

ARTICLE VIII

Design Standards

16-8-10. Purpose and applicability.

The purpose of this Article is to establish site development standards applicable to all development within the City requiring a development permit. All development shall comply with the standards of this Article and with the City of Salida Construction Standards and Specifications. Except as provided in Article VII the requirements and provisions of this Article shall apply to every development permit. Appropriate provisions shall also apply to subdivisions without development plans.

16-8-20. Road, driveway and sidewalk standards.

(a) Access to Roads. All lots and developments shall have direct access to a public street.

(b) Standards. All public roadways shall be paved, engineered and constructed to comply with the City of Salida Construction Standards and Specifications.

(c) City Maintenance. Upon acceptance by the City, all public roadways shall be maintained by the City.

(d) Emergency Vehicle Access. The City may require greater widths of roads when needed for movement of emergency and utility vehicles. Such streets shall be clearly identified, and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times.

(e) Driveway Standards.

(1) Access to Single-Family. Only one (1) access will be allowed to single-family residences.

(i) Exception: A single-family corner lot having frontage to local streets on two sides and alley access, may have driveway access from a detached accessory structure from the street closest to the alley provided there is a maximum 10' rear setback from the rear lot line.

(2) Driveway access must be located from the alley where alley access is available.

(3) Width of Driveways. Driveway width is measured within City right-of-way from the right-of-way line to the edge of pavement, with an allowable three-foot angled or radial taper. The width of any driveway connecting an off-street parking area with a public street or highway shall fall within the ranges as shown below, as measured within the City right-of-way:

Single-Family homes	9 feet minimum, 12 feet maximum
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Duplexes or Multi-Family Units	9 feet minimum, 12 feet maximum (one way), 24 feet maximum (two-way)
Commercial and Business	12 feet (one way), 24 feet (two-way)

(4) Driveway Spacing. No two (2) driveways connecting to a public street, alley or highway shall be within thirty (30) feet of one another measured from edge of driveway to edge of driveway within the City right-of-way.

(5) Angle of Intersection. All driveways shall intersect the access street at ninety (90) degrees.

(6) Grade. Driveways may be up to eight percent (8%) in grade.

(7) Exemption and Conformity. Driveways which are to be repaved (existing paved driveways) can be done to the previous width. Existing gravel driveways which are to be paved shall conform to these requirements.

(8) Temporary Dead-End. Where a street will eventually be extended beyond the development, but is temporarily dead-ended, an interim turnaround should be provided.

(9) Street Names. All street naming shall be subject to approval by the City.

(i) Duplicate names. No street name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County.

(ii) Street extensions. Streets that are extensions of, or obviously in alignment with, existing streets shall bear the same names as the existing streets.

(iii) Street name signs. Street name signs which comply with City specifications shall be furnished and installed at the developer's cost.

(10) Street Improvements, Widths and Grades. Streets shall have such curbs, gutters, sidewalks, culverts and lights as required by the City. These improvements shall be constructed by the developer to comply with the City of Salida Construction Standards and Specifications. Maximum and minimum street widths and grades shall comply with the design standards specified in the City of Salida Construction Standards and Specifications.

(11) Access to Adjacent Lands. When a development abuts and controls access to public lands or existing streets, access shall be provided in the manner requested by the City. When a development abuts private lands, the City may require the developer to provide access thereto when said access is in conformance with the City's streets plan or is the only reasonable and logical access to the private property.

(12) Street Lights. In new subdivisions and for development along arterial streets street lights shall be provided at a minimum of one (1) light every three hundred (300) feet of street length.

(13) Sidewalks.

(i) Local streets. A detached sidewalk of at least five (5) feet wide, with a thickness of at least four (4) inches of concrete, shall be installed along both sides of all local streets in a limited impact review or major impact review development. Sidewalks along local streets shall be separated by a distance of at least five and one-half (5½) feet from the curb or street pavement edge. Street sidewalk systems shall connect to open space walks, trails and adjacent walks in appropriate places.

(ii) Collector and arterial streets. Sidewalks shall be a minimum of six (6) feet wide along collector streets shall be separated from the curb or street pavement by a distance of at least five and one-half (5½) feet and arterial streets shall be separated by a distance of at least seven and one-half (7½) feet from the curb or street pavement edge.

(iii) Parkway. Where such separated sidewalks are required, the parkway shall be landscaped and maintained by the abutting property owners. Landscaping shall normally be limited to sodding or seeding, except that trees, shrubs or other plant materials may be used, subject to City approval of the location and species of planting materials to be installed in accordance with the Tree Board's *A Guide To Salida Trees*. Within the Hwy 50 Corridor Overlay, parkways shall be finished with stamped concrete in accordance with the color and pattern detailed in the Highway Corridor Improvement Plan or as approved by the Administrator.

(f) Design variance. A design variance from the Road and Sidewalk Standards may be granted by the Administrator or requested during the development permit process in accordance with Article III or in accordance with Article VII, considering the development's proposed traffic generation, its functional street classification and provisions for pedestrian safety and emergency vehicle access, and the design of its off-street parking and public improvements, including but not limited to water supply, sewage treatment, electricity, irrigation water, solid waste disposal and storm drainage.

16-8-30. Survey monuments.

(a) Street Intersection. Two (2) concrete survey monuments, at least thirty-six (36) inches in length and four (4) inches square, with a suitable center point, shall be set into the ground at each street intersection on the street right-of-way line.

(b) Boundary Lines. Iron pin survey monuments five-eighths (⅝) inch in diameter and twenty-four (24) inches long shall be placed in the ground at all points on a property boundary line where there is a change in direction, and at all lot corners, before a permit is issued for development.

16-8-40. Street tree standards.

Design and Standards. Trees will be located within the parkway. At a minimum, there shall be an average of at least one (1) tree planted for every fifty (50) feet on each side of the street. Species selection and placement are subject to approval by the Administrator.

16-8-50. Undergrounding of utilities.

(a) Service Lines Underground. The developer shall install service lines for local utilities underground to the maximum extent feasible, including those for telephone, electricity, natural gas and cable television. If such lines are placed in a street or alley, they shall be in place prior to surfacing.

(b) Extend Full Length of Property. Utility lines, water and sewer lines and storm drainage facilities shall extend the full length of the property.

(c) Easements. Utility easements shall be dedicated at the time of development approval as a condition of obtaining service. Utility easements shall be at least twenty (20) feet wide in public right-of way. Widths of utility easements on private property shall be determined by the utility provider.

16-8-60. Stormwater management standards.

(a) Applicability. Stormwater management standards shall apply to nonresidential and mixed-use developments, multi-family units of five (5) or more and major subdivisions.

(b) Drainage Study. A drainage study for a site which is to be developed shall be prepared and the site's drainage system shall be designed by a registered professional engineer, according to generally accepted storm drainage practices. The plan shall be reviewed and approved by the City Engineer.

(c) Runoff Control Structures. The developer shall provide storm sewers, culverts, bridges and other flood and runoff control structures, as determined necessary by the drainage study, which comply with the City of Salida Construction Standards and Specifications.

(d) Historic Runoff. The drainage system shall be designed and constructed so that only historic runoff, not including historic irrigation, shall be released from the site. Drainage flows in excess of this amount shall be retained, detained or handled in a storm sewer system. The design storm is for the twenty-five year, twenty-four-hour rainfall. All costs associated with handling runoff generated by a development shall be paid by the developer.

(e) Floodplain. Land located within an adopted one-hundred-year floodplain shall not be used for occupancy, unless the hazards from flooding are mitigated in conformance with the City's floodplain regulations.

16-8-70. Grading and erosion control.

(a) Applicability. Grading and erosion control standards shall apply to nonresidential and mixed-use developments, multi-family units of five (5) or more and major subdivisions.

(b) Grading Plan. The applicant shall submit a grading plan which illustrates the extent of the land disturbance which is to occur on the property. The grading plan shall illustrate existing site features and shall depict existing and proposed contours, using a contour interval of two (2) feet.

(c) Plan Preparation. Preparation of an effective grading plan and execution of proper grading involve certain basic steps pertaining to street layout, block grading and lot grading. The objective is to establish the street grades, floor elevations and lot grades in proper

relation to each other and to existing topography, considering property protection, appeal and use. The basic steps are as follows:

- (1) Fit to Topography. If the street layout is still subject to design or adjustment, fit it to the topography to obtain the most favorable types of block and lot grading which are compatible with other objectives.
- (2) Block and Lot Grading. Determine type of block grading for each block or portion of a block and, if possible, indicate the general lot grading for each lot by drainage arrows.
- (3) Easements. Determine any easements and other provisions needed for adequate block drainage and erosion control.
- (4) General Limitations. Determine general lot grading limitations for local conditions, such as minimum gradients for grass swales and slopes and maximum for walks and drives.
- (5) Specific Limitations. For each type of house and lot, determine the specific lot grading limitations along a typical lot grading control line from the street to the house and determine the minimum street-to-floor rise.
- (6) Street Profiles. If the street profiles are to be designed or adjusted, establish them so as to facilitate the provision of good drainage for both the lots and the streets, giving due consideration to existing topography and lot limitations.
- (7) Elevations. For each property, determine proposed elevations for key points on the lot and for the building floor, giving due consideration to street elevations, existing topography and lot grading limitations.

16-8-80. Off-street parking standards.

This Section establishes parking standards for land uses in the City. The standards are intended to lessen congestion on the streets and to ensure an adequate supply of parking spaces within a reasonable distance of uses. The standards of this Section shall apply to all development in the City requiring a development permit or change of the use of land or structures.

(a) Off-Street Parking Required. All uses shall be required to meet the standards set forth in Table 16-J, Off-Street Parking Standards by Use, except for uses in the Central Business District (C-2), which do not expand the footprint of the existing structure. New structures or additions shall meet the requirements of this section.

- (1) Multiple Uses. If two (2) or more principal uses occupy a single parcel or structure, the standard for off-street parking shall be the additive total for each principal use of the parcel or structure.
- (2) Shared Parking. When it can be shown that the peak use period for required parking for one (1) land use will not overlap with the peak use period for required parking for another land use located on the same or adjoining site, the Administrator may reduce the required number of off-street parking spaces by up to twenty-five percent (25%) of the total required. Written approval by the property owner

for use of property is required. The shared parking area may not be across a street unless the adjoining property is separated by a local or collector street. A change in land use will require evaluation by the Administrator and additional spaces may be required.

(3) Alternative Standards. Alternative off-street parking standards to those required below may be considered if the applicant demonstrates that such standards better reflect local conditions. The applicant must demonstrate provision for a sufficient number of spaces for the highest expected volume of users. Such determination may be based upon the following standards:

(i) Capacity. The designed capacity of such facilities.

(ii) Plan. An overall plan for concentrations of parking with appropriate consideration of designed landscaping and relation to surroundings.

(b) Required Fractional Spaces. When any calculation of off-street parking results in a required fractional space, such fraction shall be rounded up if five-tenths (0.5) or greater.

(c) Location of Required Spaces. Required off-street parking spaces shall be located:

(1) On Same Lot. On the same lot as the structure the spaces are intended to serve; or

(2) Within Common Parking Area. Within a parking area commonly owned by individuals who also own living or commercial units adjacent to the area which the parking spaces are intended to serve.

(d) Prohibited Uses of Required Spaces. Off-street parking spaces shall be available for the parking of operable automobiles of the residents, customers and employees of the use for which they are required. Prohibited uses of required spaces shall be as follows:

(1) Storage. The storage of inoperable vehicles or materials.

(2) Delivery Vehicles. The parking of delivery vehicles for the business.

(3) Vehicles for Sale. The display of vehicles for sale in commercial or industrial parking areas, except for the casual display of vehicles by owners who are employees or customers using the premises.

(4) Repair Work. Repair work that renders a vehicle inoperable for periods of more than twenty-four (24) hours in a parking area required for a commercial use.

(5) Snow Storage. Parking lot snow storage shall not be provided by using required spaces.

**TABLE 16-J
Off-Street Parking Standards by Use**

Use	Parking Standard
Residential Uses- 1 space per unit unless specified below	
Single-family, Duplex, ADU	1 space per unit
Multi-family dwelling unit	1 space per first unit, plus 1.5 spaces per additional unit
Rooming or boarding house	1 space per bed
Mobile Home and Recreational Vehicle Parks	1 space per unit plus an additional .25 spaces per unit
Residential Business Uses	
Bed and breakfast inn	½ space per guest room, plus 1 space for owner/manager's unit
Day care, small and large	1 off-street parking space per nonresident employee, plus those spaces required for the dwelling unit. Large day care centers shall provide 1 designated off-street loading/unloading space per 4 children/adult
Home Business or Home occupation	1 additional space
Public and Institutional Uses- 1 space per 500 s.f unless specified below	
Church, parish home and religious education building	1 space per every 6 seats in the main sanctuary, plus 1 space for the parish home
Clubs, recreation buildings and areas operated by and for their members	1 space per every 4 persons allowed within the maximum rated occupancy established by local fire, building or health codes
Community buildings; government administrative facilities, services and buildings	1 space per 400 s.f.
Group home	1 space per employee, plus 1 visitor space per 4 beds
Nursing home	1 space per employee, plus 1 visitor space per 3 beds
Schools	1 space per employee, plus 1 per 4 enrolled students
Hospital	1 space per 2 beds and 1 space per employee
Recreation facilities	1 space per 1,000 s.f
Commercial Uses, Personal Service, and Office Uses- 1 space per 300 sf unless specified below	
Commercial lodging	1 space per guest room (in a suite, each bedroom shall constitute a separate guest room), plus 1 space per 150 s.f. of group assembly area (such as conference/meeting rooms), plus 1 space per 500 s.f. of accessory commercial space, plus 1 space for the manager/front desk person
Eating and drinking establishment	1 space per 200 s.f.; if a drive-in facility is offered, a minimum of 3 queuing spaces shall also be provided at each station
Outdoor amusement establishment	1 space per 500 s.f of outdoor area use for amusement proposes
Medical marijuana centers	1 space per 250 s.f
Professional office - general	1 space per 400 s.f.
Campground	1 space per camp site, plus 2 spaces for office
Retail sales establishment	1 space per 250 s.f.

General Services- 1 space per 500 s.f unless specified below	
Automobile service and repair	2 spaces per service bay (service bay is not a parking space), plus 1 space per employee
Gasoline service stations	1 space per 300 s.f., spaces for gas pumps do not count towards this requirement
Mobile home and recreational vehicle sales and service	1 space per employee plus 1 space per 500 s.f.
Industrial Uses- 1 space per 750 s.f unless specified below	
Light industrial - general	1 space per 500 s.f.
Warehouse	1 space per 1,000 s.f. or 1 space per employee, whichever is greater, plus 1 space for each company vehicle stored on the premises
General industrial	1 space per employee of the business plus 1 space per company vehicle, or as established by the Planning Commission if a conditional use review is required
Notes:	
Where the use is identified as "general," it means all those uses in the commercial/industrial use schedule for that category which are not specifically listed in this parking table.	
Existing structures in the CBD are not required to meet off-street parking requirements. New structures and additions shall meet off-street parking requirements.	
Floor area shall be measured as gross floor area within a building, exclusive of mechanical rooms, closets or storage areas and kitchen spaces, unless specifically stated otherwise.	
Where parking requirement is on a per-employee basis, employment shall reflect the maximum number on any single shift.	
For uses not listed, parking requirements shall be determined by the Administrator based upon the parking requirements of a land use in this Table that is most similar to the use not identified in this Table, or using other professional sources.	

(e) Design standards for parking areas.

(1) **Parking Surface.** Off-street parking areas, aisles and access drives shall be paved and striped, except for parking areas and access drives for single-family and duplex dwelling units or when the parking requirement is for five (5) or less spaces, which may be gravel and need not be paved. Unpaved parking shall provide some form of curb stop to identify each parking space. Paved parking areas shall be paved with concrete, paving blocks, asphalt, pavers, or other durable all-weather surface. The surface shall be graded and drained to permit drainage of surface water without damage to public or private land or improvements.

(2) **Dimensions.** The minimum dimensions for parking spaces, rows and aisles are:

(i) 30 degree to 90 degree – The minimum size for their type of parking shall accommodate an 18.5’ by 9’ rectangle within the stall.

(ii) Parallel spaces – Shall be 22’ as measured along the street and 8’ wide.

(iii) Isle widths shall be a minimum of 10’ wide for each direction of traffic.

(3) Existing nonconforming off-street parking shall be allowed to continue and be credited towards required off-street parking when the spaces are located within the subject property and the existing spaces meet the minimum standards of City of Salida Construction Standards and Specifications. Modification of the existing parking shall require compliance with the current Parking Design Standards.

(4) Backing on to Roads Prohibited. All parking areas shall be designed so that vehicles exiting from a parking space shall not back on to the right-of-way of public streets, but may back on to the right-of-way of alleys adjacent to the property. Vehicles exiting from a parking space for a single-family or duplex dwelling unit may back onto a residential street.

(5) Tandem Parking. Tandem parking (one [1] vehicle parking directly behind another) shall not be permitted and shall not be credited toward meeting any off-street parking requirement for this Article, except for single-family or duplex residential uses; provided that the tandem spaces are assigned to the same dwelling unit.

(6) Unobstructed Access. Each required parking space shall have unobstructed access from a road or alley, or from an aisle or drive connecting with a road or alley, except for approved residential tandem parking.

(7) Compact Car Spaces. In parking areas containing more than ten (10) spaces, up to twenty percent (20%) of the spaces over and above the first ten (10) may be designed for compact cars; provided that any such spaces are designated for exclusive use by compact cars with painted identification. The standard colors shall be white on green.

(8) Parking for Handicapped. Any use requiring handicapped access, as defined in the adopted building code, shall provide spaces for use only by physically handicapped persons as outlined in the adopted building code.

(i) Size. Shall be a minimum 8' wide by 18.5' long, with a 5' accessibility lane or 8' accessibility lane for vans. Handicap stalls placed on an angle shall accommodate an 8' wide by 18.5' long rectangle within the stall and accessibility lane as measured perpendicular to the stall.

(ii) Signage. All spaces designated as being for the handicapped shall have painted identification. The standard colors shall be white on blue.

(9) Parking Area Landscaping and Illumination. Landscaping and illumination for parking areas shall comply with the standards of 16-8-90 below.

(10) Drainage. Development Standards for drainage retention are outlined in Section 16-8-60 of this Chapter.

16-8-90. Landscaping standards.

The purpose of this Section is to provide standards for landscaping of all development within the City so as to maintain the character of residential neighborhoods, commercial centers and industrial areas. This is accomplished by requiring minimum planting, buffering and screening around and within residential and nonresidential development and their associated parking areas, and by requiring long-term maintenance of landscaped areas.

(a) Applicability. The standards of this Section shall apply to all development within the City, except as follows:

(1) Central Business District (C-2). Development in the Central Business District (C-2) zone district shall be exempt from the landscaping standards of this Article if the primary structure on the lot has a zero-foot setback from the property line. If a property does not utilize the zero-foot setback allowance, the minimum landscape area shall be ten percent (10%) and shall be located in both the front and side yard, where applicable.

(2) Single-Family or Duplex Dwelling. The construction, reconstruction, modification, conversion, structural alteration, relocation or enlargement of a single-family or duplex dwelling shall only be required to meet the landscape standards of Table 16-F and provide the minimum number of trees as required in Table 16-K.

(3) Alteration or Repair. An alteration or repair which does not change the existing use of the property or does not expand the use of the property shall be exempt from the landscaping standards of this Article.

(b) Landscape plan. A landscape plan shall be submitted for review as part of an application for any development within the City, except that development specifically exempted in Section 16-8-90(a) (1), (2), and (3) above. The landscape plan shall contain the following materials:

(1) Drawing. A drawing identifying all existing deciduous trees and coniferous trees of four (4) inches in caliper or greater and illustrating the location, size and type of all proposed landscaping. The drawing shall identify all existing vegetation which is to be preserved and demonstrate how irrigation is to be provided. The drawing shall be to scale and shall contain a legend.

(2) Calculations. A written summary of all calculations used to determine the landscaping required for the site.

(3) Cost Estimate. An estimate of the cost of supplying and installing the materials depicted in the landscape plan.

(4) Erosion Control. A description of how erosion will be controlled on-site, during construction and following completion of development.

(5) Maintenance Program. A description of the proposed program to maintain the landscaping after it has been installed.

(c) Landscaping standards applicable to all development:

(1) Plants Compatible With Local Conditions. All plants depicted on the landscape plan shall be of a variety which is compatible with local climate and the soils, drainage and water conditions of the site.

(2) Save Existing Vegetation. The landscape plan shall be designed to save all existing healthy trees and shrubs whenever possible. Existing trees and shrubs which are preserved shall count toward the landscaping standards of this Article.

(3) Living Cover. A minimum of sixty percent (60%) of the required landscape area shall be live ground cover. Expected mature shrub coverage will count towards this requirement; a tree's canopy shall not.

(4) Obstructions Prohibited.

(i) Fire hydrants and utilities. Landscaping shall be located so as not to obstruct fire hydrants or utility boxes and so it will not grow into any overhead utility lines.

(ii) Curb cuts and intersections. No plant material greater than two (2) feet in height shall be located within the *clear sight triangle* as defined by this Chapter, or so as to otherwise cause visibility obstructions or blind corners at intersections.

(5) Minimum Size. Trees and shrubs depicted on the landscape plan shall be of the following minimum size at the time of their planting:

(i) Deciduous trees. Deciduous trees shall be a minimum of one and one-half (1½) inches in caliper, measured six (6) inches above the ground.

(ii) Coniferous trees. Coniferous trees shall be a minimum of six (6) feet in height.

(iii) Shrubs. Shrubs shall be a minimum two-gallon container.

(6) Minimum Number. The following minimum number of trees shall be provided per required landscaped area in various zone districts:

Table 16-K	
<i>Zone District</i>	<i>Number of Trees Per Required Landscape Area</i>
Single-Family Residential (R-1)	1 per 800 s.f.
Medium Density Residential (R-2)	1 per 800 s.f.
High Density Residential (R-3)	1 per 800 s.f.
Manufactured Housing Residential (R-4)	1 per 800 s.f.
Residential Mixed Use (RMU)	1 per 500 s.f.
Commercial (C-1)	1 per 300 s.f.
Commercial (C-2)	1 per 600 s.f.
Industrial (I)	1 per 1,000 s.f.

(7) Parking and Storage Prohibited. The required landscape area shall not be used for parking or open storage.

(8) Trash Receptacles. Screening shall be provided for all trash receptacles of two (2) cubic yards in volume or greater, and shall consist of landscaping or a structural visual barrier, such as a fence, to block the view of the trash receptacle and to keep trash contained. One (1) side of the screening shall be designed for easy access for

trash removal. Any landscaping so provided shall count toward the landscaping standards of this Article.

(d) Landscaping Standards Applicable to Parking Areas.

(1) Buffer Strip. A landscaped buffer strip composed of trees, shrubs, berms, hedges and/or planters shall be provided between the parking area and any adjoining public street right-of-way. This strip shall be of sufficient width to contain plant materials and be credited toward the landscaping required for the zone district.

(2) Outdoor Sales Lots. Sales lots for mobile home, recreational vehicle, heavy equipment and automobiles shall be landscaped along all lot lines. This landscaping shall be credited toward the landscaping required for the zone district.

(3) Interior Landscaping. Any parking area containing more than thirty (30) parking spaces or four thousand five hundred (4,500) square feet of area shall provide six (6) plants, which may be trees or shrubs, for each fifteen (15) parking spaces. A minimum of one (1) of the six (6) plants shall be a tree, which shall be located around the perimeter of the lot and in landscaped islands within the lot. These planted areas shall count toward the minimum landscape area standard of the underlying zone district.

(i) Curbs for area definition. The landscaped islands shall have curbs which may be used to define parking lot entrances, the ends of parking aisles and the location and pattern of primary internal access ways or any combination thereof.

(ii) Dispersed. The landscaped islands shall be dispersed throughout the parking area and in the parking area in such a way as to provide visual relief, particularly of parking aisles, by using flowering ornamental plantings, and to provide physical relief by using seasonal shade trees.

(iii) Area. The area contained within the landscape islands shall be a minimum of seven (7) square feet for each required parking space.

(e) Installation and maintenance requirements.

(1) Security. Prior to the issuance of a development permit, the Administrator may require the applicant to submit to the City a surety or cash bond, letter of credit or other collateral found to be suitable by the City Attorney to guarantee the installation of the required landscaping. The security shall be in an amount equal to one hundred twenty-five percent (125%) of the cost of supplying and installing the materials depicted in the approved landscape plan, based on estimates provided by the applicant and approved by the City.

(2) Certification and Release. Following installation of the required landscaping, the applicant shall certify that the landscaping has been installed in conformance with the approved plan. One hundred percent (100%) of the performance guarantee shall be released within seven (7) calendar days following receipt of the certification and inspection by the City. The remaining twenty-five percent (25%) of the performance guarantee shall be released after two (2) growing seasons after required landscaping is installed and successfully maintained.

(3) City Use of Security. In the event the landscaping is not installed, or is installed in a manner which does not conform with the approved plan, the City may draw upon the security to bring the landscaping into conformance with the approved plan or, if development was initiated but never carried through to completion, to return the site to its predevelopment condition.

(4) Required Time for Completion – Date of Occupancy. Landscaping required for all uses shall be installed within six (6) months of its initial date of occupancy, excluding the months of October through April.

(5) Irrigation for Live Cover. That portion of the landscaped area which is live cover shall be provided with an adequate means of irrigation for the type of plants installed.

(6) Maintenance. All vegetation shall be healthy at the time of its installation and shall remain alive, or shall be replaced.

(i) Landowner responsible. Maintenance of landscaped areas shall be the responsibility of the landowner.

(ii) Replacement. Landscaping which does not survive shall be replaced within three (3) months, or during the next planting season. The replacement vegetation shall be similar in size and type to the vegetation which did not survive, so the integrity of the approved landscape plan is preserved.

16-8-100. Illumination standards.

This Section establishes standards for controlling light and glare. Outdoor illumination levels should provide for safety, security and energy efficiency. Illumination standards should prevent excessive lighting which would create a glare, detract from the use or enjoyment of adjoining property or cause traffic hazards to motorists. Neighbors, motorists and the night sky should be protected from nuisance glare and stray light from poorly aimed, placed, applied, maintained or shielded light sources. The following standards shall apply to all exterior lighting on private property within the City:

(1) Required Lighting. With the exception of subdivision lighting, lighting is not required. Unless otherwise approved through a planned development, this regulation shall apply to all lighting for subdivisions, land uses, developments, buildings and new or replaced fixtures. In addition, any site modification that requires a reuse application will necessitate compliance for all existing and proposed lighting on the site.

(2) Fully Shielded. Lighting fixtures must be constructed in such a manner that all light emitted by the fixture, either directly from the lamp or diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal.

(3) After Hours. Except for residential lights, subdivision lighting and security lighting, all lighting shall be turned off between 11:00 p.m. and 6:00 a.m. Exceptions shall be granted to those businesses which operate during these hours; such lighting may remain illuminated only while the establishment is actually open for business.

(4) Maximum foot-candles. All outdoor lighting shall be designed and located such that the maximum illumination measured in foot-candles at the property line shall not exceed 0.3 onto adjacent residential properties and 1.0 onto commercial properties and public rights-of-way.

(5) Facade Lighting. Floodlights, spotlights or any other similar lighting shall not be used to illuminate buildings or other site features with the exception of directional fixtures used to illuminate flagpoles (State, United States).

(6) Light Poles. Light poles shall be set back from adjacent property zoned for or used for residential purposes a distance equal to the height of the pole. The maximum height of any light pole (excluding road lights and traffic safety lights) shall be twenty-five (25) feet; however, poles of a lower height which are more compatible in scale with pedestrians are encouraged.

(7) Canopy Lighting. Lighting fixtures mounted under canopies used for vehicular shelter shall be aimed downward and installed such that the bottom of the light fixture or its lens, whichever is lower, is recessed or mounted flush with the bottom surface of the canopy. All light emitted by an under-canopy fixture shall be substantially confined to the ground surface directly beneath the perimeter of the canopy.

(8) Parking Lot Lighting. Parking lot lighting shall not exceed light levels necessary for safety and locating vehicles at night. The lighting plan shall be designed so that the parking lot is lit from the outside perimeter inward, and/or incorporate design features with the intent of reducing off-site light pollution. The average illumination on the surface of the lot shall not exceed three (3) foot-candles. Applications that include freestanding parking lot fixtures shall submit for approval a preliminary lighting plan which includes the following:

(i) Site plan with location of all light fixtures and a numerical grid of lighting levels (in foot-candles) that the fixtures will produce on the ground (photometric report).

(ii) Calculation of average foot-candles in the subject area.

(iii) Area of illumination.

(iv) Lamp type and wattage.

(v) Mounting height of all fixtures.

(9) Exemptions.

(i) Holiday Lighting. Seasonal lighting for holidays, which may use bare, low-watt bulbs (equivalent of a 10-watt incandescent bulb or less).

(ii) Sports and Athletic Field Lighting. Lighting for sports and athletic fields may need to exceed illumination standards for general recreational needs in order to meet higher standards required for play. The Administrator may approve relaxations of these lighting standards, provided that the following minimum standards are met:

a. Fixture height shall be that necessary to provide adequate light while minimizing the number of poles in excess of fifty (50) feet in height.

b. If floodlights are used, they shall not be aimed above sixty-two (62) degrees and should use internal louvers and external shields to help minimize light pollution.

c. Fixtures shall be designed and aimed so that their beams fall within the primary playing area and the immediate surroundings, so that off-site direct illumination is significantly restricted (spillover levels at the property line shall not exceed 0.3 foot-candles).

d. Lighting shall be extinguished no later than one (1) hour after the event ends.

(iii) Historic City Lamps. Historic lamps located in the Central Business (C-2) zone district.

(10) Nonconforming light fixtures

(i) Authority to Continue. Any outdoor light fixture in existence on the effective date of this Land Use Code which does not conform with any provisions of this Land Use Code shall be allowed to remain and to be maintained in good repair.

(ii) Discontinuance. In the event an outdoor light fixture is destroyed or damaged by fifty percent (50%) or more, or if the nonconforming light fixture is taken out of service for any period of time as a result of either an intentional act of the owner (other than for maintenance which shall not exceed two [2] weeks), an unintentional act of another or an act of nature, the replacement fixture shall be constructed in conformance with the provisions of this Land Use Code.

16-8-110. Fences.

(a) General Applicability. A fence, wall or any similar type of screen, including hedges, may be erected on any lot including within a setback, subject to the following standards.

(b) Standards.

(1) Fence Height. Fences or walls shall be no more than four (4) feet high between the face of a building or structure and the front property line. Fences shall not exceed six (6) feet along the side and rear yard. Fences shall not exceed the aforementioned heights when measured from the existing natural grade at the base to the highest point of fence or wall. No fence or wall may be artificially elevated by means of a berm or other method for purposes of height calculation. A written request may be made to the Administrator for a fence of greater height for a demonstrated unique security purpose. If granted, the fence shall require a building permit and be subject to the adopted building code.

(2) Location. Fences may be allowed on the property line. Fences along alleys, when on the property line, shall contain an offset section or some provision for trash containers to be located on the property so as to be convenient

for trash collection. It is the responsibility of the property owner to locate all property lines. No fence may extend beyond or across a property line.

(3) Obstruction of Visibility. When fences are on a corner lot, the height and material used along the streets shall be such that it will not impair visibility of intersecting traffic and/or pedestrians. Any fence located within the clear sight triangle shall have opacity of not more than fifty percent (50%) and shall not be higher than four (4) feet.

16-8-120. Large scale commercial design guidelines.

(a) Purpose. The purpose of these standards and guidelines is to augment existing criteria with more specific interpretations that apply to the design of large retail stores and commercial centers. The architectural design of large retail and commercial buildings must consider and accommodate the overall desire of the City to create and enhance community image. The City's identity and livability will be strengthened through thoughtful design and development. The identification and application of architectural design requirements will assist the City in achieving a strong community image. It is further the intent to provide for the reuse of large retail stores. The following standards and guidelines are intended to be used as design aid by developers proposing large commercial developments.

(b) Applicability. These standards and guidelines apply to all projects for retail or commercial establishments of twenty thousand (20,000) square feet or greater as a use by right or any retail or commercial center in which the overall square footage of the entire development equals or exceeds twenty thousand (20,000) square feet. This standard does not apply to industrial structures in industrial zones.

(c) Facades and Exterior Walls. Facades should be articulated to reduce the massive scale and the uniform, impersonal appearances of large retail buildings and provide visual interest that will be consistent with the community's identity, character and scale. The intent is to encourage a more human scale that the City's residents will be able to identify with their community.

(1) Articulation. Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall projections or recesses having a depth of at least three percent (3%) of the length of the facade and extending at least twenty percent (20%) of the length of the facade. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet.

(2) "360 Degree" Architecture. All sides of all buildings are to be treated with the same architectural style, use of materials and details as the front elevation of the building. Rear and side articulation, unless on a corner lot, may be reduced by fifty percent (50%). Six-foot tall fences constructed of natural materials such as wood, stone or river rock may be installed to screen the rear elevation in lieu of articulation on that elevation. Said fence must screen the entire rear yard and shall be constructed *finished side out*, which shall be defined as not having its supporting members significantly visible, and erected such that the finished elevation of the fence is exposed to the adjacent property.

(3) Cohesive Design. A single building or development or multiple buildings within a development must maintain a consistent style/architectural theme. Architectural design, building materials, colors, forms, roof style and detailing must all work together to express a harmonious and consistent design, yet shall avoid uniformity of design. This includes all "pads" within a retail development, as well as gasoline pump canopies or other accessory structures.

(4) Facade Treatments.

(i) Pattern. Building facades must include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one (1) of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.

- a. Color change.
- b. Texture change.
- c. Material module change.
- d. Expression of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal or projecting rib.
- e. Brick.
- f. Wood.
- g. Sandstone.
- h. Other native stone.
- i. Tinted, textured, concrete masonry units.

(ii) Colors. 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 prohibited. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.

(d) Outdoor Display. Big box retail developments may offer for direct sale to the public merchandise which is displayed outdoors, but the area occupied by such outdoor sales and storage, exclusive of warehouses, shall not exceed twenty-five percent (25%) of the total square footage of the retail buildings. Sales of recreational vehicles, autos, agricultural implements (i.e., tractors, cultivator, balers, etc.) and plant nurseries are excluded from limitations of outdoor display and storage. Outdoor displays may not occupy required parking spaces.

(e) Adaptability for Reuse/Compartmentalization. The building design shall include specific elements for adaptation for multi-tenant reuse. Such elements may include but are not limited to compartmentalized construction, including plumbing, electrical service, heating, ventilation and air conditioning. The building design shall also allow for:

- (1) The interior subdivision of the structure into separate tenancies.
- (2) Facades that readily adapt to multiple entrances.
- (3) Landscaping schemes that complement the multiple entrance design.
- (4) Other elements of design which facilitate the multi-tenant reuse of the building and site.

(f) Pedestrian Design. Walkways shall be designed to provide safe and functional pedestrian connections from the parking lot and adjacent properties, and must be integrated into the site design. All interior pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks or scored concrete.

Sec. 16-8-130. Eaves, architectural projections, at-grade structures and covered porches.

(a) Building eaves and architectural projections. Building eaves and architectural projections may project eighteen (18) inches into a setback, provided that they are in compliance with the City's Building Code.

(1) Architectural projection. A nonfunctional or ornamental building feature.

(b) At-grade structures. Uncovered porches, slabs, patios, decks, walks and steps which do not exceed thirty (30) inches above or below grade may project into a setback. Projections may exceed thirty (30) inches below grade if required by the Building Official for window or other building egress.

(c) Covered porches. Covered porches which are unenclosed may encroach into the front yard setback by twenty-five percent (25%).