:

1. The requirement is not consistent with the particular architectural style of the building based on reputable resources documenting the style;
2. The requirement would make the building less compatible with designs or characteristics of other buildings or sites in the area; or
3. An alternative design equally or better meets the design objectives of this section.
4. In any case, the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.

## 5.05 Courtyard Pattern

A. **Design Objective.** A courtyard pattern can integrate multi-building projects into the neighborhood pattern by connecting formal open space to the street frontage. It is an effective infill strategy or is appropriate on deeper lots and blocks. Residential buildings and lots may be designed to front on a courtyard based on the design standards in this section.

B. **Applicability.** The courtyard pattern is appropriate where:
1. Courtyards are visible and designed as an extension of the public streetscape and open and civic space system for the neighborhood.
2. Blocks and surrounding lots are deep, allowing a different configuration of buildable lots; or
3. Other developed areas where existing lot patterns in the vicinity warrant use of this pattern to facilitate infill development and compatible building types.

C. **Eligible Building Types.** The following building types are eligible for this pattern, subject to the limitations stated:
1. Small Apartments, up to 5 buildings or 36 units, whichever is less.
2. Row Houses, up to 4 buildings or 24 units, whichever is less.
3. Duplex/Multi-unit Houses and Detached Houses, up to 6 buildings.

D. **Design Standards and Exceptions.**
1. The minimum lot size per building may be reduced up to 30%, provided the courtyard is owned in common by all lots or otherwise established as a shared-space amenity.
2. The courtyard shall be designed according to the standards in Section 3.02 and have frontage on a public street.
3. Lots may front on the courtyard, rather than along a street.
4. The front setback may be reduced to 5 feet from the courtyard boundary.
5. Any buildings fronting on the street, or the sides of any buildings adjacent to the street shall still meet requirements for public frontages and orientation standards in this section.
6. Driveways, parking and garages may be shared among all buildings, and shall be designed and located so that the frontage-type standards in Section 5.02.D are met for both the project frontage along the streetscape and for each lot or building sites frontage along the courtyard.

*Figure 5-10 Courtyard Patterns*
*The courtyard pattern allows for a different configuration of buildings in specific contexts. The pattern arranges buildings on smaller lots with a common frontage on the courtyard. The courtyard and the front corner buildings provide the streetscape frontage for the pattern, and vehicle access is shared and limited to more remote or discrete portions of the project.*

## 5.06 Conservation Pattern

A. **Design Objective.** Residential lots and buildings may be arranged around an open space system or areas that have the opportunity to preserve greater amounts of intact open and natural spaces or agricultural uses that are designed as focal point of the neighborhood design and community amenity.

B. **Applicability.** The conservation pattern is appropriate in more remote areas, and specifically is eligible in the A/R, A/E, or RE zoning district. It requires a planned development application as outlined in Section 2.04.

C. **Density Bonus.** The base density and open space required shall be based on a typical and practical layout according to the underlying zoning district (A/R, A/E or RE). The following density bonus may be granted based on the amount of additional intact open space to be preserved in the plan. The "bonus" units shall not require additional open space, other than the space specified in Table 5-9.

| Table 5-9: Conservation Design Density Bonus | |
|---|---|
| ***Amount of Additional Open Space [Natural Area/Preserves, Park or Trail / Greenway] or Agricultural Preservation*** | ***Amount of Bonus Units Above Base Density*** |
| < 10% | 0 |
| 10% to 19% | 25% |
| 20% to 29% | 50% |
| 30% to 39% | 100% |
| 39% to 49% | 200% |
| >50% | TBD by Planning Commission based on plan |

D. **Lot Sizes & Building Types.** The resulting density based on the plan after the density bonus is applied may be allocated in the developed portion of the project with the following building types. No combination of these building types may be used to allow more units than authorized by the density bonus. All other standards applicable to each building type in Table 5-2 shall apply within the developed portion of the plan.

1. Detached house – rural, suburban, neighborhood or city lot
2. Duplex / multi-unit house
3 Row house

E. **Open Space**. Open space shall meet the design criteria of Section 3.02 for Preserves, Park or Trail Corridor, or include prime farm land or other existing and productive agriculture lands designed to be a focal point and community amenity for the neighborhood. All lots shall have access to the public or common open space preserved as part of the plan within 1,000 feet, measured along pedestrian routes.


***Figure 5-11 Conservation Pattern***
*The conservation pattern allows both a greater number of units and a greater concentration of those units in exchange for greater quantities and more coordination of larger open spaces such as Natural Preserves or Agriculture Preserves.*

## 5.07 Manufactured and Small Format Housing District

A. **Intent.** The intent of this section is to provide smaller-format manufactured, mobile or other small homes, a neighborhood or community that includes common neighborhood amenities and promotes development patterns that are compatible with the surrounding community.

B. **Applicability.** Small format home communities are permitted in the Manufactured and Small Format Housing District – MH, and implemented as a planned development project according to Section 2.04. These standards shall not apply to: (1) mobile homes, trailers or similar temporary buildings used as an interim structure associated with an ongoing construction project under valid permits; (2) interim or temporary housing strategies to address emergencies; or (3) detached houses that are assembled off site and "manufactured," provided they meet all other standards of the applicable zoning district.

C. **Development Standards.**

1. *Project Size & Intensity*:
   a. The minimum project area shall be at least 20 acres with a minimum frontage of 500 feet along an arterial street. Except, the Director may recommend a plan for as small as 3 acres and 100 feet of public street frontage if the plan demonstrates exceptional community design and layout for the common areas within the community, a high-quality and well-designed housing concept, and special attention to integrating and relating the project to surrounding areas.
   b. The maximum project intensity shall be no more than a minimum of 2,000 square feet per dwelling unit, including any common areas and internal circulation systems supporting the community.
   c. All structures, whether dwellings or accessory buildings, shall be setback at least 50 feet from any highway or arterial street and at least 30 feet from any other project boundary.
2. *Uses.* In addition to any uses enabled for the MH district in Table 4-2, projects may include the following specific uses:
   a. Dwelling units consisting of modular homes, mobile homes, or other similar small detached dwellings.
   b. Accessory buildings and uses incidental to those listed above and which support the residential community, including offices, recreation buildings, storage areas, maintenance and utility facilities, or other community services.
3. *Height.* The maximum structure height is 35 feet.
4. *Home sites.* Except as otherwise modified through a development plan that better meets the intent and design objectives of this section, all home sites shall meet the following:
   a. The minimum area for an individual home site shall be 1,000 square feet, and all home sites shall front on a public street or private internal access street, or front on common space with street access at the rear of the home site.
   b. Dwellings shall have the following minimum setbacks from the lot or home site boundary:
      (1) *Front.* 18 feet from street edge, except home sites fronting on courtyards or other civic space of the Common Area plan may have dwellings located at the front lot line.
      (2) *Side.* 5 feet; 10 feet on corner lots.
      (3) *Rear.* 10 feet, except home sites backing to buffers, common open space or alleys may have a 5-foot rear setback.
      (4) *Other.* All dwellings shall have at least 12 feet between other dwellings, or at least 30 feet between the dwelling and accessory building, except sheds or accessory structures serving the home site.

c. Each home site shall have a private patio, courtyard or similar outdoor amenity of at least 150 square feet. Any structure associated with this outside amenity may be located within 5 feet of the lot or home site boundary.

d. Each home site may have an accessory storage building up to 160 square feet, up to 8 feet tall. The accessory storage building shall be set back at least 50 feet from any public or internal street, or behind the dwelling unit. Accessory buildings shall be separated by at least 5 feet from any other structure.

5. *Parking Standards:* Each home site shall have at least one on-site or on-street parking space, or alternatively, a parking space may be in common lots within 300 feet of dwelling units. The project as a whole shall include 1.5 spaces per each unit within the overall project to accommodate any overflow or visitor parking.

D. **Common Areas.** All common areas not dedicated as home sites according to the development standards in sub-section C, shall be designed as part of the public realm for the plan (See Section 2.04.B.3, Planned Development procedures, Subdivision Plan / Public Realm). This space shall be allocated to:

1. Internal vehicle circulation for the community, laid out to provide connectivity and continuity through the community and organize the project into blocks and lots so that all home sites and lots are served by streets. There shall be at least two entrance points from public streets for each project.
2. Open and Civic Space meeting one of the design types specified in Section 3.02 at a rate of at least 200 square feet per dwelling or 15% of the overall project, whichever is greater. All open and civic spaces shall be designed and located in a manner that ensures adequate accessibility for all units in the community.
3. At least one of these spaces shall include a clubhouse, which is centrally located, for recreation and meeting functions, laundry facilities, or other common amenities. The clubhouse shall be at 2,500 square feet, or 10 square feet per dwelling unit, whichever is greater.
4. Other internal circulation or open space such as walkways, landscape buffers or other site design amenities that improves the quality of the community and its relationship to surrounding areas. Pedestrian connections shall be accounted for on all streets or at greater intervals through a trail or path system.
5. A storm shelter shall be provided which may be included with the clubhouse.
6. A common storage and utility area shall be provided within the plan including at least 100 square feet per unit. This area may be used for storage of large equipment, recreational vehicles, maintenance or other utility functions for the community. This area shall be screened from the project and from surrounding property according to the buffer standards in Article 8.

E. **Building Design.**

1. All dwellings shall have a front entry feature, such as a porch, stoop, or outside patio relating the home site to the lot frontage or other common open space upon which the dwelling is located.
2. Parking spaces on a home site shall be located to the side or rear of the dwelling. Home sites may include a carport, provided it remains open and unenclosed on at least 75% of the perimeter, is no taller than the dwelling unit, is no larger than 480 square feet, but in no case larger than the dwelling unit.
3. Any mobile home dwellings shall:
   a. Be secured to the ground by tie downs and ground anchors in accordance with the applicable building code.
   b. Be skirted within 14 days after placement in the community by enclosing the open area under the unit with a material that is compatible with the exterior finish of the mobile home and consistent with the quality of development in the community.

c. Be blocked at a maximum of 10-foot centers around the perimeter, and this blocking shall provide 16 inches bearing upon the stand.
d. Be located on a hard surface pad with a minimum of 18-inch concrete ribbons or slabs capable of carrying the weight and of sufficient length to support all blocking points, with a proper surface between to control weeds.

F. **Landscape and Parking Design**. The standards of Article 7 and 8 are generally applicable to MH district development plans, except as modified through a development plan based on the approval procedures and criteria in Section 2.04.

G. **Utilities and Services.**
1. A sanitary sewer system shall be provided in the plan, and all waste and sewer lines discharging from buildings and home sites shall be connected, and the entire system shall be connected to the City sewer system.
2. All service lines within the MH District shall be underground.
3. Each home site or lot shall be provided with at least a 3-inch sewer connection, trapped below frost line, with the inlet of the line to be not less than 1 inch above the surface of the ground. The sewer connection shall be provided with suitable fittings so that a water-tight connection and proper vent can be made between the units drain and the sewer connection. Connections shall be constructed to be airtight when closed and not linked to a unit, and shall be capped immediately after being disconnected from a unit to maintain them in an odor-free condition.
4. The water supply shall be connected to all service buildings and all home sites. The entire system shall be connected to the City water system. All internal service lines shall be a minimum of 4.5 feet below finished grade. An individual water service connection, which is provided for the direct use by a home site, shall be constructed to prevent damage from placing housing units. Connections shall have individual valves below frost depth, with a valve box to grade.
5. All plumbing shall comply with the Uniform Plumbing Code and health regulations of the City, of the applicable county, and of the state. Water lines shall not be installed within 10 feet of any sewer line.
6. A water and sewer tap fee and plant investment fee must be paid for each home site or lot. The tap fees and plant investment fees shall be in accordance with the City ordinance at the date of application.
7. The storage, collection and disposal of refuse shall be managed to avoid health hazards, rodent harborage, insect breeding areas, accident hazards, air pollution, or other conditions which endanger the health, safety or welfare. Refuse collection containers shall be set on concrete pads.

H. **Subdivisions.** Each home site may be individually platted if:
1. All lots shall have public utility access as provided in Article 3, including public easements for access to each home site and all other standards and criteria of the subdivision standards are met;
2. All dwellings are on a permanent foundation; and
3. There are covenants and restrictions and associations assuring that these provisions for the Development Standards, Common Areas, Building Design and Utilities and Services, as demonstrated on an approved plan, will be maintained through a management entity or common association.

I. **Mobile Home Park Legally Operating Prior to January 1, 2020**. Buildings constructed in mobile home parks that were legally operating prior to January 1, 2020 shall meet the following standards:

1. Home Sites.
a. The minimum home size shall be six hundred fifty (650) square feet.
b. The maximum home height shall be sixteen (16) feet.

c. The minimum distance between homes shall be eighteen (18) feet.
d. The front of a home (entrance side) shall be a minimum of eighteen feet from the curb.
e. The side of a home shall be a minimum of four (4) feet from the curb.
f. A covered deck or patio shall be a minimum of ten (10) feet from the rear of the space or lot line.
g. Home shall not block access to the utility pedestal. The minimum distance between a home and a utility pedestal shall be four (4) feet.

2. Carports.
   a. One (1) carport shall be allowed per site, not to exceed six hundred (600) square feet in size.
   b. Carports shall be allowed with a three-foot (3') front setback.
   c. Carports shall be open on all sides, with the following exceptions:
      i. Open-faced lattice is allowed on two (2) sides.
      ii. A permanent locked storage unit may be built on one (1) side of the carport so long as the unit does not interfere with the parking of cars. The unit shall be built per Building Department regulations and shall not exceed one hundred (100) square feet in size.
   d. Carports shall not exceed the height of the mobile home and must have a similar roof pitch.

3. Accessory buildings. All accessory buildings shall meet the current applicable City building codes in addition to the requirements herein.
   a. The minimum separation between an accessory building and a home shall be five (5) feet.
   b. Storage buildings shall be setback from the curb fifty (50) feet. For shallow lots that are less than eighty (80) feet deep, the minimum setback for a storage building from the curb shall be thirty (30) feet.
   c. Storage buildings shall not exceed seven (7) feet in height and one hundred (100) square feet in floor area.

## 5.08 Community Benefit Incentives

A. **Design Objective.** Community Benefits Incentives have the following design objectives:

1. Ensure that housing for different stages of life are integrated into neighborhoods in a manner that provides the opportunity for aging populations to participate in activities of the broader community.
2. Provide a wide variety of price points within neighborhoods such that entry-level and move-up housing options are available to meet housing needs, and neighborhoods are more resilient to changing demographic or economic conditions.
3. Meet housing needs for populations earning below the median income.
4. Disperse and diversify a variety of housing types, including community benefit housing, throughout the community and in some cases within neighborhoods.

B. **Applicability.** This section offers guidance to meeting broader city-wide housing policies and achieving regional housing benchmarks. It is primarily guidance for potential incentives when projects achieve critical benchmarks when analyzing projects within their surrounding context, or for projects with significant capacity and critical mass of units that could meet them within the project.

C. **Accessibility, Diversity and Affordability Thresholds.** The following are thresholds for housing mixes that achieve the design objectives and provide a mix of accessible and affordable housing.

1. *Accessible Housing.* Within a neighborhood (or approximately ½-mile area), or within a specific project proposing accessible housing, at least 10% of total units should be accessible. Accessible units may be reduced to 5% of the total if at least 10% percent are visitable or constructed under a universal design standard. Accessible units shall include:
   a. At least one external entrance at grade or accessible by wheelchair. Note front entry features meeting the design standards should integrate access ramps in subtle ways that meet the streetscape design objectives, and these strategies may be justifications for deviations to the frontage type and entry feature standards. Additionally side or rear at grade access, or access with lifts may be acceptable if it has the same convenience relative to the overall site layout.
   b. The main floor has at least 1 bedroom and a laundry and bathroom.
   c. The floor plan and unit design has all doorways at least 3 feet wide,
   d. Fixtures and service areas with grab bars, light switches, thermostats and other environmental controls are placed in accessible locations.
   e. Other features that are wheelchair compatible for routine daily living as may be recommended by the latest version of the American National Standards for buildings and facilities providing accessibility and usability for physically handicapped people.

2. *Diverse Housing*. Within a neighborhood (or approximately ½ mile area), or within a specific project proposing attainable housing, there should be a diversity of housing stock to meet different housing needs, different demographic preferences and different price points. Diverse housing should include:
   a. At least 4 distinct housing types within the neighborhood. Each category should be at least 10% of the overall mix and no single type should be more than 60% of the overall mix.
   b. At least 3 different price points, one of which is considered “attainable.” Unless specifically defined in an official report or study, attainable is generally housing that is available to households between 80% and 100% of the area median income, through financing or rent that is no more than 40% of that monthly income. At least 25% of the mix should be “attainable.”
   c. Different types should be integrated into a neighborhood pattern so that all housing has access to the same level of amenity and quality of neighborhood design.

3. *Affordable Housing.* Within a neighborhood (or approximately ½-mile area), or within a specific project proposing affordable housing, at least 15% of total units should be affordable. Affordable units shall include:
   a. Units meeting the parameters for household size, income levels and a maximum housing expenditure defined by the City Council.
   b. The City Council may determine that this criteria is met by projects with a wide variety of price points and housing types in the same project or neighborhood, in a manner that adequately supports entry-level, market rate housing, and where no housing type comprises more than 30% of units in the entire project.
   c. A statement shall be included with market research, applicable price points of units and housing types in relation to that research, and a strategy to ensure that

the units are developed in a manner to hit various price points and affordability thresholds shown in the data and market research.

D. **Incentives.** Projects meeting these thresholds may receive the following incentives, in addition to any additional incentive defined by official policy or project-specific approval of the City Council.

1. A density bonus of at least 15% in units above what is allowed for the district or building type; with site plan review by the Planning Commission and City Council, this increase may be up to 25%.
2. An increase in the allowed building height of up to 2 stories; however, additional setbacks or step-backs of upper stories may be required.
3. Reduction in the open space requirements or fees by 20%; with site plan review by the Planning Commission and City Council, this may be reduced further up to 50%.
4. When any of these incentives are used in combination, the project shall require Planning Commission and City Council review of the application.
5. If incentives are granted for a mix of attainable housing, the City may require by contract or other restriction that assures for specific thresholds for accessible, attainable or affordable housing are met.

E. **Accessibility Requirements.** Accessible housing units shall be provided for all residential developments containing duplexes, multi-unit houses, row houses, apartments or mixed-use residential buildings. The rate of accessible units shall be 1 accessible unit for every 7 units in the development. Accessible units shall meet the criteria of 5.08.C.1. Any phasing of construction shall not affect the required accessible housing ration.

## 5.09 Common Ownership Pattern

A. **Design Objective**. A common ownership pattern allows multi-building projects with a variety of building types to be developed on one lot. It is an alternative to a traditional subdivision where each unit is located on an individual lot. A common ownership pattern development shall be designed similar to a traditional neighborhood but at the density of a multi-family district, and with at least one community amenity for on-site recreation and access easements for roadways. Parallel parking is preferred along roadways but other parking configurations may be allowed, subject to approval by the Director.

B. **Applicability**. The common ownership pattern is appropriate in the R-2, R-3, MU-NC, and MU-CC zoning districts.

C. **Eligible Building Types**. When developed in the common ownership pattern, the following building types are specifically permitted in the R-2, R-3, MU-NC, and MU-CC zone districts. The building types are subject to the locational criteria found in Articles 5 and 6 of this Code.

1. Detached Houses
2. Duplex – Suburban
3. Duplex/Multi-unit Houses
4. Row Houses

D. **Design Standards and Exceptions**.

1. The building types in Section 5.09 C. may be constructed within one common ownership pattern development and shall meet the building design standards in Section 5.04. A

clubhouse and/or leasing office is permitted in the common ownership pattern and shall meet the building design standards in Section 6.05.

2. The minimum lot size for the common ownership pattern is five (5) acres. The minimum lot width for the common ownership pattern is two hundred (200) feet.

3. The minimum lot size and width per building type as stated in Table 5-2 shall not apply to common ownership pattern developments.

4. The lot open space per building type shall be increased by 50% to provide adequate on-site recreational amenities. At least 75% of the lot open space for the development shall be provided as a common amenity for the development. The amenity provided is in addition to the per unit parks and open space dedication requirements. The amenity shall take the form of at least one of the following:
   a. Park with shade trees, seating, trash receptacles, dog waste disposal stations, drinking fountain, bike racks, signage, lighting, open turf, walking trails. Additional components may be required during the development review process, depending upon the size of the park;
   b. Neighborhood pool;
   c. Dog park;
   d. Playground;
   e. Basketball court;
   f. Tennis court;
   g. Sand volleyball;
   h. Pickleball court;
   i. Fitness area;
   j. Aquatics spray pad;
   k. Skate park;
   l. Other amenity approved by the Director.

5. Buildings constructed using the common ownership pattern shall meet the following minimum setbacks rather than those specified in Table 5-2:

   a. Front: Buildings shall meet either the Terrace or Neighborhood Yard frontage types and design standards from any public or private roadway, excluding alleys.
   b. Side and Rear: Buildings shall be a minimum of ten (10) feet from a side or rear property line (site boundary).
   c. Separation: The minimum separation between buildings shall be ten (10) feet.

6. Each unit in a common ownership pattern development may have a maximum of 200 square feet of accessory building area. Accessory buildings shall meet the setback standards in Section 5.09, except carports or garages may be located in a private roadway, but shall not create a visual barrier between the front of any unit and a public or private roadway, excluding alleys.

7. The standards in Article 7 apply to Common Ownership Pattern developments except the minimum parking required per unit shall be based on the parking required for multi-family units. Any leasing office or recreational areas provided shall provide parking based on the requirements in Article 7.

8. Subject to the provisions above, the standards defined in this Code shall apply as if each building were on an individual lot.

# Article 6. Non-residential Design Standards



## 6.01 Intent & Applicability

A. **Intent**. The Non-residential Design Standards have the following intent.

1. Promote good civic design and improve the appearance and vibrancy of commercial districts, employment centers, civic spaces and other public places.
2. Design and locate open spaces as an extension of the public realm, and emphasize the different contexts and character of places throughout the City.
3. Improve the accessibility of all places throughout the City by arranging development within multi-modal networks, and coordinating site access and internal circulation systems with these networks.
4. Use buildings to shape streetscapes and public spaces, and design building facades and lot frontages to relate to these spaces.
5. Refine the design, scale and details of buildings based on the relationship to the public realm and based on the context in which it is situated.
6. Improve the value of places and promote lasting and sustained investment with good design.
7. Promote the conservation of water supplies through the use of water-wise landscaping materials and efficient water application.

B. **Applicability**

1. The standards in this article shall generally apply to all non-residential development, except where stated that sections only apply to specific building types, specific districts or specific situations.
2. All new structures or expansions of 50% or more of the existing floor area shall generally require the entire building and site to comply with these standards.
3. Modification or additions to buildings or sites less than 50% of the existing floor area shall meet these standards to the extent of the modification or addition, except that the Director may waive any requirement applied to modifications or additions that:
   a. Conflict with the consistent design of an existing building;
   b. Conflict with the prevailing character on the block or immediate vicinity of the project; or
   c. To otherwise facilitate infill development or adaptive reuse of an existing building.
4. The standards shall not apply to ordinary maintenance of existing buildings, except that maintenance to any building may not occur in a manner that brings the building or site to a greater degree of non-conformance with these standards.

## 6.02 Non-residential Building Types

A. **Design Objective.** The following building types are established to allow a range of non-residential buildings and create effective transitions within and between mixed-use, commercial and employment centers, and the neighborhoods they support. The building types provide distinctions based on typical uses, building footprints and massing, building placement and frontage designs.

**Table 6-1: Non-residential Building Type Descriptions & Design Objectives**

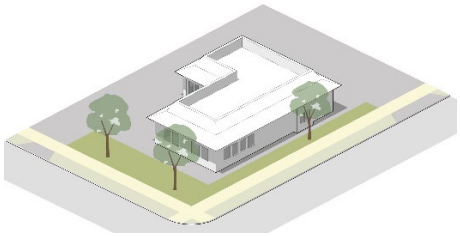
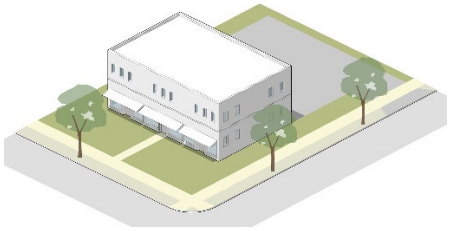
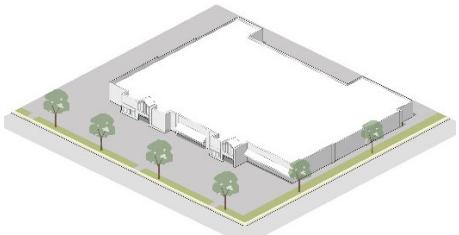
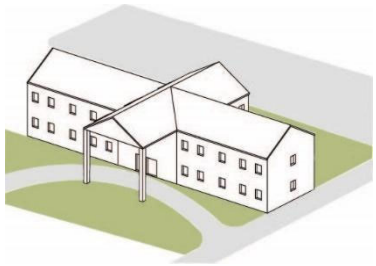
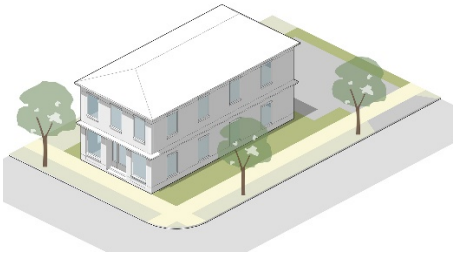
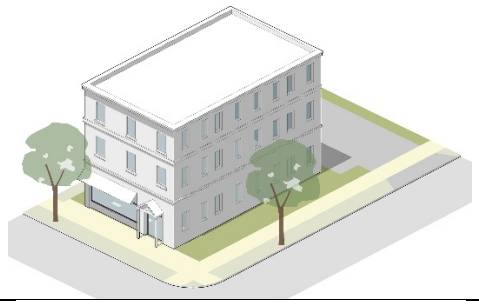
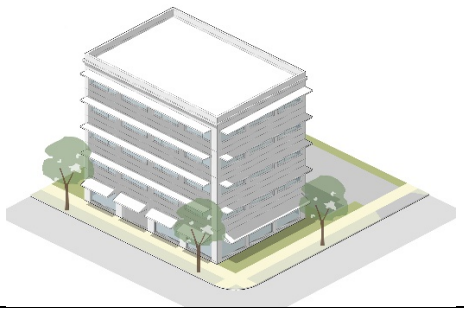
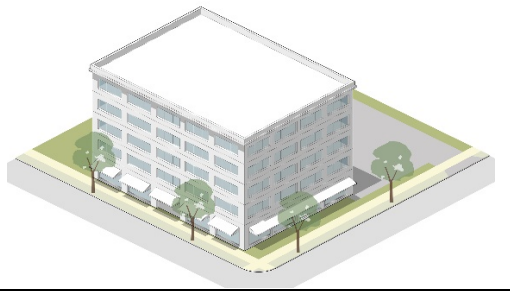
| | |
|---|---|
| ***Small Commercial - Pad Site***<br>A small building similar to a Small Commercial / Mixed-use - Storefront, but on a larger lot that includes more space for access, circulation, landscape and buffers. Careful planning and site design can allow a series of these buildings to improve relationships with streetscapes and be "liner buildings" for General Commercial or Large Commercial buildings, which may be set back from the public realm. |  |
| ***General Commercial***<br>A building type designed to accommodate retail, commercial, service or office functions in a variety of formats and scales. Variations of this type are based on the scale and intensity of the use and subject to basic lot and setback standards of the zoning district. |  |
| ***Large Commercial***<br>A building type designed to accommodate large-scale retail, commercial, service or office functions usually in a larger center or complex, and subject to basic lot and setback standards of the zoning district. Site design, building orientation, and lot access standards are arranged to accommodate the patterns and circulation necessary for these large buildings and strategically locate these larger parcels and buildings within that pattern. |  |
| ***Lodging***<br>A building designed for commercial lodging at a variety of scales. Variations of this type are based on the number of rooms provided and are subject to basic lot and setback standards of the zoning district. |  |
| ***General Industrial***<br>A building designed to accommodate light industrial or general industrial functions in a variety of formats, with a more utilitarian in design. Variations of this type are based on the scale and intensity of the activity, any specific functions for the intended use, and subject to basic lot and setback standards of the zoning district. |  |

**Table 6-1: Non-residential Building Type Descriptions & Design Objectives**

| | |
|---|---|
| ***Civic***<br>A building designed for a civic, institutional or public use, that emphasizes the public realm through building and open or civic space enhancements that create focal points. Variations include small civic buildings for integration into neighborhoods and mixed-use areas and prominent civic buildings often in more intense mixed-use centers, corridors or campus settings, with specific patterns and scale based on the functions for the intended use. |  |
| ***Live / Work***<br>A building designed for a primary dwelling unit but has a secondary component – typically at the building frontage – designed for a commercial or occupational function by the resident. This building type is for transitions between neighborhoods and commercial centers or busier corridors or for nodes within neighborhoods or mixed-use areas. |  |
| ***Small Commercial / Mixed-use - Storefront***<br>A building designed to accommodate small retail, commercial, service, office or limited manufacturing functions and particularly for uses with frequent pedestrian interaction. This building may have an accessory residential component in the rear or on upper stories. The small footprint, small lot, and design of the frontage for pedestrian and customer engagement allows this building type to integrate well in walkable and mixed-use contexts. This building is typically 1 to 3 stories and groupings of this building form the most pedestrian-scaled blocks of compact walkable places. |  |
| ***Medium Commercial / Mixed-use***<br>A moderate-scale building designed to accommodate street-level retail, commercial, service, office or limited manufacturing functions, and upper level residential, office or commercial uses that compliment other uses on the site or in the immediate area. This building is typically 3 to 4 stories and takes up no more than ¼ block to maintain the compact scale and finer-grained patterns of walkable places. |  |
| ***Large Commercial / Mixed-use***<br>A large-scale building designed to accommodate street-level retail or commercial use with frequent pedestrian interaction and upper level residential, office or commercial uses that provides a concentration of activity to support other uses in the district. This building is typically 4 to 5 stories and takes up no more than ½ block but may be larger in particular contexts where greater density or intensity supports broader planning goals. |  |

B. **Building Types and Development Standards**. The development standards for non-residential districts shall be based on the different building types permitted in each district, as specified in Table 6-2, Non-residential District Building Type & Development Standards. The Design

Standards in Section 6.02 may further specify the design and location of each building type, based on its relationship to the public realm.

## Table 6-2: Non-residential District Building Type & Development Standards

| Eligible Zoning Districts | | | | | | | | | | | Building Types | Development Standards | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | Lot Standards | | | Setbacks[4] | | | | Building Height |
| CO | C-1 | C-2 | C-3 | BP | DT | MU-NC | MU-CC | MU- | I-1 | I-2 | | Size | Width | Max. Coverage | Front [1] | Interior Side Min. | Corner Side Min. | Rear Min. | |
| ■ | ■ | ■ | ■ | ■ | □ | □ | □ | □ | ■ | | Small Commercial - Pad Site | 7K s.f. minimum | 75' + | 50% | 25' + | 10'/15' res | 25' | 15' / 35' res' | 25' / 2 stories |
| □ | □ | ■ | ■ | ■ | | | □ | □ | ■ | | General Commercial | 40K s.f. minimum | 100' + | 50% | 25' + | 10' / 15' res | 25' | 15' / 35' res' | 25' / 2 stories |
| | | □ | ■ | □ | | | | □ | | | Large Commercial | 3 ac. + | 200' + | 50% | 25' + | 10' / 25' res | 50' | 15' / 35' res' | 40' / 3 stories |
| | | ■ | ■ | ■ | □ | | □ | □ | | | Lodging | 40K s.f. minimum | 100' + | 50% | 25' + | 10' / 25' res | 25' | 15' / 35' res | 50' / 4 stories |
| | | | | | | | | | ■ | ■ | General Industrial [5] | 1 ac. + | 125' + | 50% | 50' + | 10' / 35' res | 50' | 15' / 35' res' | 50' I-1 75' I-2 |
| ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | Small Civic | 5K s.f. minimum | 50' – 300' | 50% | 20' – 50' | 25' | 25' | 25' | 35' / 3 stories |
| | | □ | ■ | ■ | ■ | | ■ | ■ | ■ | | Prominent Civic | 1 ac. minimum | 150' + | 50% | 20' – 50' | 25' | 25' | 25' | 70' / 6 stories |
| □ | □ | □ | □ | □ | □ | ■ | ■ | ■ | | | Live / Work | 2K s.f. minimum | 18' – 50' | 80% | 0' – 25' | 5' | 10' | 20' | 40' / 3 stories |
| □ | □ | □ | □ | □ | □ | ■ | ■ | ■ | | | Small Commercial/ Mixed - Use - Storefront | 2K s.f. minimum | 25' – 100' | 90% | 0' – 10' | 5' / 0' if party wall | 10' [2] | 20' min. / 10' if alley | 40' / 3 stories |
| | | □ | □ | □ | ■ | □ | ■ | ■ | | | Medium Commercial /Mixed-Use | 10K s.f. minimum; up to 1/4 block max | 100' – 200' | 90% | 0' – 10' | 10 / 0' if party wall | 10' [2] | 20' min. / 10' if alley | 60' / 5 stories [3] |
| | | | | □ | □ | | □ | ■ | | | Large Commercial /Mixed-Use | 50K s.f. minimum; up to ½ block max | 200 – 400' | 90% | 0' – 10' | 10' / 0' if party wall | 10' [2] | 20' min. / 10' if alley | 60' / 5 stories [3] |
| ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | Accessory Buildings | See Section 6.02.D | | | | | | | |
| | | | | | □ | □ | □ | □ | | | Row House | See Residential Building Type & Development standards in Article 5 | | | | | | | |
| | | | | | □ | □ | □ | □ | | | Small Apartment | See Residential Building Type & Development standards in Article 5 | | | | | | | |
| | | | | | □ | | □ | □ | | | Medium Apartment | See Residential Building Type & Development standards in Article 5 | | | | | | | |
| | | | | | | | | □ | | | Large Apartment | See Residential Building Type & Development standards In Article 5 | | | | | | | |

□ Building types are subject to specific design and location standards in Section 6.02.E.

[1] Front setback requirements may be modified for a particular street or block, based on the Frontage Type Standards in Section 6.04.

[2] Corner side setbacks for mixed-use buildings may be 0' to 10' if at least the first 30' of the building from the corner is designed to meet the frontage design standards of the primary facade.

[3] Medium and Large commercial / mixed-use buildings may only exceed 5 stories / 60', and up to 10 stories / 110' through a planned district approval.

[4] Buildings that require a certificate of occupancy shall be setback at least 250' from an oil/gas facility, and 25 feet from a well that has been plugged and abandoned. Buildings that do not require a certificate of occupancy shall be setback 150 feet from a tank battery or oil/gas well (unless plugged and abandoned). Lots abutting residential zoning or uses ("res") require additional side and rear setbacks.

[5] Setbacks for industrial buildings may be averaged for two sides provided no building is less than 5' from the property line, or is attached only where there is four-hour rated construction.

C. **Dimension Exceptions.** The following are exceptions to setback and building dimensions standards established in Table 6-2: Non-residential District Building Type & Development Standards.

1. *Setback Encroachments.* The following encroachments into the required setback are permitted, except in no case shall this authorize structures that violate the provisions of any easement.
   a Any projections over public rights of way, or any similar area designed for pedestrian circulation, shall be at least 8 feet above the grade, and in no case within 2 feet of any curb for a street, through access drive or other area designed for vehicles.
   b. Structural projections such as bay windows, balconies, canopies, chimneys, eaves, cornices open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to 4 feet from the foundation and encroach into the setback, but no closer than 2 feet from any side lot line. This exception shall be limited to no more than 20% of the surface area of a building elevation.
   c. Unenclosed and unroofed decks or patios at or below the first floor elevation may extend into the rear or side setback up to 15 feet but no closer than 5 feet to any lot line.
   d. Ground-mounted mechanical equipment accessory to the building may be located in the side or rear setback provided that it extends no more than 6 feet from the principal building, no closer than 3 feet to the lot line, and is screened from public right-of-way by structures or landscape. These limitations do not apply to any utility structures otherwise authorized to be located according to easements or in the right-of-way, which shall follow the location and design standards of those specific authorizations.
   e. Any other accessory use or structure within the setback, not specified in Section 6.02.D, shall have a setback of at least 1/3 its height from the property line.

2. *Height Exceptions.* The following are exceptions to the height limits in Table 6-2:
   a. Building elements integral to the design and construction of the building, such as parapet walls, false mansards or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck.
   b. Architectural features such as belfries, chimneys, ornamental towers and spires and similar accessory features that a minimal part of the building footprint, massing and volume, may extend up to 50% above the actual building height.
   c. Functional and mechanical equipment such as elevator bulkheads, cooling towers, smoke stacks, roof vents or other equipment may be built up to their necessary height in accordance with building codes.

D. **Accessory Buildings – Non-residential.** Accessory buildings shall be permitted in association with and on the same lot as a principal building and are subject to the following additional limitations.

1. *Generally.* All accessory buildings shall be at least 10 feet from the principal building, unless a lesser distance is specified by applicable building codes.

2. *Small Sheds.* Accessory buildings 120 square feet or less and less than 12 feet tall shall be limited to:
   a. 1 per lot or 1 per each 5,000 square feet of lot, whichever is more, up to a maximum of 3;
   b. Be located behind the front building line of the principal building
   .

3. *Detached Building – Non-residential*. In any non-residential district, a detached accessory building or roofed structure over 120 square feet or over 12 feet tall shall meet the following standards:
   a. No more than 1 per lot or 1 per each 10,000 square feet of lot, whichever is more, up to a maximum of 4.
   b. Located at least 30 feet from the front lot line or behind the front building line of the principal building, whichever is greater, except that canopies for Vehicle Service – Gas Stations or other covered parking may be located in front of the front building line provided it is at least 30 feet from any lot line and no more than 20 feet tall.
   c. Maximum height of 2 stories, up to 24 feet, but no higher than the principal building.
   d. Maximum of 1,000 square feet or 50% of the principal building footprint, whichever is greater, except that canopies for Vehicle Service – Gas Stations may be sized according to the scale of the uses permitted in Section 4.02,Table 4-2, and except that Public/Civic Uses listed in Section 4.02, Table 402 without a principal structure may be up to 5,000 square feet.
   e. Any portion of the building or structure potentially visible from the street or other public areas shall use materials, colors, scale and forms (roofs and massing), and details that are compatible with the principal structure, or otherwise be screened according to Article 8.
   f. Any building or structure larger than this shall be treated as a second principal building and meet all lot and building design standards applicable to principal buildings.
   g. Accessory buildings shall not be located within an easement area.

4. *Detached Building – Civic Uses and Open Space.* Accessory buildings for permitted institutional uses or public and common open spaces are permitted subject to the following:
   a. Setback. 30 feet from the front lot line or behind the front building line of the principal building, whichever is greater; 5 feet from the rear or side property line.
   b. Area. 5,000 square feet maximum
   c. Height. 25', but 1' of additional height for each 2 feet of additional setback
   d. Number. 1 per every 3 acres

E. **Location Criteria for Limited Building Types**. Buildings indicated as limited application in Table 6-2, Non-residential Building Standards, (☐) shall only be permitted in the following locations within the applicable zoning districts, unless more specifically located through a planned district.

1. In the C-O, C-1, C-2, C-3 and BP zoning districts, the limited building types should only be permitted to front on streets or through access drives that promote a high level of pedestrian activity based on the Pedestrian/Mixed-Use, Avenue and Boulevard street types. Additionally, in any area where the City has invested in or documented plans to invest in improved streetscapes, mixed-use building types and street-front or terrace frontage types may be required.
2. In the DT, MU-NC, MU-CC, and MU-R/EC zoning districts, the non-residential building types should only be used on secondary blocks or streets, through access drives, or similar locations that are otherwise removed from the walkable streets or arterial streets. In these circumstances, these buildings should be used for a key anchor or support uses that are important to the vitality of the district but cannot easily conform to more compact, walkable building formats. Alternatively, where these buildings are located on pedestrian-oriented streets, they should be buffered by liner buildings and smaller mixed-

use or commercial buildings that better address the streetscape or hide large parking areas.

3. The residential building types (row house and small, medium, and large apartments) should be located on blocks and streets that create transitions between the mixed-use or commercial areas and neighborhoods.

.

## 6.03 Site-Specific Open Space Design

A. **Design Objective.** A variety of open space types shapes the character of a place and creates unique identities for different places. The following design objectives shall be use in applying the open space types and design standards in this section.

1. Coordinate site design with the larger open and civic space system and public realm design of the area.
2. Use open space as an organizing element for development, creating focal points for buildings or groups of buildings, and creating transitions between distinct building sites or different places.
3. Design a hierarchy of gateways, gathering places, parks, buffers and natural features, integrated with streets, through access ways and pedestrian circulation routes.
4. Use landscape, furnishings, fixtures, art, planters and other elements of common spaces to complement buildings, coordinate buildings and sites within an area, and distinguish the unique character of different places.
5. Preserve natural features that can serve as amenities for development, maintain views to and from important outside spaces, or provide important connecting corridors.

B. **Required Open Space** Each building type shall provide the open space specified in Table 6-3, Site Open Space Standards – Non-residential Buildings, within the site or project.

**Table 6-3: Site Open Space Standards – Non-residential Buildings**

| ***Building Type*** | ***Open Space*** | ***Distance for Public or Common Area Credit*** *(residential component only – see C.4)* |
|---|---|---|
| *Live / Work*<br>*Civic* | N/A - yard standards address open space; however all lots should be within 1,500' of common or public open space. | |
| *Small Commercial / Mixed-use – Street Front* | N/A, except 100 s.f. / residential dwelling unit | 660' |
| *Medium Commercial / Mixed-use* | 5% of building footprint or 150 s.f. / residential dwelling unit, whichever is greater | on same block or immediately adjacent block |
| *Large Commercial / Mixed-use* | 10% of building footprint or 150 s.f. / residential dwelling unit, whichever is greater | on same block or immediately adjacent block |
| *Small Commercial / Mixed Use – Pad Site* | 5% of building footprint | N/A |
| *General Commercial* | 10% of building footprint | N/A |
| *Large Commercial* | 15% of building footprint | N/A |

| | | |
|---|---|---|
| *General Industrial* | 3% of building footprint; but at least 300 s.f. and up to 7,500 s.f. maximum required space | N/A |

C. **Lot and Building Open Space Design.** Lot open space required for each building type in Section 6.03.B. shall create a common or private amenity for the site and building in coordination with the lot and building standards. Buildings and lots shall be arranged to create usable outdoor spaces based on the following:

1. Required open space shall be designed according to the types specified in Section 3.02.C.
2. The selected types of open spaces shall be based on the context of the area and the natural amenities of the site, but in general, the more compact and formal gathering spaces are most appropriate for commercial and mixed-use areas (the Green, Square, Plaza/Courtyard, Patio, Pedestrian Passage, or Enhanced Streetscape).
3. The requirement for open space for mixed-use buildings with residential units, up to 50% of the required space may be made up of private spaces only accessible to the unit, such as balconies or courtyards, provided each private space is at least 80 square feet and at least 8 feet in any direction.
4. Projects with residential components may credit any public or common open space meeting the design requirements and within the distance specified in table 6-3 provided:
   a. The space is public or remains open to the public; or
   b. If private or common space, the lot applying the credit has proven that it has access to the space through ownership or other agreement, and the space is otherwise dedicated and reserved from future development.
5. Open spaces meeting this standard may serve multiple site design requirements of this code, including buffers, screening, stormwater or formal open space, provided the essential design objectives and functions for each requirement are met and do not compromise other design objectives and functions.

D. **Alternative Design**. For the design standards in this Section 6.03, if the full extent of the design standard cannot be met, the Director may approve an alternative design that equally or better meets the design objectives or enhances another design standard of this section.

## 6.04 Frontage Design

A. **Design Objectives.** The design of lot frontages establishes the relationship of buildings and lots to the streetscape. The following design objectives shall be used in applying the frontage types and design standards in this section.

1. Enhance the image of the City by coordinating streetscape investment with private lot and building investment.
2. Orient all buildings and lots to the public street, or to common open spaces that serve as an extension of the streetscape and public realm.
3. Design frontages based on the context of the area, block and street, particularly using water-wise landscape and buffers to screen and separate sites from higher-volume / higher speed streets and using social spaces and human scale design in areas and on streets intended for more compact and walkable development.
4. Coordinate development across multiple lots along block faces, considering access, parking, landscape and civic / open space design.
5. Create transitions that allow a range of different building types to engage the streetscape in compatible ways along a block.
6. Where contexts allow multiple frontage types, the frontages should be similar for all lots on the same block face or gradually transition to different types.

B. **Non-residential Frontage Types**. The appropriate application of frontage types is based upon a combination of the character of the zoning district, the building type, and the streetscape design on which the development fronts. Table 6-4, Non-residential Frontage Types specifies the appropriate frontage type(s) for each street design type Specified in Section 3.02, but may allow limited applications of other types based on the context and specific street.

**Table 6-4: Non-residential Frontage Types**

| *Street Design Type* (see Section 3.02.C) | *Frontage Types* | | |
|---|---|---|---|
| | ***Street Front*** | ***Terrace*** | ***Buffer*** |
| *Pedestrian / Mixed-use (local)* | ■ | ■ | ~~□ [2]~~ |
| *Avenue (collector)* | ■ | ■ | ~~□ [2]~~ |
| *Boulevard (collector or minor arterial)* | ■ | ■ | ~~□ [2]~~ |
| *Standard Street (local or collector)* | □ [1] | ■ | ■ |
| *Standard Arterial (minor arterial or major arterial)* | | ■ | ■ |

[1] The Street Front frontage type may be used on Standard Streets where expected speeds are low (below 25 mph) or where on-street parking is permitted to serve as a buffer between traffic and pedestrian access and activity at the building frontage.

~~[2] The Buffer frontage type shall only be used in the on pedestrian-oriented or walkable streets that are designated as secondary (i.e. "B-streets" or "C-streets") or service streets within the context of the overall network, or which otherwise are not in a appropriate for pedestrian oriented site and building designs due to the function of the street.~~

C. **Frontage Design Standards**. Frontage types shall be designed according to the standards in Table 6-5, Non-residential Frontage Types and Design Standards.

1. *Front Building Line*. All buildings shall establish a front building line within the range specified in Table 6-5. This required front building line shall modify any required front setback for the building type in Table 6-2 based on the appropriate frontage for the street and block.

2. *Required Extent of Front Building Line.* All buildings shall occupy the minimum percentage specified at the front building line with:
   a. Front building facades meeting the design standards in Table 6-6, Non residential Building Design; or
   b. Open spaces meeting the requirements of Section 6.03, Site Specific Open Space Design.
   c. Parking, driveways or other buffers and landscape may occupy the remainder of any unspecified portion of the frontage area.

3. *Driveway Widths.* Driveway widths shall be limited as specified in table 6-5 to balance multi-modal site access and the integrity of the streetscape within the overall street network and block structure.

4. *Landscape.* The remainder of the frontage between the streetscape and front building line shall include landscape and open space designs meeting Section 6.03, Site-Specific Open Space Design and Article 8, Landscape and Site Design Standards.

D. **Alternative Design**. For the design standards in this Section 6.04, if the full extent of the design standard cannot be met, the Director may approve an alternative design that equally or better meets the design objectives or enhances another design standard of this section.

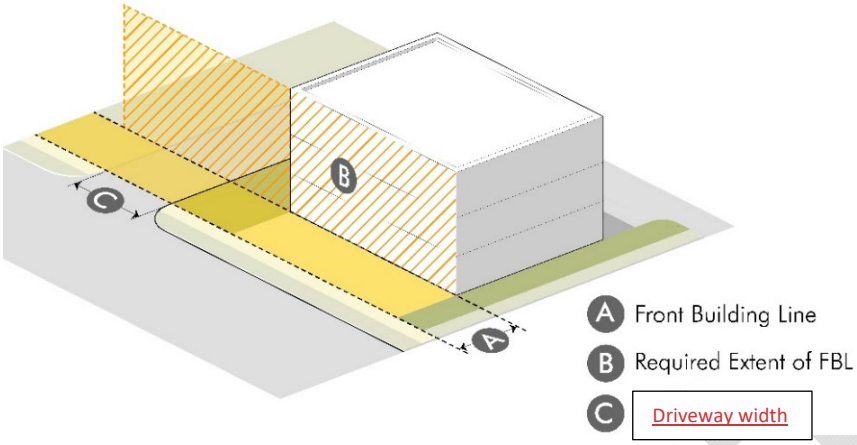


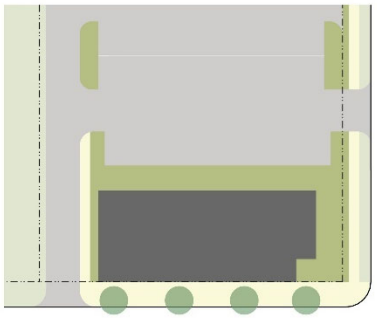
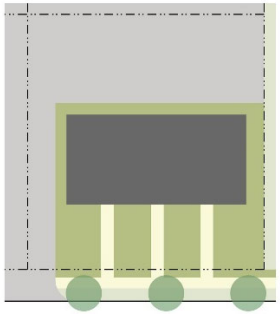
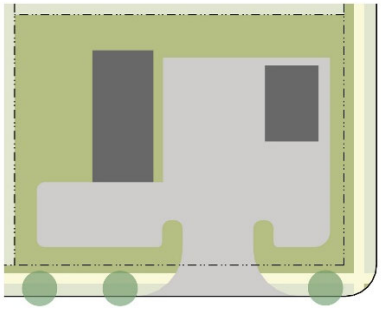
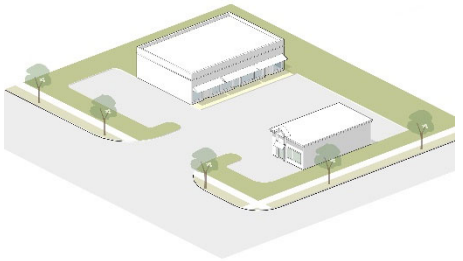

***Figure 6-1 Frontage Design***
*Frontage types are differentiated based on the location of the front building line (FBL), the extent of the front building line occupied by the building (Required FBL), and driveway widths. Coordinating frontage design of multiple buildings and sites along a block impacts the character of the streetscape and block.*

**Table 6-5: Non-Residential Frontage Types & Design Standards**

| *Frontage Element* | *Street Front* | *Terrace Frontage* | *Buffer* |
|---|---|---|---|
| *Description / Design Objective* | A design where buildings front directly on the sidewalk, or a shallow setback with pedestrian enhancements that directly relate to the public streetscape. Buildings, public streetscapes, and private frontage are designed with human scale elements to create active, walkable places. | A shallow open area across multiple frontages along a block face that creates a continuous and consistent relationship of buildings to the streetscape, with landscape elements such as courtyards, gardens or small lawns, or with social spaces designed as an extension of the streetscape such as plazas or patios. | A concentrated landscaped area used to soften, screen and separate the building and site and any potential impacts form the streetscape. The width of the buffer and intensity of landscape is dependent on the design of the streetscape, scale and orientation of the building, or intensity of the use or site elements. |
| *Front Building Line (FBL)* | 0' – 10' | 10' – 30' | 30'+ |
| *Required Extent of FBL* | 80% min. | 70% min. in MU - districts;<br>50% min. in C- districts | N/A, except lots with General or Large Commercial building types set back more than 200' should have Small Commercial Mixed Use or Pad Site Buildings with Terrace frontages occupying at least 40% of the street frontage as "liner buildings," so that no more than 60% max. is non-building frontage. |
| *Driveway Width* [1] | 10% of lot width up to 24' maximum | 15% of lot width, up to 30' maximum | 30% of lot width, up to 36' maximum |
| *Landscape (frontage areas)* | ▪ Streetscape design addresses landscape requirements, however seasonal plantings to enhance the frontage is encouraged. | Allocation of space shall be: 20% to 90% landscape; and 10% to 80% hardscape. | ▪ Type I: 6' minimum buffer on ~~constrained sites or minor streets~~local streets.<br>▪ Type II: 15' minimum buffer ~~generally~~on collector streets.<br>▪ Type III: 30' minimum buffer on sites ~~over~~ of ~~2~~ 3 acres or more or ~~major~~ arterial streets. |
| *See Section 8.02, Landscape Design and Section 8.03, Buffer Design for planting requirements. standards and specifications* | | | |

[1] Driveway width limits apply to all points in front of the front building line and to a depth of at least 30' from the front lot line. In cases where driveway width limits or prevent private drives to parking areas or service areas, the following configurations should be used to access lots: single lanes to expanded parking and service areas with alternative side or rear exits; shared drives along lot lines; common lanes and access easements internal to block shared by 3 or more lots; or mid-block alleys accessing all lots on the block. Any access beyond these parameters should be designed as a through access drive per Section 3.01.

**Table 6-5: Non-Residential Frontage Types & Design Standards**

| *Frontage Element* | ***Street Front*** | ***Terrace Frontage*** | ***Buffer*** |
|---|---|---|---|
| *Description / Design Objective* | A design where buildings front directly on the sidewalk, or a shallow setback with pedestrian enhancements that directly relate to the public streetscape. Buildings, public streetscapes, and private frontage are designed with human scale elements to create active, walkable places. | A shallow open area across multiple frontages along a block face that creates a continuous and consistent relationship of buildings to the streetscape, with landscape elements such as courtyards, gardens or ~~small lawns, or with~~ social spaces designed as an extension of the streetscape such as plazas or patios. | A concentrated landscaped area used to soften, screen and separate the building and site and any potential impacts form the streetscape. The width of the buffer and intensity of landscape is dependent on the design of the streetscape, scale and orientation of the building, or intensity of the use or site elements. |
| |  |  |  |
| |  |  |  |

## 6.05 Non-residential Building Design

A. **Design Objectives.** Building design refines the scale and form of buildings beyond the basic setback, height and lot coverage standards, by breaking down the volume into smaller-scale masses, and adding depth, texture, and variation to surfaces in a manner that specifically relate to the spaces around the building. The non-residential design standards have the following design objectives:

1. Refine the scale, massing, and details of buildings to a greater degree the closer they are to the public realm and other publicly used spaces and based on the context, patterns, and design character of the area.
2. Massing of buildings should create meaningful and human-scale outdoor spaces on the site, and relate the design of the buildings and facades to these spaces.
3. Avoid contrived massing that serves only to call attention to the structure or attempts to make monumental or elaborate design out of simple structures.
4. Locate doors and windows in a way that activates and creates connections to important exterior spaces.
5. Relate buildings to adjacent development by mimicking similar scale, massing and proportions though step-backs and secondary masses that break up larger masses and reduce the volume and perceived size of larger buildings.
6. Use materials, architectural details and ornamentation to add interest and uniqueness to buildings
7. Windows, doors, trim and molding and other details and ornamentation should create depth and texture on wall planes. The depths of these details should be sufficient to take advantage of the sun and highlight changes in plane or materials by using light and creating shadow.
8. Emphasize the quality and longevity of investments in the area with materials and colors that are attractive, durable, and have low maintenance requirements.

B. **Design Standards.** Table 6-6, Non-residential Building Design, establishes design standards for massing and facade composition of all non-residential buildings. The standards apply to all facades that face streets, face through access lanes, or face open and civic spaces, based upon their setback from these spaces. They also apply to any building elevation with a side or rear within 100 feet of a public street (except for the entry feature requirement if it does not face this street). The sub-sections following the table specify the techniques used to meet the standards for each element in the table.

**Table 6-6: Non-residential Building Design**

| *Building Location/Setback* | *Primary Entry Feature* [1] | *First Story Transparency* | *Upper Story Transparency* | *Massing & Modulation* |
|---|---|---|---|---|
| *0' – 10' – Primary Street Front Frontage (Walkable Commercial or "A-streets")* | 1 per 50' | 60% - 90% | 20% - 40% | 30 linear feet; and 300 s.f. |
| *0' – 10' – Secondary Street Front Frontage (Walkable Commercial "B-streets" or Standards Streets) or 11' – 30' - Terrace Frontage* | 1 per 100' | 60% -90% w/in 25' of entry; AND 40% - 90% overall | 15% - 40% | 50 linear feet; and 500 s.f. |
| *31' – 50' Buffer Frontage - Small* | 1 per 150' | 40% - 90% | 15% - 40% | 100 linear feet; and 1,000 s.f. |
| *51' – 100' Buffer Frontage - Moderate* | 1 per 200' | 25% - 90% | 15% - 40% | 150' linear feet; and 2,000 s.f. |
| *101' – 200' Buffer Frontage - Large* | 1 per building | 40% -90% w/in 25' of entry | n/a | 150' linear feet; and 2,000 s.f. |
| *Any building 200'+ from ROW, through access drive, or public space – Buffer Frontage – Extra Large* | No specific requirement; however general commercial buildings fronting on through access lanes should meet the design standards based on distance from the through access lanes, and Large Commercial Buildings setback more than 200' from the street should have Small Commercial/ Pad Site Buildings with Terrace frontages along at least 40% of the street front as "liner buildings." | | | |

[1] Any mixed-use building with a residential component shall have a separate entrance for residential portions of the building, which may be on any elevation of the building.

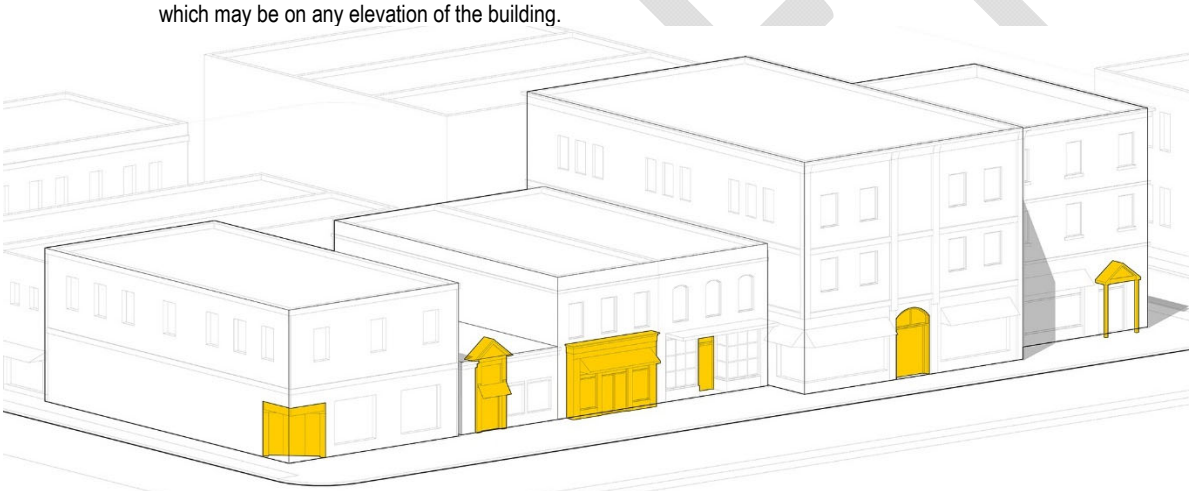


***Figure 6-2 Primary Entrance Features***
*Primary entrance features activate building frontages and create human-scale points of emphasis along the building facade. The frequency, rhythm and pattern of entrances differ depending on the streetscape and frontage type, and determine the degree of walkability or pedestrian orientation of particular areas.*

1. *Primary Entrance Features.* Primary public entrances shall be clearly defined on all front facades with at least three of the following elements and be located at intervals specified in Table 6-6, Non-residential Building Design:
   a. A single-story architectural emphasis such as raised parapets or gables, canopies, porticos, overhangs, pediments, or arches.
   b. Transoms and/or display windows that frame and emphasize the entry.
   c. Architectural details such as tile work and moldings, columns, pilasters or other similar material changes.
   d. Integral planters or wing walls associated with a recessed or projecting entry court or plaza that integrates more formal landscape and hardscape designs.
   e. Public art.

f. For corner buildings, any entrance feature located on the corner may count to both sides, and may be considered located at 25' from each corner for the purpose of the required Primary Entry Feature intervals.

2. *Transparency.* Buildings shall have the percentage of openings specified in Table 6-6, Non-residential Building Design, based on the following:
   a. Where expressed as a first story requirement the percentage shall be measured between 2 feet and 8 feet above the street level, or within 10 feet above the first floor elevation if the building is set back more than 20 feet from the street.
   b. Where expressed as an upper story requirement, the percentage shall be measured between the floor level and ceiling of each story.
   c. All first story windows required shall provide direct views to the building's interior or to a lit display area extending a minimum of 3 feet behind the window.
   d. For industrial and civic buildings setback more than 30 feet from the street, clerestory windows may meet the first or upper story window requirements.

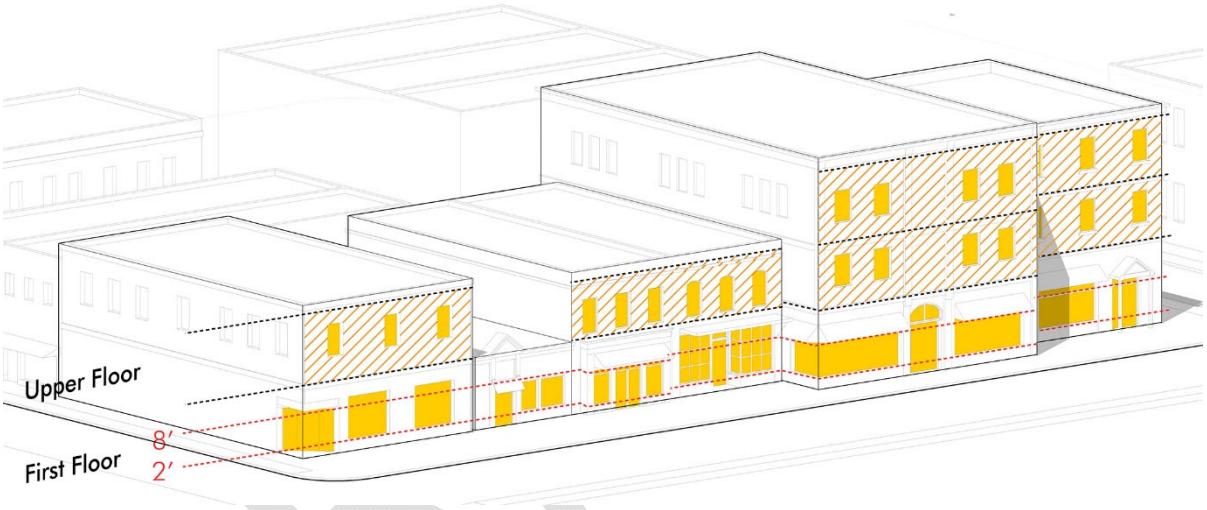



***Figure 6-3 Transparency.***
*Transparency requirements eliminate large expanses of blank walls and create physical and perceptual connections to spaces around buildings. Meeting the requirements for each story helps reduce the scale of larger buildings.*

3. *Massing and Modulation.* Larger facades shall be broken into smaller components by one or a combination of the following techniques at intervals specified in Table 6-6, Non-residential Building Design.
   a. Horizontal articulation and differentiation of the base, body and top of the building with material changes, belt courses or trim bands.
      (1) For buildings 3 stories or less, this can be a distinct foundation material to at least 2 feet above grade, the main façade, and an embellished roof structure, such as eaves and fascia for pitched roofs or cornices and parapets for flat roofs.
      (2) For buildings more than 3 stories, the first floor should be clearly differentiated from upper stories to establish the base.
      (3) Any belt course or trim band establishing this break shall use a use a material distinct from the primary material, be 18 to 48 inches wide, and off-set from the wall plane 6 to 24 inches.


***Figure 6-4 Horizontal Articulation***
*Defining buildings with a distinct base, body and top can help reduce the scale of larger buildings and can create relationships between adjacent buildings with dissimilar scale.*

b. Vertical articulation and differentiation of structural components or interior breaks of the building with architectural columns or pilasters. Columns, pillars or pilaster shall meet the following:
   (1) Be regularly or symmetrically spaced and divide the elevation into at least 3 different components, but none greater than the intervals specified in Table 6-6, Non-residential Building Design;
   (2) Be at least 18 to 48 inches wide and 6 to 24 inches off-set from the wall plane;
   (3) Use a different arrangement, material or finish to distinguish it from the primary material of the elevation.

.

***Figure 6-5 Vertical Articulation***
*Defining buildings with a distinct structural bays creates a finer grain of buildings, both when viewed from a distance and when experienced on the streetscape. This is particularly important for longer expanses of buildings and can help integrate larger buildings and lots within a pattern of smaller buildings and lots.*

c. Variations in the wall plane with projections, balconies, cantilevers, step-backs structural focal points such as towers, or other variations from the main mass. Variations shall be associated with the entrance feature, different stories or secondary masses of the building.

d. Any other blank wall areas in excess of the interval or areas specified in Table 6-6, Non-residential Building Design, shall be broken up by the patterns of windows and doors, ornamental architectural details or changes in materials that are consistent with the architectural style of the building.

4. *Materials.* Use building materials with a texture and pattern that create visual interest and signify quality construction and detailing.

a. The predominant surfaces on building walls shall be one of the primary materials listed in Table 6-7, Non-residential Building Materials.

b. Synthetic alternates to the materials in Table 6-7 may be approved by the Director if manufacturer specifications and/or precedents for application demonstrate that it will perform equally or better than the principal materials in terms of maintenance, design and aesthetic goals.

c. No more than 4 materials should be use, including the use of secondary and accent materials.

d. Material changes and the use of primary and secondary materials from the approved material list shall emphasize different elements of the building, in association with the massing and modulation standards.

(1) Where material changes are vertical (i.e. different materials stacked one above another), the transition between materials should include a belt course, trim band, sill, cap, frame, roof (if at ceiling height), or similar element to separate the two materials.

(2) Where material changes are horizontal (i.e. different materials side-by-side) the transition between materials should occur at interior corners or at the trim line, architectural column or pilaster where the change is emphasizing different structural or massing components for a building.

e. Facade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors is limited to accent areas.

**Table 6-7: Non-residential Building Materials**

| *Primary Materials (50% to 90%)* | *Secondary Materials (20% to 40%)* | *Accent Materials (10% to 30)* |
|---|---|---|
| Brick<br>Stone<br>Stucco<br>Slate<br>Exterior Insulation and Finish System (EIFS) – water managed only<br>Concrete Masonry Units (CMU) - colored and textured only<br>Horizontal wood lap siding (50% limit) [1]<br>Architectural metals (prefinished non-corrugated) (50% limit) [1] | Any of the primary materials<br>Architectural tiles<br>Glass<br>Color concrete<br>Precast concrete<br>Corrugated metal (industrial or agriculture-tourism buildings only) | Any of the primary or secondary materials<br>Precast stone<br>Wood trim |

* Prohibited materials include: Vinyl siding, concrete block (smooth-faced, painted, or stained), barrier-type EFIS, and wood shakes or rough sawn wood.
[1] Civic building types and publicly owned buildings may use this material on up to 90% of the exterior

5. *4-sided Design.* All buildings shall incorporate 4-sided design, so that that no matter what view you have of the building, the design is not interrupted and all parts are perceived as a coordinated part of a unified whole. Specifically:
   a. All sides shall exhibit the same quality, continuity, and durability of design including the same primary and secondary materials, although more important sides can reflect priority in the allocation of these materials.
   b. All sides that are visible from streets, public spaces or active portions of adjacent sites shall have a similar level trim, accent material, details, and ornamentation, although the extent and details may be different to reflect the greater importance of certain areas closest to the public realm or with greater visibility, and parts not exposed to the public may be designed for utility.

C. **Downtown Frontages and Building Design.** The building and frontage design standards for the DT district are modified on a block-specific basis according to Table 6-8, Downtown Building & Frontage Design, and the Map in Figure 6-6.

**Table 6-8: Downtown Building & Frontage Design**

| *Building Location/Setback* | *FBL (location & extent)* | *Primary Entry Feature* | *First Story Transparency* | *Upper Story Transparency* | *Massing & Modulation* |
|---|---|---|---|---|---|
| *Primary / A-street Frontage Standards (Street Front Design)* | 0' – 10' 80% min | 1 per 50' | 60% - 90% | 20% - 40% | 30 linear feet; and 300 s.f. |
| *Secondary / B-street Frontage Standards (Street Front or Terrace Design)* | 0' – 25' 50% min. | 1 per 100' | 60% -90% w/in 25' of entry; AND 40% - 90% overall | 15% - 40% | 50 linear feet; and 500 s.f. |
| *Service Street / Buffer Frontage Standards (Street Front, Terrace or Buffer Design)* | N/A [1] | 1 per 150' | 25% - 90% | 15% - 40% | 100 linear feet; and 1,000 s.f. |

[1] There are no particular building placement standards for the Service Street Buffer Frontages; however the facade design standards shall apply for any portions of a building closer than 25' to the street.

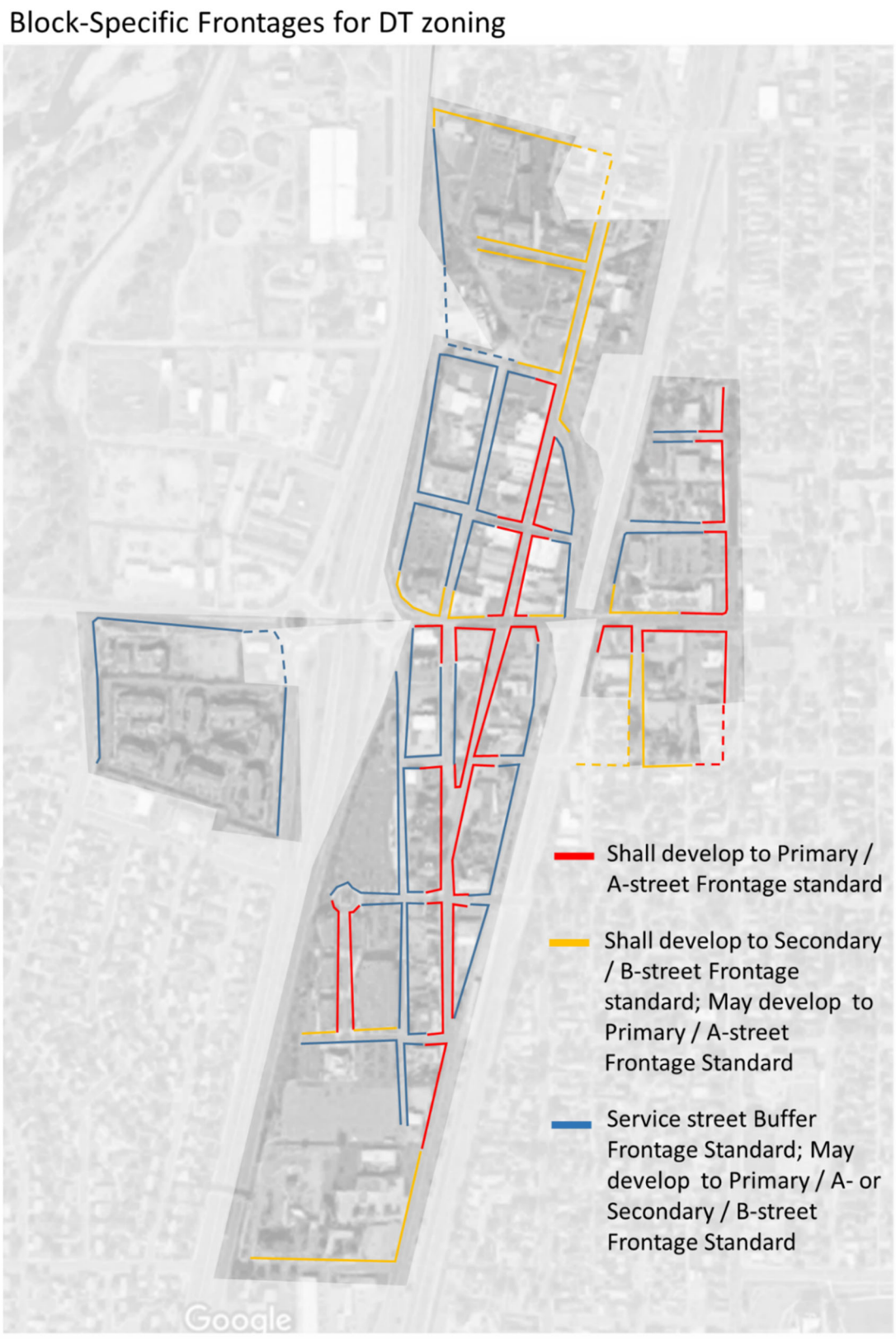



*Figure 6-6 DT Zoning District Frontage Map*

D. **South 4th Street Overlay District.** The South 4th Street Overlay district is established in Section 4.05.A. to allow a mix of uses within the South 4th Street Corridor between Bridge Street and Bromley lane, to maintain the residential scale and character of the area, and to introduce small-scale commercial buildings at nodes and gateways. In general, the base zoning district standards shall apply except as modified in Table 6-9 with regard to permitted building types, frontage types and uses.

**Table 6-9: South 4th Street Overlay – Building and Frontage Types**

| ***Building Type*** | ***S4CR*** | ***S4GW*** |
|---|---|---|
| *Building Types* | Detached House – City Lot<br>Duplex / Multi-unit House<br>Row House<br>Small Apartment<br>Small Civic<br>*See Section 5.02 Residential Building Types* | Small Commercial – Pad Site<br>Small Commercial – Mixed-use / Storefront<br>Small Civic<br>*See Section 6.02 Non-residential Building Types* |
| *Frontage Types* | Neighborhood Yard<br>Terrace<br>*See Section 5.02.D. Frontage Design (Residential) Types)* | Street Front<br>Terrace<br>Buffer (limited to side streets off of the corridor)<br>*See Section 6.04 Non-residential Frontage Types* |
| *Permitted Uses* | *See Section 4.02 Allowed Uses; table 4-2 Zoning Districts & Uses* | |

E. **Alternative Design**. For the design standards in this Section 6.05, if the full extent of the design standard cannot be met, the Director may approve an alternative design that equally or better meets the design objectives or enhances another design standard of this section.

# Article 7. Access & Parking Standards



## 7.01 Intent & Applicability

A. **Intent.** The intent of the Access and Parking standards is to:

1. Emphasize the importance of site access for multiple of modes of transportation.
2. Preserve streetscape design and street functions by coordinating access along block faces and internal to blocks.
3. Provide the optimal amount of vehicle parking for individual sites, recognizing that too much and too little parking each have negative impacts.
4. Create access and parking standards appropriate to the context of the site, considering street designs and surrounding development patterns.
5. Ensure appropriate site design features that mitigate the physical and aesthetic impact of parking on streetscapes and surrounding sites.
6. Maximize opportunities for on-street parking, shared parking or reduced parking rates where appropriate, and reduce the inefficiency from underutilized and redundant surface parking on adjacent sites.
7. Promote parking designs that minimize runoff, incorporate low impact design features, and infiltrate storm water into the ground.

B **Applicability.** Access and parking shall be shown on site plans, according to the application requirements in Article 2. Specifically the standards in this article apply to:

1. All new development, buildings or uses on a site.
2. A change of use or business for an existing site or building, or additions to existing buildings, except to the extent necessary to account for non-conforming site conditions as specified in 1.05.D.
3. The access standards shall not limit the location of any existing access, unless in conjunction with a public streetscape project or the entire site is redeveloped or where the existing access is determined to be a danger to public safety in association with a development application or street project. The design standards may apply to existing access when more than 50% of a parking area is added, reconstructed, or similarly impacted by development.

## 7.02 Access & Circulation

A. **Driveways**. Driveway shall be designed according to the following standards.

1. *Width, Location and Spacing.* Driveway location and spacing shall be limited based on the Street Design Type in Section 3.01 (Driveway Limits specified for each street type). In addition, the following standards and guidelines shall apply:
   a. Where driveway spacing standards for streets in Section 3.01 limit or prohibit access, shared driveways, common access lanes or alleys internal to blocks are preferred.
   b. Driveway spacing may be averaged along a block for residential lots or on local streets to allow the best arrangement considering grades, streetscapes, and building and lot layouts.
   c. Direct access to an arterial street shall be permitted only when the subject property has no other reasonable access to the street system, after considering alternatives such as access from side streets, shared driveways, common frontage lanes, rear alleys, or through access drives.
   d. Driveways or through access drives that have over 100 average daily trips (ADT) may be further limited by access spacing in the Public Works Standards and Specifications or applicable access management policies.
   e. The frontage design standards on a particular lot or block in Sections 5.02.D and 6.04 Frontage Design may put further restrictions on the width, location or extent of driveways in the frontage area.

2. *Setbacks.* Except for where shared or common access is permitted and executed through easements, driveways shall be set back from side or rear lot lines as stated in Table 7-1: Driveway Setbacks.

**Table 7-1: Driveway Setbacks**

| *Access* | *Setback from side or rear lot line* |
|---|---|
| *Residential access < 6 units* | 2' + |
| *Residential access 7 – 40 units* | 5' + |
| *Non-residential access and residential access to 41+ units* | 10+ |
| *Shared access* | May be on the property line. |

3. *Through Access Drives.* Any single project, lot or site greater than 5 acres, or lots where access is constrained by driveway standards, shall provide a system of through access drives that establish access and circulation within the site. (*See* Figure 3-2 in Section 3.01). Through access drives:
   a. Shall be laid out to organize the site into smaller internal blocks between 1 and 4 acres.
   b. Shall be designed to mimic public street cross sections in Section 3.01, including sidewalks, landscape amenities, on-street parking and travel lanes.
   c. May be treated as public streets for determining the proper location, orientation and design of sites and buildings within the project.
   d. Trail, greenway or pedestrian passages meeting the standards of section 3.02 may account for a portion of this internal circulation network, provided it connects buildings, open spaces, and internal streets with similar networks external to the site and presents a logical connection point for pedestrians and bicycles.

4. *General Design Standards*. All access shall meet the following design standards.
   a. Sufficient on-site storage to accommodate queued vehicles waiting to park or exit without interfering with street traffic.

b. Provisions for circulation between adjacent parcels shall be provided by through access drives, cross access easements, and other shared access provisions to protect the function, design and character of public streets.
c. Driveway spacing and design shall be located so that safe ingress and egress is provided, considering the function and design speed of the street from which the access is provided, and minimizing potential conflicts of all modes of transportation, including pedestrians, bicycles and vehicles.
d. Landscape, buildings, and other site elements at access points shall be designed to meet the sight distance requirements of Section 3.01.D.2, Sight Distances.
e. Any access from a state highway shall only be permitted as authorized and approved by the Colorado Department of Transportation.

B. **Sidewalks.**

1. *Generally.* Development sites shall include direct sidewalk connections and circulation at the same or greater frequency as provided for vehicles. Sidewalks shall connect public entrances of buildings and sites to the following, in the most direct manner possible:
   a. Sidewalks in the public streetscape or along through access drives.
   b. Parking areas and any perimeter sidewalks, internal walkways or crosswalks associated with the parking areas.
   c. Civic or open space, or other common areas designed for active use.
   d. Transit stops, station or park and ride location – existing or anticipated.
   e. Where connections from sidewalks in the public streetscapes or through access drives is not practical or is too remote, sites shall provide pedestrian connections to any of the above areas or amenities on adjacent sites. Connections directly to adjacent sites shall be made in any case where the connections by sidewalks on public streets or through access ways results in pedestrian routes greater than 300 feet.

2. *Sidewalk Width.* Internal sidewalks shall meet the requirements of Table 7-2: Internal Sidewalk Widths.

**Table 7-2: Internal Sidewalk Widths**

| *Location* | *Minimum Width* |
|---|---|
| ▪ Generally; OR<br>▪ Any residential property | 5’ |
| ▪ Along the facade of a commercial building of 5,000 s.f. or less abutting a parking area; OR<br>▪ Along any through access drive | 6’ |
| ▪ Along the facade of a commercial building of 5,001 s.f. to 19,999 s.f. abutting a parking area; OR<br>▪ A primary route between the street or parking area and the building entrance. | 8’ |
| ▪ Along the facade of any commercial building of less than 20,000 square feet with a primary entrance, or similar building with significant public and pedestrian access. | 10’ |
| ▪ Along the facade of a commercial building of 20,000 s.f. or more abutting a parking area or with a primary entrance. | 15’ |
| ▪ Any access designed for both pedestrians and bicycles. | 12’ |
| ▪ Along any parking area with vehicle overhangs; | + 2’ to other required width |

3. *Pedestrian Amenities.* Sidewalks and internal pedestrian circulation shall be separated from moving vehicles with curbs, landscape buffers, curbside parking, or similar elements of the circulation and open space system; except crosswalks or other similar limited segments, which may be distinguished paint, brick, or colored or scored concrete and similar design features that signify pedestrian priority.

C. **Exceptions and Alternatives.** The Director may consider or require exceptions or alternatives to these standards where:

1. The Director determines that the standards when applied to a particular project or street, will adversely impact the function of the transportation network in the vicinity of the site;
2. A specific access management study or plan for a portion of the City or street segment has altered application of these standards; or
3. The context of the project warrants a different access design when considering the functional class of the street, the streetscape design on the particular block, and existing and anticipated adjacent land uses.

Exceptions or alternatives shall be evaluated balancing the streetscape design objectives and traffic conditions of a particular street segment and may approved if the intent of this article is equally or better met by the alternative.

## 7.03 Required Parking

A. **Vehicle Parking Rates**. Table 7-3: Required Parking provides minimum parking requirements and general categories apply to all similar uses not specifically listed. Where a use is not similar to a general use in the table or could meet more than one category, the Director shall determine the appropriate classification based on industry guides and the most similar use in terms of scale, format and operation. The following criteria shall be used in interpreting the table:

1. Employee rates shall consider maximum number of employees likely to be on-site at one time.
2. Square footage rates shall consider leasable floor area or active area dedicated to the particular use. Where this number is not easily or readily determined, 85% of gross floor area may be used.
3. A seating or capacity rate shall consider total number of seats based on industry standards for typical layouts of buildings or building codes.
4. Where uses or sites have components of different uses (i.e. hotel with a restaurant), each component shall be calculated under most applicable rate.

**Table 7-3: Required Parking**

| *Use Category / Specific Use* | *Minimum Parking Rate* |
|---|---|
| **Residential** | |
| *Accessory Dwelling* | 1 / unit |
| *Dwellings (detached, attached, row house, manufactured)* | 2 / unit |
| *Dwellings (multiple or mixed)* | 2 / unit (Studio / 1 bedroom)<br>2.5 / unit (2 bedroom)<br>2.75 / unit (3 bedroom)<br>3 / unit (4 + bedroom)<br>Director may administratively approve 0.5 / unit for micro units (> 400 s.f.) |
| *Senior Living (independent)* | Same as Dwellings (detached, attached, row house, manufactured) |
| *Senior Living (assisted or nursing)* | 1 / 4 beds + 1 per employee |
| *Group Home (assisted)* | Same as Dwellings (detached, attached, row house, manufactured) |
| *Group Home (protective or rehabilitative)* | 1 / 1 bed + 1 per employee |
| *Group Home (emergency shelter)* | 1 / 8 beds + 1 per employee |
| **Public / Civic** | |
| *Assembly* | 1 / 3 seats |
| *Public Safety / Services* | 1 / 400 s.f. |
| *Library* | 1 / 600 s.f. |

**Table 7-3: Required Parking**

| *Use Category / Specific Use* | *Minimum Parking Rate* |
|---|---|
| *Museum* | 1 / 1,000 s.f. |
| *School* | 2 / class (elementary or junior)<br>1 / 4 students + 1 / employee (senior or higher education)<br>OR 1 / 4 seats of all auditorium or even space, whichever is greater |
| **Commercial** | |
| *Retail – Small (1.5K – 4K)* | 1 / 500 s.f. |
| *Retail – General (4K – 10K)* | 1 / 300 s.f. |
| *Retail – Medium (10K – 50K)* | 1 / 200 s.f. |
| *Retail – Large (50K – 100K)* | 1 / 200 s.f. |
| *Retail – Warehouse (100K+)* | 1 / 250 s.f. |
| *Grocery Store* | 1 / 200 s.f. |
| *Lodging - B&B* | 1 / guest room + 1 for operator or owner |
| *Lodging - Hotel / Motel* | 1 / guest room + 0.5 / 100 s.f. of restaurant + 0.5 / 4 seats of meeting space |
| *Medical Care* | 1 / 200 for all general office and service areas +<br>1 / bed (admittance permitted) |
| *Office & Services* | 1 / 300 s.f. generally<br>1 / 200 s.f. for uses that have frequent customer visits (i.e. medical services, day care, bank, vehicle repair, personal services) |
| *Restaurant, bar or night club* | 1 / 100 s.f. |
| *Health and Fitness Center* | 1 / 100 s.f. |
| *Recreation and Entertainment* | 1 / 200 s.f. generally<br>1 / 4 seats of fixed seating areas<br>1 / active patron station (i.e 4 per lane bowling; 4 per hole golf course; etc.)<br>1 / 100 s.f. for food and beverage service areas |
| **Industrial** | |
| *Manufacturing* | 1 / 500 s.f. (artisan/limited or light)<br>1 / 750 (all others)<br>Director may administratively approve 1 / 1000 s.f. or 1 / employee for any large format manufacturing operations where the s.f. of building or site does not reflect the scale of operations or parking needs |
| *Warehousing* | 1 / 1,000 (up to 10,000 s.f.)<br>1 / 2,000 (10,001 s.f. to 50,000 s.f.)<br>1 / 5,000 (over 50,000 s.f.) |
| **Agriculture** | |
| *.All uses* | Use combination of residential, public/civic commercial and industrial rates based on type and general nature of agriculture activities. |

B. **Maximum Parking.** No non-residential use shall provide more than 150% of the minimum required parking, including all eligible reductions in 7.03.C., without documented evidence of actual parking demand based on studies of similar uses in similar contexts. In addition, any parking permitted over 125% of the minimum shall require mitigating potential impacts of additional parking through one or more of the following strategies:

1. Provide shared parking for other uses on the block or adjacent blocks according to this article.
2. Use alternative surfaces designed to infiltrate stormwater, and approved by the Public Works Director.

3. Provide additional buffers and site open spaces to screen parking with at least a 10% increase in the open space or buffers required for the parking, and at least a 20% increase in the amount of landscape material required for the parking.
4. Design all parking areas over the 100% minimum as dual purpose space, such as plazas or courtyards, playgrounds, event areas for regular and active use of the space during non-peak times.
5. Increase the lot open space required for the building and site in Section 5.03 or Section 6.03 by an amount equal to the area of parking over the 100% minimum and locate this open space to limit the impact and visibility of parking.

C. **Parking Reductions.** The parking required by Table 7-3: Required Parking may be reduced depending on context and according to the following strategies:

1. *DT Exempt.* No parking is required in the DT zoning district, except that any residential uses shall meet the parking requirements for that building type, and the required spaces shall be located with 400 feet of the residential building. The Director may require parking for any non-residential use over 10,000 square feet provided the location, accessibility, and design of the parking is consistent with the overall planning and urban design objectives of the downtown area.

2. *On-street Parking Credit.* All on-street parking within 500 feet of any lot frontage shall count towards the parking requirement at a rate of 0.25 spaces for every on-street space not on the lot boundary and .75 spaces for every space on the lot boundary.

3. *Bicycle Parking Credit.* All bicycle parking designed and located according to subsection D. may reduce the required vehicle parking at a rate of 1 space for every 2 bicycle parking spaces up to a maximum of 25% of the required vehicle parking or 20 spaces, whichever is less. To be eligible for this credit, the applicant must demonstrate that it is practical to expect significant bicycle access to the site based on the location and proximity to the regional bicycle network, the design of the site, and the nature of the use and anticipated patrons.

4. *Public Parking Credit.* Any site within 1,320 feet of a public parking area may reduce the required vehicle parking at a rate of one space for every two parking spaces, except that if the public parking is part of a managed district, the district policies and management may establish a different allocation of spaces.

5. *Transit Credit.* The Director may reduce the parking requirement up to 25% for any development within ¼ mile of a high-frequency transit stop. In making a determination on the eligibility for and amount of the credit, the Director may consider the nature of the use, the likelihood that it generates transit trip origins and destinations, and the level of transit service at the stop.

6. *Shared Parking.* Required parking may be reduced for any site containing multiple uses, or for adjacent sites with different uses according to Table 7-4, Shared Parking. Any shared parking arrangement shall require an agreement among all landowners participating in the agreement to ensure access, joint use, maintenance, and other operational issues. The agreement shall be recorded for each participating property with the office of the applicable county clerk and recorder. The agreement shall state that it cannot be changed or modified without the approval and signature of the Director. A shared agreement that differs from this table may also be approved based on a joint parking study for the sites and uses demonstrating adequate parking during peak hours for all parties to the agreement.

**Table 7-4: Shared Parking**

| | Percentage of Required Parking by Time Period | | | | |
|---|---|---|---|---|---|
| | Weekday | | Weekend | | All |
| Use | 6 AM to 5 PM | 5 PM to 1 AM | 6 AM to 5 PM | 5 PM to 1 AM | 1 AM to 6AM |
| *Employment* | 100 % | 10 % | 5 % | 5 % | 5 % |
| *Retail or Service* | 75 % | 75 % | 100 % | 90 % | 5 % |
| *Restaurant* | 50 % | 100 % | 75 % | 100 % | 25 % |
| *Entertainment & Recreation* | 30% | 100 % | 75 % | 100 % | 5 % |
| *Place of Worship* | 5 % | 25 % | 100 % | 50 % | 5 % |
| *School* | 100 % | 10 % | 10 % | 10 % | 5 % |
| *Dwellings* | 25 % | 90 % | 50 % | 90 % | 100 % |
| *Lodging* | 50 % | 90 % | 75 % | 100 % | 100 % |

D. **Bicycle Parking.** All non-residential or multifamily uses within 600 feet of an existing or future bicycle route or trail identified in the Comprehensive Plan or other related bicycle transportation plan shall provide bicycle parking spaces according to Table 7-5, Bicycle Parking.

**Table 7-5: Bicycle Parking**

| Activity | Required Spaces |
|---|---|
| *Primary or secondary school* | 30% of the student capacity |
| *Retail or office uses* | 10% of the required vehicle spaces. |
| *Recreation and community facilities* | 15% of the required vehicle spaces |
| *Other institutional, employment, industrial or entertainment uses* | 5% of the required vehicle spaces. |
| *Multi-unit Residential Buildings* | 1 per dwelling unit; 1.5 per dwelling unit with 2 or more bedrooms |

Bicycle parking shall be designed according to the following standards:

1. A structure shall be securely anchored to the ground and usable for both U-locks and cable locks, support a bike at two points of contact to prevent damage to wheels or frames, and have 2 feet x 6 feet clearance for each bicycle.
2. Structures that serve another primary function but are designed to meet these standards, may count to this requirement.
3. Bicycle parking shall be located in a well-lit area with convenient and safe pedestrian circulation and be on pavement or all-weather, dust-free stabilized surface.
4. Bicycle parking for non-residential uses shall be located within 100 feet of the primary entrance.
5. At least 50% of required bicycle parking for residential uses, employment uses, or other similar uses where bicycles are likely to be parked for longer than 4 hours, shall be

located within the building or other all-weather and secure enclosure. Any bicycle parking for employment uses that is being used for a credit to the required vehicle parking shall be secured or inside a building to meet long-term parking needs.

6. Short-term bicycle parking facilities may be located in the right-of-way subject to streetscape design plans and the Public Works Director approval. Structures shall designed for some other primary purpose meeting the streetscape standards or be designed with artistic or ornamentation enhancements compatible with the streetscape character at the specific location.
7. Alternative standards and specifications based on recognized industry guidance or best practices for bicycle parking may be approved by the Director through site plan review.

E **Accessible Parking.** Accessible vehicle parking spaces shall be provided in accordance with the applicable building codes and the Americans with Disabilities Act (ADA) guidelines for quantity, design and location.

## 7.04 Parking Design

A. **Parking Landscape Design Objectives.** Landscape areas required by Table 7-6, Parking Design shall be arranged to achieve the following design objectives:

1. All buffers and islands shall have the proper allocation of landscape materials required by Section 8.02 and Section 8.03 and be arranged to provide shade, infiltrate runoff, soften large expanses of pavement and screen parking from adjacent streets and property.
2. In general, no parking or circulation area expanse shall be more than 200' in any direction without perimeter buffer, internal island or parking block edge.
3. Parking modules shall be no more than 40 contiguous spaces without landscape islands through either end caps, center strips, or perimeter buffers.
4. No landscape island shall be less than 8 feet in any dimension and no smaller than 150 square feet. Any landscape island designed for planting large trees shall be at least 360 square feet; otherwise, large trees should be concentrated in the parking perimeter buffer.
5. Any perimeter buffer or center landscape strip that contains a sidewalk shall have ~~at least~~an average of 6 feet of landscape on each side of the sidewalk in order to contribute to the parking landscape requirement.
6. Turf or native seed shall not be used in any interior portion of a parking lot.
7. The Director may approve adjustments to the dimensions in this Section to facilitate infill development or where site constraints hinder the ability to meet the dimensional standards. Any exception shall be based on documentation that the proposed dimensions and arrangements will not require unsafe or impractical maneuvering and may be conditioned on additional requirements to equally or better meet the intent of this article.

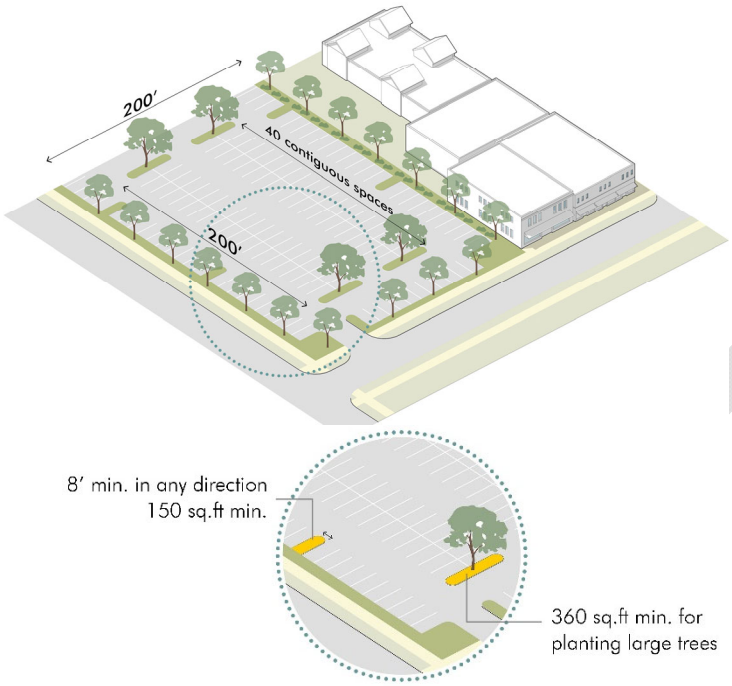



***Figure 7-1 Parking Landscape***
*The required landscape elements should be located to break up the larger expanses of parking and to ensure the survival and maximum mitigating impact of planting in the landscape areas.*

B. **Location, Size and Landscape Area.** On-site parking shall be designed and located in a manner that mitigates negative impacts on streetscapes and adjacent property. The design standards in Table 7-6, Parking Design are based on the number of parking spaces per ~~area and the location on the lot relative to the principal building (front, side or rear)~~lot. The perimeter buffer shall be applied when a parking lot is adjacent to a streetscape or another property.

**Table 7-6: Parking Design**

| ~~Total Parking Spaces per Parking Block~~ | ~~Front [1]~~Landscape Requirement [1][2] | ~~Side~~ | ~~Rear~~ |
|---|---|---|---|
| ~~250 or more~~ | ~~Must be broken into smaller parking blocks. [2]~~ | ~~Must be broken into smaller parking blocks. [2]~~ | ~~10% Internal Landscape Islands; AND 15' Perimeter Buffer.~~ |
| 150 ~~-249~~ or more | ~~Must be broken into smaller parking blocks [2]~~10% Internal Landscape Islands; AND 15' Perimeter Buffer | ~~10% Internal Landscape Islands; AND 15' Perimeter Buffer.~~ | ~~6% Internal Landscape Islands; AND 15' Perimeter Buffer.~~ |
| ~~100 - 149~~ | ~~10% Internal Landscape Island 10' Perimeter Buffer; AND 30' Front Setback Buffer~~ | ~~6% Internal Landscape Islands; AND 15' Perimeter Buffer.~~ | ~~6% Internal Landscape Islands; AND 6' Perimeter Buffer~~ |
| 50-~~99~~149 | 6% Internal Landscape Islands; AND 10' Perimeter Buffer~~; AND 15' Front Setback Buffer~~ | ~~6% Internal Landscape Islands; AND 6' Perimeter Buffer~~ | ~~6' perimeter buffer~~ |
| ~~20-49~~ | ~~6% Internal Landscape Islands; AND 6' Perimeter buffer; AND 6' Front Setback Buffer~~ | ~~6' Perimeter Buffer~~ | ~~6' Perimeter Buffer~~ |

| | | | |
|---|---|---|---|
| *Under ~~2049~~* | 6% Internal Landscape Islands; AND<br>6' Perimeter Buffer~~; AND~~<br>~~6' Front Setback Buffer~~ | ~~6' Perimeter Buffer~~ | ~~6' Perimeter Buffer~~ |

[1] Any surface parking lot in residential districts shall be behind the front building line or setback at least 30' from the front lot line, whichever is less.

[2] Trees, shrubs, and landscape islands shall be evenly distributed throughout the parking area.~~Where individual sites require or provide parking areas larger than the maximum size in this table, parking lots shall be broken into "parking blocks" meeting the size, location, and landscape requirements of this table. These "parking blocks" shall be arranged around perimeter buffers and through access drives that mimic public streetscapes.~~

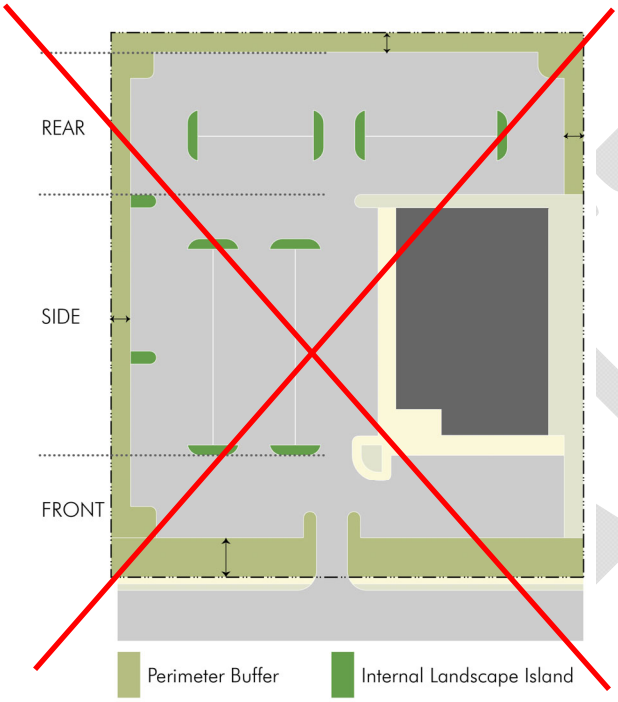
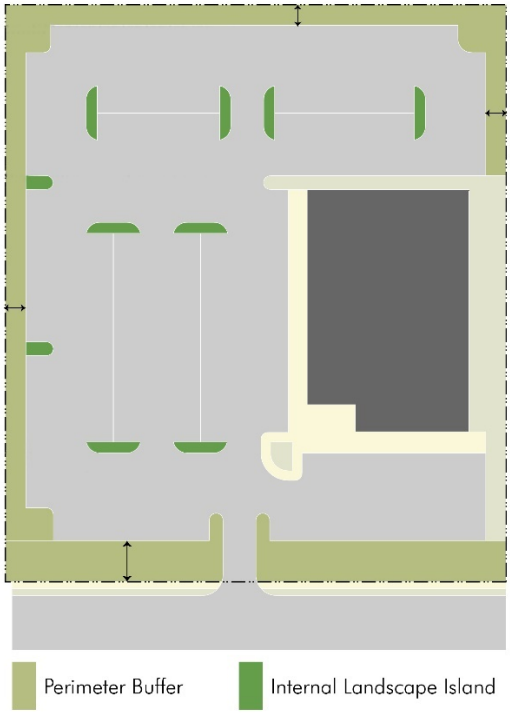



***Figure 7-2 Parking Design***
*Design standards for parking, including buffer and landscape islands, depend on its location in relation to adjacent uses, the building and streetscape, and on the size of the parking area. Table 7-6 is based on larger parking areas and parking in the frontage area requiring greater limits or landscape design mitigation than smaller parking areas ~~or parking in the rear of buildings~~.*



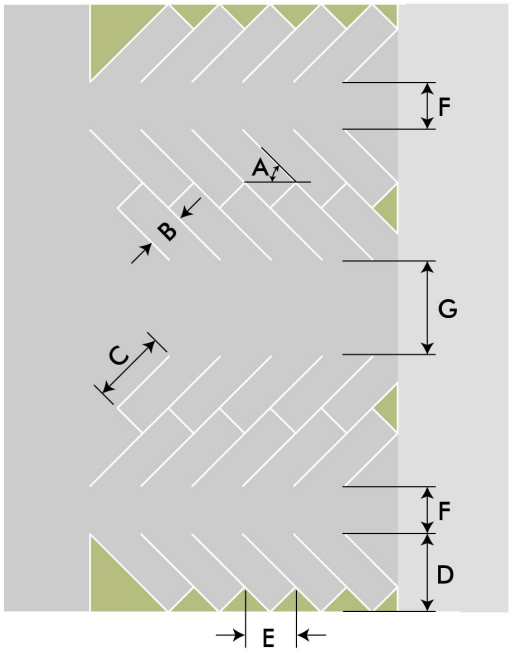

C **Sidewalks.** In meeting the standards of Sections 7.02.B and 7.04. B, a sidewalk connection shall be provided from the perimeter of the parking lot to the building entrance or building frontage. For parking areas over 150 spaces, a sidewalk connection shall be provided through the parking area and to the building frontage at least every 400 linear feet. Sidewalks meeting this standard may be located internal to the parking lot if separated from the surface parking, in any perimeter landscape area, or along any through access drive.

D. **Parking Dimensions.** Parking areas shall be designed to meet the dimension specifications in Table 7-7: Parking Dimensions.

**Table 7-7: Parking Dimensions**

| *Parking Angle Width (A)* | *Width (B)* | *Length (C)* | *Depth to Curb (D)* | *Curb Width (E)* | *Aisle Width – One-way (F)* | *Aisle Width – Two-way (G)* | *Bumper Overhang** |
|---|---|---|---|---|---|---|---|
| *0°* | *7.0'* | *22'* | *7.0'* | *22'* | *12'* | *20'* | *n/a* |
| *30°* | *8.5'* | *20'* | *18'* | *17'* | *15'* | *20'* | *1.5'* |
| *45°* | *8.5'* | *20'* | *20'* | *12'* | *15'* | *20'* | *1.5'* |
| *60°* | *9.0'* | *19'* | *21'* | *10.5'* | *18'* | *24'* | *2.0'* |
| *90°* | *9.0'* | *18'* | *18'* | *9.0'* | *20'* | *24'* | *2.0'* |

* Amount of Depth to Curb dimension that may overhang landscape area or sidewalk other wheel stop block. If overhanging sidewalk, this amount shall be added to the required minimum sidewalk width.




A: Parking Angle

B: Width

C: Length

D: Depth to Curb

E: Curb Width

F: Aisle Width -- One-way

G: Aisle Width -- Two-way

***Figure 7-3 Parking Dimensions***
*Dimensions standards of Table 7-7, applied to typical parking layouts.*

E. **General Design Standards.**

1. All required parking shall be on-site except as specifically provided in this article for credits or shared parking sections. Additionally, the Director may allow for a portion of required parking off site through a site plan review subject to the following specific considerations:
   a. It is within 600 feet of the subject site for non-residential and 200 feet for residential;
   b. It is in the same or comparable zoning district;
   c. The presence of the off-site lot does not negatively impact potential development on that lot or in the vicinity;
   d. There are no pedestrian barriers or other access constraints;
   e. Any parking area developed or improved specifically to provide off-site parking in association with the application shall meet the design standards of this article; and
   f. An agreement demonstrating rights and control of the off-site property is provided.
2. No parking space shall be located where it backs into a street or parking drive aisle unless designed as part of on-street parking on public streets or through access drives according to the standards in 3.01.
3. All parking areas shall be used solely for parking of vehicles in operating condition for patrons, occupants or employees of the use, unless specifically authorized otherwise by provisions in this code.
4. All parking and access areas shall be designed to adequately address drainage and runoff, including curb, gutters and inlets, or any other drainage strategy approved by the Public Works Director to support best management practices to minimize runoff and encourage infiltration of storm water.
5. All off-street parking areas and driveways shall be graded and paved with an all-weather material meeting Public Works Standards and Specifications.
6. All off-street parking spaces, except parking for residential buildings under 8 units, shall be outlined by white or yellow stripes at least 4 inches wide painted on the surface. All

non-parking spaces, such as loading zones, emergency and drive-through lanes, or spaces in front of doorways and entrances shall be clearly differentiated from parking.

7. The Director may approve exceptions to the design standards in this Section to facilitate infill development or where site constraints hinder the ability to meet the dimensional standards. Any exception shall be based on documentation that the proposed dimensions and arrangements will not require unsafe or impractical maneuvering, and may be conditioned on additional requirements to equally or better meet the intent of this article.

## 7.05 Loading Areas

A. **Loading Requirements.** In mixed-use, commercial, or industrial districts, off-street loading shall be required as indicated in Table 7-8, Loading Areas.

1. The number and size of spaces may be revised based on the operating characteristics of the particular use and determined through site plan review.
2. Loading areas shall be located on a remote portion of the building and site or internal to the block and buffered by other buildings wherever possible.
3. Loading areas and activities shall not interfere with the use of walkways, drive aisles, stacking areas, internal access streets or public streets.
4. Loading shall be screened from public streets or adjacent residential areas in a manner that best limits visibility and mitigates noise, according to the buffer types and design standards in Section 8.03.

**Table 7-8: Loading Areas**

| *Gross Floor Area* | *Required Loading Area and Size* |
|---|---|
| *Under 3,000 s.f* | N/A, or may be shared per 7.05.B |
| *3,000 – 10,000 s.f* | 1 space; 10' x 25' |
| *10,001 – 25,000 s.f* | 2 spaces; 10' x 25' |
| *25.001 – 40,000 s.f.* | 2 spaces; at least one of which is increased to 10' x 50' |
| *40,001 or more s.f.* | 3 spaces, Plus 1 for every 50,000 s.f. over 100,000; at least every third space shall be increased to10' x 50' |

B. **Mixed Use Buildings or Districts.** In any area, project or zoning district designed to promote pedestrian activity, or for buildings and sites where more compact building and site design is required, alternate loading standards shall be permitted by the Director. Alternate loading standards may include sharing of loading spaces among multiple smaller tenants, using side streets, on-street parking, or alleys – particularly where there is sufficient spaces during off hours for loading or deliveries per Table 7-8, or other similar strategies that avoid designing sites for large vehicle access.

## 7.06 Alternate Access & Parking Plan

A. **Site Plan.** The Director may approve an alternative access and parking plan that varies from the parking or design standards required by this article, including all credits and exceptions, by an

additional 15% or less. The application shall be in association with a Site Plan process in Section 2.06, and the Director shall consider the following:

a. Consideration of the proposed use as well as potential future uses.
b. Evidence of precedents of similar uses in similar contexts or other industry standard indicates a lesser number will be sufficient due to the need due to the nature of the use, the likelihood that patrons or tenants have reduced car ownership or drive less, and the availability and practicality of walking, bicycling or transit access.
c. The character of the surrounding area and adjacent land uses, and the availability and overall demand on alternative parking within 600 feet, including on-street parking.
d. The reduction will equally or better meet the intent of this article.

B. **Conditional Use Permit.** The Planning Commission may approve an alternative access and parking plans beyond what may be approved by the Director through the Site Plan review. The application shall be processed as a Conditional Use Permit according to Section 2.07, be based on the same criteria in sub-section A., and be supported by a specific study or industry standard.

C. **Deferral of Required Spaces.** In either of the above cases, a portion of the required parking may be deferred through the site plan review if the initial occupancy of the premises will be adequately served by the lesser number of spaces and an approved final plan clearly indicates the location, pattern and circulation of deferred parking. The deferred parking area shall be brought to finished grade, be landscaped, and shall not be used for building, storage, loading or other purposes. The approval of the site plan shall specify a time, criteria or occurrences where the Director may require construction of necessary parking.

# Article 8. Landscape & Site Design Standards



## 8.01 Intent & Applicability

A. **Intent.** The intent of the landscape and site design standards is to:

1. Improve the image of the City and build value with a well-designed public realm coordinating streetscapes, open spaces, and lot frontages.
2. Strengthen the character and quality of development and emphasize distinct areas throughout the City with natural landscape materials.
3. Preserve the value of properties as new investment occurs.
4. Coordinate landscape and design amenities across multiple sites with special attention to the consistent relationship between open areas of lots and streetscapes.
5. Encourage site design that allows spaces to serve multiple aesthetic, screening, environmental, recreational or social functions.
6. Provide comfort, spatial definition and visual interest to active spaces including walkways, civic spaces, parks, trails or other similar outdoor gathering places.
7. Enhance the environmental and ecological function of un-built portions of sites, and protect and integrate established natural amenities rather than plant or design new ones.
8. Screen and mitigate the visual, noise or other impacts of high-intensity areas of sites and buildings, or where the scale and pattern of development changes.
9. Conserve water and shift to water–conscious landscape design that is regionally appropriate and specific to the arid Front Range climate.
10. Support the provisions of the City's water dedication policy and water management strategies.

B **Applicability.** The standards of this Section shall apply to all new development except:

1. Improvements or repairs to detached houses and duplexes that are not subject to a Site Improvement / Residential Design Review as provided in Section 2.05, and which are not part of a larger residential neighborhood or subdivision plan; and
2. Improvements or repairs to existing development that do not result in an increase in building footprint or impervious surfaces by more than 10% or changes in use that do not result in an increase in intensity.

In cases where improvements or repairs increase the building footprint or impervious surface by more than 10% or changes intensity of use, the intent is to bring the site into full compliance with these standards, except that the Director may prorate the requirements to the extent of new development on the site where full compliance is not possible or practical.

## 8.02 Landscape Design

A. **Design Objectives.** Landscape plans shall meet the following design objectives:

1. Frame important streets and emphasize gateways with street trees, landscape massing and other vertical elements.

2. Promote storm water management and prevent erosion through infiltration, storage or conveyances that utilize natural landscape elements and site features.
3. Create focal points, gathering places and pathways that enhance the comfort, interest and movement of pedestrians.
4. Improve resource and energy efficiency with landscape arrangements that consider wind blocks, heat gain, water usage, slope and drainage patterns, and other elements inherent to the site.
5. Encourage the protection and preservation of healthy plants that can meet current and future needs of the site through development.

B. **Site Elements and Planting Requirements.** The required landscape shall be based on different elements of the site according to Table 8-1, Plant Requirements.

**Table 8-1: Plant Requirements**

| *Site Element* | *Trees* | *Shrubs* | *Ground Cover [1]* | *Exceptions* | *Substitutions* |
|---|---|---|---|---|---|
| ***Streetscape and Frontage:*** The area between the building line and the street, including any plantings required in the ROW, used to create a relationship between the site and the public realm. | 1 large tree per 40' of lot frontage. | n/a | Water-wise landscape or native seed. Native seed shall be prohibited in tree lawns and street rights-of-way. | Detached house, duplex/multi-unit house, and row house building types may have irrigated turf in frontage areas, not including the tree lawn. Irrigated turf shall not exceed 40% of the landscape area or 1,000 s.f., whichever is less, and shall be a minimum of 8' in all directions. | 1 ornamental tree per 30' of lot frontage may be substituted for large trees (constrained right-of-way or within 10 feet of overhead wires). |
| | Corner lots shall meet this requirement on street side lot lines at a rate of 50% of the Streetscape and Frontage requirement. | | | | |
| ***Foundation.*** Areas along the building frontage used to provide accents and soften larger expanses of buildings. | 1 ornamental tree per 30' of building frontage for buildings setback more than 20' from the front lot line. | 8 shrubs per 30' of building frontages. | Water-wise landscape. | Civic building types and publicly owned buildings may place foundation landscaping anywhere on the site. | Evergreen trees may be substituted for ornamental trees at a rate of 1 for 1 for up to 50% of the requirement.<br>3 ornamental grasses may be substituted for each shrub for up to 50% of the requirement. Seasonal planting beds or pots associated with the entrance may substitute for any building located closer than 8' to the front lot line. |
| | Side and rear elevations that face public right-of-way or access drives shall provide this standard on at least 25% of the building. | | | | |
| ***Parking.*** Areas on the perimeter, or interior of parking where landscape is used to soften the appearance, | 1 large tree per 40' of parking perimeter; AND<br>1 large tree per 40 parking spaces (allocated to the perimeter, medians or islands). | 8 shrubs per 30' of perimeter. | Water-wise landscape or native seed. Native seed shall be prohibited on the interior of a parking lot. | | Ornamental trees may be substituted for large trees at a rate of 2 for 1 for up to 50% of the requirement.<br>Evergreen trees may be substituted for large trees at a |

**Table 8-1: Plant Requirements**

| *Site Element* | *Trees* | *Shrubs* | *Ground Cover [1]* | *Exceptions* | *Substitutions* |
|---|---|---|---|---|---|
| mitigate heat gain and infiltrate stormwater. | | | | | rate of 2 for 1 for up to 50% of the perimeter requirement that does not face a front lot line.<br>3 ornamental grasses may be substituted for each shrub for up to 50% of the requirement. |
| ***Buffers.*** Areas of a site that require additional landscape to mitigate potential impacts on streetscape or adjacent property. | See Section 8.03. | | Water-wise landscape or native seed. | | |
| ***Civic and Open Spaces.*** Areas of the site or area designed as part of a broader system of formal and natural open spaces. | See Section 3.02 | | | | Artificial turf may be used in lieu of irrigated turf on athletic fields or designated recreation areas approved by the Director. |
| ***Site Constraints.*** Any element where site constraints such as easements prevent the installation of trees or shrubs (subject to approval by the Director). | | | | | 12 five-gallon shrubs may be substituted for 1 large tree.<br>10 five-gallon shrubs may be substituted for 1 ornamental tree.<br>10 five-gallon shrubs may be substituted for 1 evergreen tree.<br>3 one-gallon perennials may be substituted for 1 shrub.<br>3 one-gallon ornamental grasses may be substituted for 1 shrub for up to 50% of the requirement.<br>The required landscape material may be installed in an alternative location on the site. |

**Table 8-1: Plant Requirements**

| *Site Element* | *Trees* | *Shrubs* | *Ground Cover [1]* | *Exceptions* | *Substitutions* |
|---|---|---|---|---|---|

[1] Native seed may not be appropriate in all contexts and its usage and seed mix shall require approval by the Director based on overall appearance, ability to maintain, height at maturity, and durability in the location where it is to be installed.

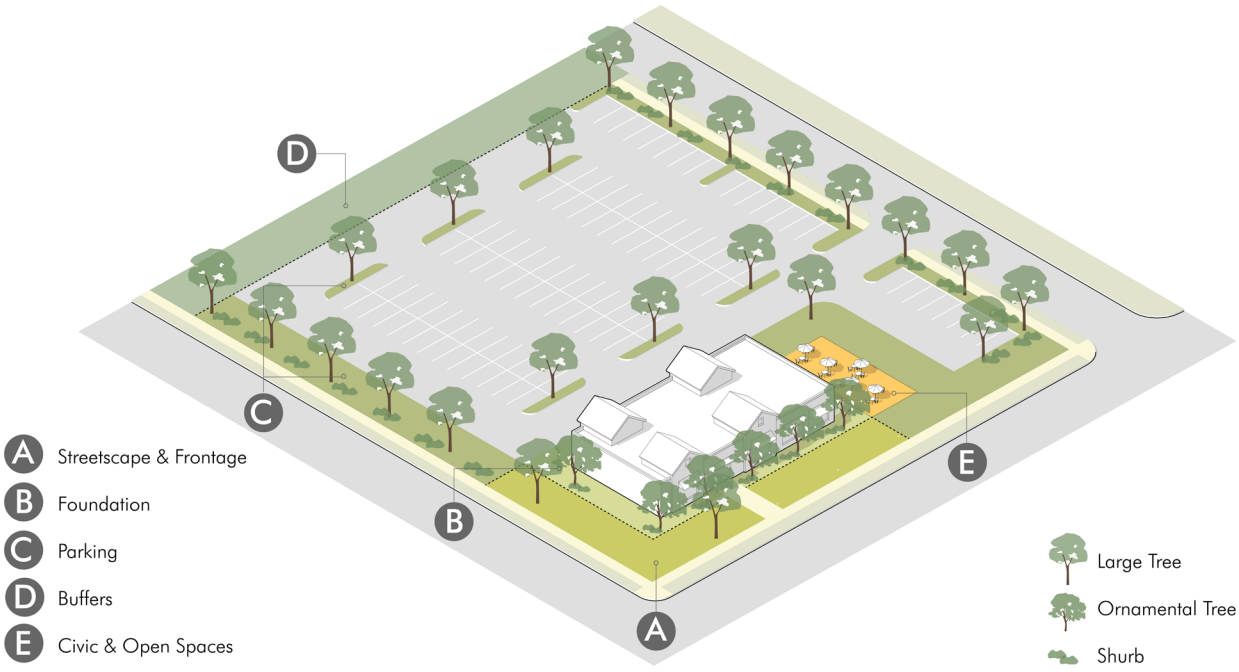



*Figure 8-1 Landscape Design*
*The Landscape requirements are allocated to different portions, and emphasize how different landscape standards and designs should be used to serve different functions on the site, including relating buildings and sites to the streetscape, adding comfort and interest to active spaces, and screening, buffering or mitigating impacts on adjacent areas.*

C. **Credits for Existing Vegetation.** Preservation of existing landscape material that is healthy and of a desirable species may count towards these requirements provided measures are taken to ensure the survival of the vegetation through construction and all other location and design standards are met.

1. Landscape plans shall provide an inventory of all existing trees or significant woody vegetation including size, health, species and any that are proposed to be removed.
2. Existing landscape credits shall only count towards the portion of the site where it is located, according to the site elements in Table 8-1. For example, an existing tree may only count towards the required planting for parking lot perimeters if it remains in the parking perimeter in the final design.
3. Credits shall be on a 1 for 1 basis provided existing trees shall be at least 3-inch caliper to count. Landscape material that is of exceptional quality due to size, maturity and health may be credited on a 2 for 1 basis.
4. Preserve any healthy tree of 6-inch caliper or larger that is more than 20 feet from the proposed building location. Non-building development activity should be organized around these trees to the greatest extent practical.
5. Trees or other existing landscape that contributes to the standard shall be identified on a landscape plan and protected by a construction fence installed for the entirety of construction around the Tree Protection Zone (TPZ). The TPZ shall be based on ANSI A300 Standards and Best Practices but be at least 15 feet from the trunk of any tree and

to the extent of the drip line in all cases. Tree wells or retaining walls may be necessary to protect existing plants.

D. **Design & Location.** The landscape required by Table 8-1 shall be arranged and designed on a particular site in a way that best achieves the intent and design objectives of this Article, considering the specific context, street frontage, property adjacencies and other elements proposed on the site. Required plantings shall be planted in the following specific locations and open spaces on the lot.

1. *Streetscape & Frontage Trees.* Streetscape and frontage trees shall be located in line with other trees along the block to create a rhythm along the streetscape and enclosure of the tree canopy. In the absence of a clearly established line along the block, trees may be planted in the following locations where applicable and in order of priority.
   a. On center between the sidewalk and curb where at least 6 feet of landscape area exists;
   b. 5 to 10 feet from the back of curb where no sidewalk exists or from the sidewalk where sidewalks are attached;
   c. Within the first 5 feet of the front lot line where any constraints on the lot or in the right-of-way would prevent other preferred locations.
   d.

2. *Foundation Trees & Shrubs.* Foundation plantings shall be located in open spaces abutting the building or in planting beds associated with the design of any hardscape along the building frontage.
   a. Ornamental and evergreen trees shall be located within 20 feet from the building.
   b. Shrubs and other plantings shall be located within 8 feet of the foundation, adjacent to internal sidewalks along the façade of a building, or along the perimeter of a patio when the patio adjoins the building.
   c.
   d. Use larger and vertical landscape elements to frame entries and anchor the corners of buildings.

3. *Parking Lot Landscape.* Parking lot landscape requirements shall be planted in perimeter buffers and landscape islands planned and designed according to Section 7.04, Parking Lot Design.

4. *Visibility at Intersections.* Screens, buffers and landscape shall be located and designed to maintain proper lines of sight at all intersections of streets, alleys, driveways, and internal access streets as provided in Section 3.01.D.2, Sight Distances.

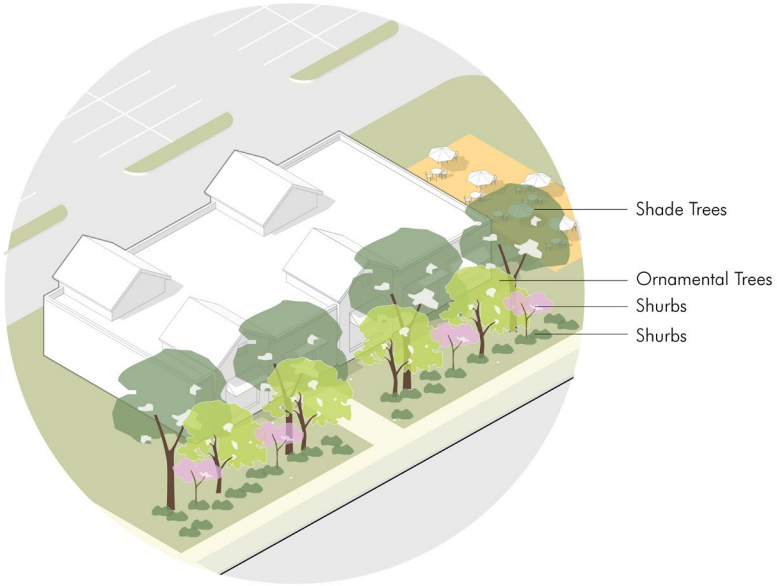
E. **Alternative Design**. For the design standards in this Section 8.02, if the full extent of the design standard cannot be met, the Director may approve an alternative design that equally or better meets the design objectives or enhances another design standard of this section.

## 8.03 Buffer & Screening Design

A. **Design Objectives.** Intense land uses or site elements shall be buffered and screened from streetscapes and adjacent property according to the following design objectives. These objectives shall be used in applying the buffer requirements in Table 8-2, Buffer Planting Requirements and Table 8-3, Buffer Types and Application.
   1. Areas of parking or circulation near streets or property lines require physical barriers or landscape transitions to soften impacts of surface parking areas and provide low-level headlight screening.

2. Commercial uses or parking and service areas abutting residential property require a screen and buffer using a combination of dense vegetation or fences and walls compatible with the buildings on the site.
3. Areas that transition to different uses or building scale require landscape areas to soften transitions.
4. Service and utility areas of buildings and sites shall be screened with architectural features, fences or landscape to limit visibility or noise from adjacent property or streetscapes.
5. Utilize berms, vertical landscape elements, dense plantings, or other grade or spatial changes to alter views, subdue sound, and change the sense of proximity high-intensity elements of a site or building in relation to adjacent property and public rights-of-way.
6. Create landscape pockets with clusters that soften long expanses of building walls, fence, surface parking, or other similar areas.
7. Address three layers of scale, including large (shade) trees (high – 30'+), evergreen or ornamental trees (mid – 6' to 30'), shrubs, annuals and perennials, and ground cover (low – under 6') in a way that most directly mitigates the potential impacts and adjacencies.

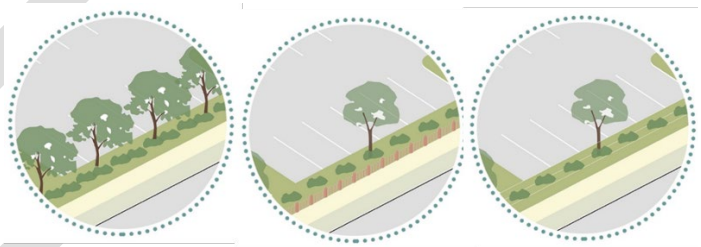
***Figure 8-2 Buffer Layers***
*Effective buffer design should be based on the specific context and the intent and degree of mitigation desired. Shade trees provide separation and mitigation at upper levels, evergreen and ornamental trees provide separation and mitigation at mid-levels, and shrubs or other smaller plants provide separation and mitigation at ground levels.*



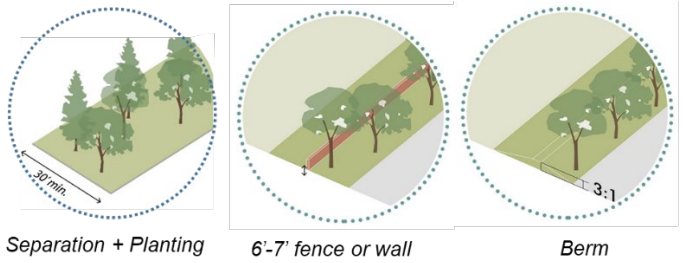
B. **Buffer Planting.** The planting requirements in Table 8-2: Buffer Planting Requirements shall be used to buffer and screen more intense uses or elements of a site according to the design objectives of this section. The buffer width may include any streetscape and frontage, setback, parking perimeter buffer or other open space requirement such that the larger requirement will control. Efficient site design can allow the area to meet multiple requirements. Where these areas overlap, the plants may meet multiple requirements, provided the design objectives are met and the greater of the requirements in Table 8-1 and 8-2 applies.

**Table 8-2: Buffer Planting Requirements**

| *Type and Applicability* | *Buffer Planting Requirement* |
|---|---|
| ***Type I –*** *A low-level screen and physical separation used for aesthetic purposes, particularly around site utility elements, walkways, or parking areas along pedestrian oriented streetscapes.* | Width: 6' min.<br>Planting: 1 large tree per 40' or 1 ornamental per 20'<br>1 shrub per 2.5 feet<br>Variation: the shrub rate may be reduced in combination with the following:<br>▪ A 2.5' to 4' decorative wall or fence as an alternative or in more constrained areas along the streetscape;<br>▪ 3' berm provides low screening and physical separation in wider areas in association with required parking landscape. |
| ***Type II*** *– A moderately planted area used to separate and soften transitions between more intense portions of sites between generally compatible land uses.* | Width: Average of 15'<br>Planting: 1 large tree per 60' or 1 ornamental per 30'<br>1 shrub per 5'<br>1 evergreen tree per 60'<br>Variation: A 6' fence or ornamental wall compatible with the materials of the building may be used with a lesser combination of plants (up to 50% less), or with a smaller space (8' min.). |
| ***Type III*** *– A densely planted area intended to mitigate noise and create a visual barrier between intense site conditions or potentially incompatible land use adjacencies, or for large scale uses along major streets.* | Width: Average of 30'<br>Planting: 1 large tree per 60'<br>1 ornamental per 60'<br>1 evergreen tree per 60'<br>1 shrub per 5'<br>Variation: A 3' – 4' berm or fence or wall that provides a visual 6' – 7' barrier may be used with a lesser combination of plants (up to 50% less), or with a smaller space (15' min.). Berms shall have a maximum slope of 3:1 and shall not be constructed within the drip line of any existing tree. |







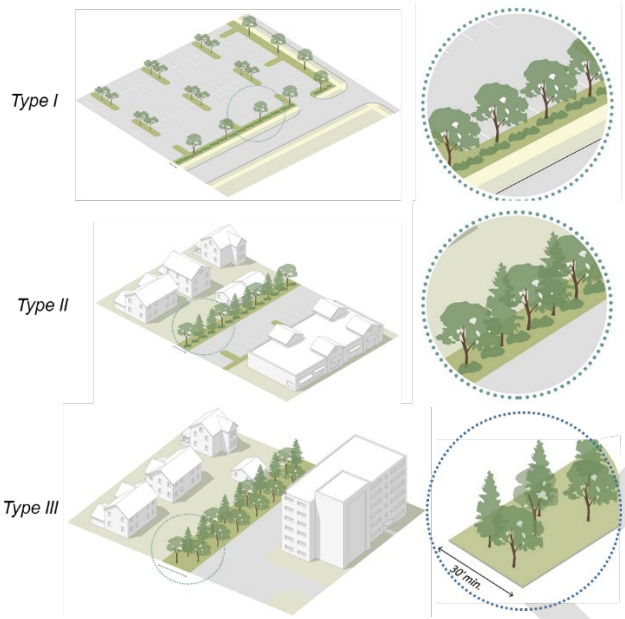



*Figure 8-3 Buffer Types & Context*
*Application of the specific buffer type should be based on context and the adjacent site or projects.*

C. **Buffer Locations.** Buffers shall be required as indicated in Table 8-3, Buffer Types & Application.

**Table 8-3: Buffer Types & Application**

| Zoning Adjacent to Development | Zoning of Proposed Development | | | | | |
|---|---|---|---|---|---|---|
| | C-3, I-1 & I-2 | DT, BP, MU-CC & MU-R/EC | C-O, C-1, C-2 & MU-NC | R-2, R-3 & MH | A/R, A/E, RE R-1, R-1-A & R-1-B | O, PL |
| A/R, A/E, RE, R-1, R-1-A & R-1-B | Type III | Type III | Type II | Type II | Type II* | |
| R-2, R-3 & MH | Type III | Type III | Type II | | | |
| C-O, C-1, C-2 & MU-NC | Type III | Type II | | | | |
| DT, BP, MU-CC & MU-R/EC | Type II | | | | | |
| C-3, I-1 & I-2 | | | | | | |
| O, PL | Type III | Type III | Type II | Type II | Type II | |
| Other | Parking areas within 50 feet of any public street or through access drive shall have a Type I buffer for lots under 50 spaces, and a Type II buffer for lots of 50 spaces or more.<br>Any lots that back to a collector or arterial street shall require a Type III buffer. (See Sections 3.01 and 3.02 for more effective and efficient ways to design blocks and lots in association with transitions in the street networks, streetscapes, and open and civic space system).<br>Any lots adjacent to a highway or expressway shall require a Type III buffer, except that the width shall be increased to 100' for residential development and 50' for mixed-use, commercial or industrial development.<br>Agriculture uses that may use occasional heavy equipment or machinery should be buffered from residential uses with a Type III buffer. In cases where residences are proposed in proximity to existing agriculture or within agriculture preservation areas, the buffer shall be incorporated into the residential project design.<br>Lots adjacent to unincorporated land or land annexed to another city shall base the buffer on the most similar Brighton zoning district to the adjacent land's current zoning as determined by the Director. | | | | | |

The Director may require an alternate buffer type or modified buffer not specified in this table based on the intensity of the proposed use (considering factors such as noise, lighting, site activity, and hazardous materials) and the potential for impacts to surrounding properties.

* Type II buffers are only required in the A/R, A/E, RE, R-1, R-1-A and R-1-B districts for permitted non-residential uses adjacent to residential lots.

D. **General Screening.** All of the following shall be screened from streets or adjacent property by placement of buildings or open space, dense evergreen vegetation, a decorative opaque fence or wall complementing the architectural details and materials of the building, or a combination of these screening strategies. Where design of the building, frontages, open space, buffers and other site requirements do not adequately screen these elements, the Director may require additional planting to achieve the design objectives of this section.

1. Electrical and mechanical equipment such as transformers, air conditioners, or communication equipment and antennas whether ground-, wall- or roof-mounted.
2. Permanent or temporary outdoor storage areas.
3. Trash and recycling containers shall be enclosed by a decorative opaque fence or wall complementing the architectural details and materials of the building. If located in a prominently visible area of the site, the trash enclosure shall be further screened using dense evergreen vegetation.
4. Utility stations or fixtures.
5. Delivery and vehicle service bays, except that bays do not need to be screened from adjacent property with the same or more intense zoning.
6. Non-residential parking lots within 30 feet of residential lots.
7. Drive-through or drive-up service lanes.

E. **Alternative Design**. For the design standards in this Section 8.03, if the full extent of the design standard cannot be met, the Director may approve an alternative design that equally or better meets the design objectives or enhances another design standard of this section.

## 8.04 Plant Specifications

A. **Design Objectives.** The plant specifications have the following design objectives:
1. Ensure the longevity and survival of landscape investments with proper species, location, installation and maintenance of plants.
2. Promote regionally appropriate strategies, including limiting risk of disease or infestation through diversity of urban forest on an area- or city-wide basis.
3. Establish minimum standards that balance immediate conditions with reasonable long-term growth and performance of landscape plans.
4. Require water efficient strategies in terms of the water needs of landscape plans, and the continued operations and maintenance of sites.

B. **Species.** All trees and shrubs shall be selected and planted according to the Brighton's Recommended Tree, Shrub and Perennial lists referenced in Appendix A, Resources, Guides and Industry Standards and on file with the City. In addition to any species on these lists, alternatives may be proposed and approved as part of the site plan provided they:
1. Are documented by a landscape architect or other credible information comparable in type and performance to any species on this list;
2. Are adaptable to the climate of the Front Range region and the specific conditions in which they are proposed; and
3. Are not invasive or otherwise problematic to the overall health of the landscape.

C. **Plant Specifications.** All landscape materials shall meet the American Standards for Nursery Stock (ASNS), published by the American Association of Nurserymen, and be selected for its

native characteristics or survival in the climate for the Front Range region, and be planted and maintained ASNS specifications. Plants shall meet the following specifications at planting:

**Table 8-4: Plant Specifications**

| *Type* | *Specification* |
|---|---|
| *Large (Shade) Tree* | 2" caliper; Mature height of at least 30' |
| *Ornamental Tree* | 2" caliper ; 8' to 10' minimum planting height for multi-stemmed; Mature height of at least 15' |
| *Evergreen Tree* | 6' to 8' minimum planting height; Mature height of at least 10'. Evergreens with mature heights of 30' or more may be classified as large trees. |
| *Shrub* | 24" or 5-gallon minimum container |
| *Perennials* | 1-gallon container |
| *Ground Cover* | Areas designed for vegetative cover shall have full coverage within 2 growing seasons |
| *Irrigated Turf/Native Seed* | Irrigated turf/native seed may be installed as sod, plugs, or seed. Bluegrass, fescue, buffalo grass, and other grasses commercially grown as sod shall be installed by sodding. Seed installation shall be by drilling or hydroseeding including a mulch and tackifier.<br><br>Native seed is established when no more than 10 percent of the native seed area consists of non-native species or weeds. In addition, no bare areas shall be larger than 12 inches by 12 inches. Native seed areas may result in a higher incidence of weeds, therefore, a plan for establishment and maintenance shall be indicated on all landscape documents and shall include a weed control and removal program, mowing schedule, and trash clean-up.<br><br>(See limits on irrigated turf areas and native seed in Table 8-1: Plant Requirements) |
| *General* | Plants used for screening and buffers shall achieve the required opacity and function in its winter seasonal conditions within 2 years following planting. |

D. **Tree Diversity.** The required trees planted shall promote diversity with the following species selection criteria.

**Table 8-5: Tree Diversity**

| *Required Trees* | *Diversity* |
|---|---|
| *1 - 29* | At least 2 genus<br>No more than 50% of any one genus |
| *30+* | At least 3 genus<br>No more than 33% of any one genus |

E. **Water-wise Landscape**. All landscape plans shall conserve water with landscape materials and design techniques using the following water-wise principles.

1. Incorporate a "zoned planting scheme" to reduce water demand by grouping plants with similar water requirements together in the same hydrozone.

2. New irrigated turf shall be limited to areas specified in Table 8-1.
3. Existing irrigated turf may be converted to a turf species that requires less water (for example, Kentucky Bluegrass converted to Buffalograss or Bermudagrass).
4. Choose plants from the Plant Specifications in Section 8.04 for trees, shrubs, and to create a living ground cover of at least 50% of the landscape area based on mature size of vegetation.
5. Native seed may not be appropriate in all contexts and its usage and seed mix shall require approval by the Director based on overall appearance, ability to maintain, height at maturity, and durability in the location where it is to be installed.
6. No more than 50% of the landscape area may be covered with non-living materials including bark mulch, wood chips, rock, stone, gravel, or cobble.
   a. The design of non-living landscape areas shall include a diversity of colors and textures to reduce the visual harshness of large expanses of one material.
   b. The use of boulders, pavers, or similar natural materials is encouraged so long as they are designed and arranged in a way that can infiltrate runoff through associated planting areas.
   c. Wood mulch and crusher fines shall be prohibited in drainage swales or areas of ponding water such as detention ponds. Rock mulch or other means of stabilization designed in accordance with the Mile High Flood District's Urban Storm Drainage Criteria Manual shall be used in areas of concentrated runoff.
7. Incorporate soil amendments and use of organic mulches that reduce water loss and limit erosion. All plant areas should receive soil amendments of at least 3 cubic yards per 1,000 square feet and soil should be loosened to provide water and air infiltration for improved root development.
8. The irrigation system shall deliver water efficiently and uniformly and shall be appropriate to the needs of the plant materials. Install efficient automatic irrigation systems that incorporate water conservation measures, including spray heads for ground cover and drip irrigation for shrubs and trees, and high-efficiency or precision nozzles. Provide regular and attentive maintenance to ensure irrigation systems are functioning properly.
9. Irrigation shall be provided to effectively establish the landscape and to maintain plant life that requires supplemental water on a regular or periodic basis, or in periods of drought.
10. Temporary irrigation may be provided for native seeds, but all shrubs, trees, and ornamental grasses shall be served by a permanent irrigation system. Temporary irrigation shall be installed above grade and shall be allowed for no more than two growing seasons. The temporary irrigation shall be removed at the conclusion of the second growing season.
11. Alternative sources of irrigation for all landscape areas are encouraged, and may include:
    a. Non-potable irrigation.
    b. Rainwater harvesting in accordance with State law may be used to augment permanent irrigation systems provided that the systems used to harvest and store the water are designed to prevent intrusion of trash, insects, and animals.

F. **Maintenance.** All landscape plans shall include installation specifications, method of maintenance including a watering system and statement of maintenance methods. All plantings shall be properly maintained. All elements of an approved landscape plan including plant materials shall be considered elements of the project in the same manner as parking, buildings or other details. Plant material which fails to grow or which exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated, and any plant in danger of dying may be ordered to be removed and replaced by the Director.

## 8.05 Fences & Walls

A. **Design Objectives.** Fences and walls provide safety and security, screening, and architectural enhancements to sites and buildings and shall meet the following design objectives:

1. Fences and walls designs shall consider the context of the area, the location on the site, and the desired functions.
2. Fences and walls with prominent publicly visible locations require higher design standards, accompaniment of landscape to soften the expanse, or a combination of both.
3. Fences and walls in walkable contexts or nearest pedestrian facilities require a lower profile, more open design, or both.
4. Fences and walls in prominent public places should complement the design of the site and the architecture of the associated building.
5. Fences and walls shall be designed and located sensitive to the massing and design relationship, and other impacts to adjacent property.

B. **General Design– All Fences & Walls.** In general, all fences and walls shall meet the following standards.

1. *Location.* All fences and walls shall be located as follows:
   a. At least 18 inches from any right-of-way, or from any easement for access associated with the edges of the right-of-way or other connections that are part of the access and circulation strategy.
   b. At least 3 feet from any sidewalk on a side street unless designed to the front fence standards.
   c. At least 6 feet from any sidewalk on a collector street or higher, or at least 10 feet if the sidewalk is attached.
   d. All fences or walls located along adjacent lot lines shall be constructed so that either:
      (1) The face of the fence is on the property line; or
      (2) The face of the fence is at least 3 feet from the property line. Any areas set back 3 feet or more from the property line, which could become enclosed by other similarly located fences or walls, shall provide at least one gate for access and maintenance equipment.

2. *Height.* The height limits shall include any retaining wall or berm that a fence is built on; however, the Director may grant exceptions to the height limits where they equally or better serve the intent and design objectives of this Article.

3. *Sports and Recreation Fences*. Fences for sports and recreation facilities, or for any other similar public facility, may be up to 10 feet generally; or up to 18 feet for tennis courts if at least 50% open above 7 feet high; and taller to serve the functional need for backstops or golf course protection.

4. *Construction Fences.* Temporary fences for construction may be up to 10 feet or as otherwise specified in construction permits.

5. *Flood Areas.* No fence shall be located in any flood areas in a way that could impede water, collect debris, or which cannot be anchored to prevent floatation, collapse or lateral movement during flood periods.

6. *Sight Distances.* All fences, walls or screening shall be located out of the sight distances in Section 3.01.D.2, Sight Distances, or otherwise limited to no more than 3 feet high in these areas.

C. **Residential Fences and Walls.** Fences and walls in residential districts shall meet the following standards:

| Table 8-6: Residential Fences & Walls | |
|---|---|
| ***Front*** | ▪ 3' high if solid<br>▪ 4' high if at least 50% open<br>▪ Any front fencing on a collector street or higher shall be installed under Home Owner's Association design standards to maintain uniform frontages on all lots. |
| ***Side and Rear*** | ▪ 6' if behind the front building line.<br>▪ Meet the front fencing standards for all areas in front of the front building line, or within 3 feet of any sidewalk.<br>▪ When a property line is adjacent to a park, open space, trail, or landscape tract, fencing along the property line shall be open 3 rail fencing no more than 4' high unless 1) the park, open space, trail, or landscape tract is at least 75' wide and the fencing is owned and maintained by a homeowner's association or special district, or 2) the fence is located a minimum of 15 feet from the sidewalk when the adjacent tract is located along a street. Welded wire mesh (either 2"x2" or 4"x4") may be attached to the interior of the fence to enclose pets. |
| ***A/E and A/R*** | ▪ Fencing associated with an agriculture use the A/E and A/R districts may be up to 6' high<br>▪ Barbed wire or electrified fencing shall only be used where necessary to protect agricultural operations and resources. |
| ***Residential Perimeter***<br><br>Any fence more than 3' high, less than 75% open, and within 50' the right of way. | ▪ Only allowed under ownership of the Home Owner Association, or City or other government entity.<br>▪ Requires low maintenance, high-quality, aesthetic design:<br>o Metal, brick or treated wood<br>o At least 3 rails<br>o Masonry posts at least every 60'; 2' x 2' with sloped column cap<br>▪ No more than 60% of perimeter; remainder of 40% breaks include intersecting streets, common or public open space, pedestrian entryways, or private lot fences meeting the front or side street fence standards.<br>▪ No more than 400' without a break (pedestrian or vehicle access or other similar opening).<br>▪ No more than 100' without offsets in plane at least 40' long<br>o 8' deep with landscape clusters; or<br>o 4' deep with fence that is at least 75% open |

D. **Commercial & Mixed Use Fences and Walls.** Fences and walls in commercial districts shall meet the following standards:

| Table 8-7: Commercial Mixed Use Fences & Walls | |
|---|---|
| ***Commercial*** | ▪ 3' high maximum on front or around any required landscape area<br>▪ 8' high maximum on any internal side or rear lot<br>▪ No more than 25% of any street frontages<br>▪ No more than 50' without an offset in the plane for any perimeter fence.<br>▪ Perimeter fence shall be low maintenance, high-quality, aesthetic design:<br>o Stone, brick, masonry, scored concrete, vinyl, or metal with dark finish.<br>o Wood shall not be used as a primary material on perimeter fences.<br>▪ No chain link allowed. |

E. **Industrial Fences and Walls.** Fences and walls in industrial districts shall meet the following standards:

| Table 8-8: Industrial Fences & Walls | |
|---|---|
| ***Industrial*** | ▪ 3' high maximum on front or around any required landscape area.<br>▪ 10' high on rear, internal side or elsewhere beyond the building setbacks. |

| Table 8-8: Industrial Fences & Walls | |
|---|---|
| | ▪ May include barbed wire only where necessary for security purposes, and if at least 6' high, no more than 4 strands, and no more than 45 degree angle from vertical.<br>▪ No height limit for any temporary noise barriers for oil and gas facilities. |

## 8.06 Outdoor Lighting

A. **Design Objectives.** Exterior lighting of sites and buildings shall meet the following design objectives:

1. Provide safety and security in publicly accessible areas.
2. Create comfort and ambiance with softer and warmer lighting in gathering spaces, social places, and pedestrian-oriented streetscapes.
3. Accent the architectural features buildings, gateways or other portions of sites visible from the streetscape or other public spaces.
4. Design the appropriate scale of light considering pedestrian-oriented or vehicle-oriented portions of sites.
5. Limit glare or other impacts that sight lighting could have on adjacent sites with the appropriate design, location and type of fixture, and based on the context of the area.
6. Reinforce the unique character of particular areas with the types and style of lighting fixtures.
7. Develop energy efficient lighting strategies in balance with other site lighting objectives.

B. **Mounting Height.** All exterior lighting shall be limited to the mounting heights specified in the following table:

| Table 8-9: Maximum Lighting Mounting Height | |
|---|---|
| *Driveways and Parking Areas* | ▪ 35' in non-residential districts.<br>▪ 24' in all other districts; or within 30' of any street; or any light within 100' of a residential use or residentially zoned property. |
| *Pedestrian Walkways, Plazas or Courtyards, and Pedestrian-oriented Streetscapes* | ▪ 16' |
| *Facade Lights* | ▪ Below the eave or cornice line, provided the light is directed downward or otherwise designed and located to limit up lighting beyond the facade. |
| *Other Site Lighting* | ▪ 12' non-residential;<br>▪ 7' residential |
| *Building Mounted Security Lights* | ▪ May be mounted at heights required to provide adequate security provided all efforts be made to mitigate off-site impacts including dimmers, timers, sensors, shields or other technology. |
| *General* | ▪ All light poles shall be setback from the property least 3', and at least 50% of the height, whichever is greater. |
| *Outdoor sports and recreation facilities* | Lights for outdoor sports and recreation facilities are not limited by this section, but shall be subject to site plan review as a part of the proposed project. Generally lights shall :<br>▪ Not exceed 80' |

| | |
|---|---|
| | ▪ Shall be setback from the property line at least 1' for every 2' of height or 1' for every 1' of height abutting residentially zoned property.<br>▪ Shall not exceed 2 foot-candles illumination at the property line.<br>▪ No lighting after 11 PM. |

C. **Shielding.** Except for ornamental lights below 2,400 lumens, all exterior fixtures shall be fully shielded and installed so that the direct illumination shall be confined to the property boundaries of the source.

**Table 8-10 Required Shielding**

| *Wattage or Mounting Height* | *Shield Type* | | |
|---|---|---|---|
| | *Full Cutoff* [a] | *Cutoff* [b] | *Semi-cutoff* [c] |
| *All lights mounted above 25'; or All lights above 5,000 lumens* | Required | -- | |
| *All lights between 2,400 and 5,000 lumens and mounted below 25'.* | Permitted | Required | |
| *All lights below 2,400 lumens and mounted between 12' and 25"* | Permitted | Permitted | Required |
| *All lights less than 2,400 lumens and mounted less than 12'* | No shielding is required; all shielding types permitted. | | |

a Full cutoff fixtures emit 0% of its light above 90 degrees and 10% above 80% from horizontal.
b Cutoff fixtures emit no more than 2.5% of its light above 90 degrees and 10% of its light above 80% from horizontal.
c Semi-cutoff fixtures emit no more than 5% of its light above 90% and 20% of its light above 80 degrees.

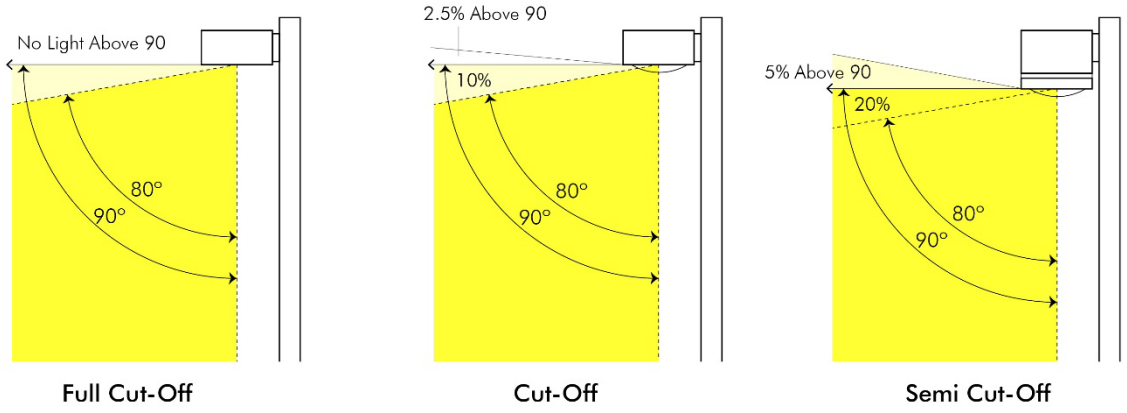



*Figure 8-4 Light Shielding*

*Table 8-10 permits different types of light fixture shielding or "cutoff" based on the brightness of the light source and mounting heights, to minimize potential light glare on streetscapes or adjacent property. Figure 8-4 presents how fixture cutoff is measured in order to best meet the design objectives of this section.*

D. **General Standards.** In addition to the mounting height and shielding standards, exterior site lighting shall meet the following general standards:

1. All lighting shall be designed and located to not provide direct light or glare onto any adjacent property or any public right-of-way, other than building mounted lighting on

street-front buildings which may be designed in a manner that impacts only public sidewalks or other pedestrian oriented places in the right-of-way. [See Section 4.06, District Performance Standards for lighting standards at the perimeter of property for non-residential districts.]

2. Exterior building, site and parking lighting for any building over 50,000 square feet, any parking area over 150 spaces, or any non-residential use abutting residential uses or zoning districts shall be equipped with dimming interfaces.
   a. All lighting for parking lots and surrounding areas shall be reduced to a level sufficient for security purposes only within one hour after closing.
   b. All other exterior site or building lighting shall be reduced to a level sufficient for security purposes only between 10 P.M. and 6 A.M.
   c. Dimming shall be at least 50% of full operational levels.
3. All facade lighting and other externally illuminating lights shall use shielded, directional fixtures, designed and located to minimize uplighting and glare. Decorative lighting, such as lanterns and wall sconces, which may be allowed as long as the fixtures, do not exceed 2,400 lumens and do not emit light directly upward.
4. The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site and building.
5. Under-canopy lighting, such as fuel stations or similar canopies, shall have flush-mount, flat lens light fixtures.
6. All exterior lighting of the site, buildings or signs shall have underground power service.
7. A lighting plan shall show the location, mounting heights, fixture types and lighting level for all lights. A photometric plan prepared by a qualified professional may be required by the Director for large-scale uses or where certain compatibility and adjacent issues exist.

New Definitions to add to Article 11:

*Artificial Turf*. Material used on athletic fields and designated recreation areas approved by the Director that is designed to mimic the appearance and functionality of well-maintained irrigated turf.

*Designated Recreation Areas*. Areas of the landscape dedicated to active play where irrigated turf or artificial turf may be used as the playing surface. This may include athletic fields, golf courses, and other similar areas where irrigated turf is commonly used as the surface for outdoor activities.

*Hardscape*. Impermeable ground surfaces such as asphalt, concrete, and modular paving.

*Irrigated Turf*. Grasses planted as a landscaping ground cover that may be mowed and maintained for use as a lawn area or play surface. Irrigated turf does not include ornamental grasses, grasses that are native to the local environment, grasses that do not generally require supplemental water, or inorganic substitutes commonly referred to as artificial turf.

*Landscape*. The permeable area of a site not covered by buildings, parking, outside storage, sidewalks and driveways. Landscape may include irrigated turf, native seed, planting beds including trees, shrubs, vines, ground covers, or flowers; natural features such as boulders, rock and wood mulch; and structural features including, but not limited to, screen walls, fences or benches.

*Non-living Landscape Materials*. Non-living landscape materials are materials include bark mulch, wood chips, rock, stone, gravel, or cobble, but shall not include artificial turf.

*Tree lawn*. The landscaped area between the back of the curb and the sidewalk.