

ORDINANCE NO. 1623-24-04-23

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING TITLE XV, LAND USAGE, CHAPTER 157, UNIFIED DEVELOPMENT CODE, ADOPTED BY ORDINANCE NO. 1015-09-09-08 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY REPEALING AND REPLACING SUBCHAPTER 4.4, CORRIDOR DISTRICTS (CL3, CL4, CL5); AMENDING SUBCHAPTERS 9, ARCHITECTURAL, SITE DESIGN, AND LAYOUT PROVISIONS, CREATING 9.10 CORRIDOR DISTRICT DESIGN STANDARDS; AMENDING SUBCHAPTER 11, LANDSCAPING AND SCREENING STANDARDS; AND AMENDING SUBCHAPTER 20, DEFINITIONS, AS SHOWN IN EXHIBIT A; TO BE KNOWN AS THE CORRIDOR DISTRICT TEXT AMENDMENTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Unified Development Code was adopted on September 8, 2009, by Ord. 1015-09-09-08;

WHEREAS, the City Council of the City of Pflugerville adopted the Aspire Pflugerville 2040 Comprehensive Plan on April 26, 2022, with guiding principles to make Pflugerville diverse and equitable, fiscally responsible, environmentally sustainable, community oriented, safe and healthy, and to provide economic opportunities;

WHEREAS, the Planning and Zoning Commission held a public hearing on March 4, 2024, and voted affirmatively in favor of the proposed Unified Development Code Text Amendments with conditions with a vote of 6-0; and

WHEREAS, the City has complied with all conditions precedent necessary to take this action, and has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

SECTION 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. The City Council finds:

That the proposed zoning text amendments attached in **Exhibits “A”** through **“D”** are in accordance with the City’s Comprehensive Plan for the purpose of promoting the health, safety, morals and general welfare of the City, and is in accordance with the following purposes: 1) lessen congestion in City streets and thoroughfares; 2) secure safety from fire, panic and other dangers; 3) promote the general health and welfare; 4) provide adequate air and light; 5) prevent undue overcrowding of land; 6) avoid undue concentration of population; and 7) facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements.

SECTION 3: The City Council amends Title XV, Land Usage, Chapter 157, Unified Development Code, by repealing and replacing Subchapter 4.4, Corridor Districts (CL3, CL4, CL5) (**Exhibit “A”**); amending Subchapter 9, Architectural, Site Design, and Layout Provisions, creating 9.10 Corridor District Design Standards (**Exhibit “B”**); amending Subchapter 11, Landscaping and Screening Standards (**Exhibit “C”**); and amending Subchapter 20, Definitions (**Exhibit “D”**).

SECTION 4. Cumulative and Repealer Clause. This Ordinance shall be cumulative of all other ordinances of the City of Pflugerville, Texas, and shall not operate to repeal or affect any other ordinances of the City except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed to the extent of such conflict.

SECTION 5. Severability Clause. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or invalid, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

SECTION 6. Effective Date. That this Ordinance will become effective on its adoption and passage by the City Council in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this 23rd day of April, 2024.

CITY OF PFLUGERVILLE,
TEXAS

by:



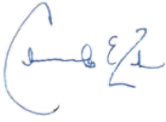
VICTOR GONZALES, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Trista Evans".

TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read "Charles E. Zech".

CHARLES E. ZECH, City Attorney
DENTON NAVARRO RODRIGUEZ BERNAL SANTEE & ZECH, PC

EXHIBIT "A"

Exhibit "A"

4.4 Corridor Districts (CL3, CL4, CL5)

The purpose of the corridor districts is to provide an adequate mix of residential, commercial, and industrial land uses that encourage a mix of employment, shopping, and service opportunities. Non-residential zoning districts include CL3, CL4 and CL5.

4.4.1 Corridor Districts Defined

~~Suburban~~ *Neighborhood* (Level 3: CL3) This district is intended to establish a form that features ~~low density neighborhood-scale suburban~~ development primarily consisting of a mix of small-scale residential uses ~~featuring single family homes~~ with limited, compatible commercial uses along major thoroughfares and within activity nodes. The scale of development is limited with substantial on-site public spaces, open spaces and, vegetation and standards for built form. Uses within the ~~Suburban-Neighborhood~~ District may be mixed with an emphasis on creating walkable neighborhoods near neighborhood centers, civic spaces and public facilities.

Urban (Level 4: CL4) This district is intended to create vibrant and walkable neighborhoods and employment centers ~~along the SH 130 and SH 45 corridors in the~~ Mixed-Use Commercial and Innovation Center areas as geographically identified on the Future Land Use Map. The scale of structures in the Urban district is greater than that found in the Neighborhood District and with density sufficient to support a range of housing types. Commercial and retail services play an increased role relative to the Neighborhood District but remain supportive of surrounding neighborhoods and employment centers.

Urban Center (Level 5: CL5) This district is intended to establish dense, dynamic and walkable centers for living, working and shopping. Urban Centers provide a retail and employment focus supplemented by dense residential development. Urban Centers should be located in the Mixed-Use Commercial and Innovation Center areas as geographically identified on the Future Land Use Map, focused at major interchanges along the state highways and toll facilities with high degrees of regional access. ~~Three Urban Centers established upon initial approval of the SH 130 and SH 45 corridor boundaries occur at major interchanges along the state highways with emphasis upon retail (SH 130 and SH 45), employment (SH 130 and Pflugger Lane) and entertainment (SH 130 and Pecan Street).~~ Buildings within the Urban Center should be multi-storied with a mix of tenant spaces on the ground floor. When single story or single tenant land uses are proposed, they should be clustered together with connected pedestrian amenities to create synergy among the buildings. All building ground floors within the Urban Center should provide a store front and an enhanced pedestrian environment which

collectively creates a ten-minute walking area to goods and services within the development area, as envisioned by the Aspire 2040 plan.

4.4.2 Corridor Districts – Land Use Table

Land uses identified in Table 4.4.2 with the following designations shall be interpreted according to the provisions herein. If there is no designation found for a particular use in a specific zoning district, that use is not allowed within that zoning district. In the event that a use is not listed or classification is otherwise required, the Administrator shall classify the use as appropriate in accordance with Subchapter 3.

- A. Permitted Uses: Uses noted with a “P” are permitted by right within the given district, provided that all other requirements applicable to the use within each section are met.
- B. Uses Permitted with Conditions: Uses noted with a “C” are permitted by right within the given district provided that specific conditions are met. Specific conditions applicable to these certain uses are provided in the corresponding “land use conditions” section of this Subchapter.
- C. Uses Requiring a Specific Use Permit: Uses noted with an “S” require consideration of impacts associated with a particular location for the proposed use, in addition to the standards that otherwise apply to the use under this Subchapter.
- D. Uses Permitted with Conditions Unless Authorized by a Specific Use Permit: Uses noted with a “C/S” are permitted by right within the given district provided that specific conditions are met, unless authorized by a specific use permit.

Table 4.4.2: Corridor Districts - Permitted Uses			
Residential Uses	CL3	CL4	CL5
Assisted Living	P	P	P
Condominium	C	P	P
<u>Cottage Court</u>	<u>C</u>		
<u>Cottage Row</u>	<u>C</u>		
Duplex	P		
Dwelling Unit, Accessory	C	C	C
Live Work Unit	<u>S</u>	P	P
<u>Multi-Family, Neighborhood-Scale</u>	<u>C</u>		
<u>Multi-Family, Suburban</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>Multi-Family, Urban</u>	<u>C/S</u>	<u>C</u>	<u>C</u>
<u>Retirement Living Village</u>	<u>C</u>	<u>S</u>	<u>S</u>
<u>Skilled Nursing/Nursing Home (Convalescent)</u>	<u>P</u>	<u>S</u>	<u>S</u>
Single Family Attached (3 or more) Townhome; <u>Triplex and Quadplex Dwelling</u>	P	<u>C/S</u>	
Single Family, Detached	P		

Non-Residential and Mixed Uses	CL3	CL4	CL5
Amenity Center (Primary Use)	<u>C</u>	<u>C</u>	<u>C</u>
Animal Establishments, Commercial	C	C	C
Automotive Parking, Lot/Garage Surface Lot, Commercial		<u>PS</u>	<u>PS</u>
Automotive Parking, Structured, Commercial		<u>P</u>	<u>P</u>
Automotive Body Repair Shop (Collision Repair)		S	S
Automotive Repair and Service		S	S
Bar/Tavern		P	P
Brewpub/Wine Bar		P	P
Brewery/Distillery/Winery, Micro		P	P
Call Center			<u>PC</u>
Catering Establishment	C	P	P
Civic Center	P	P	P
Clinic	P	P	P
College, University, Trade School, or Private Boarding School		P	P
Commercial Recreation and Entertainment, Indoor	C	P	P
Commercial Recreation and Entertainment, Outdoor		S	S
Convention Center		P	P
Day Care Facility	P	P	<u>PC</u>
Distribution/Logistics Center		S	S
Drive-in/Thru		C	C
Dry cleaning, Major		<u>PS</u>	<u>PS</u>
Dry Cleaning, Minor	P	P	P
Event Center		P	P
Financial Institution	P	P	P
Gas-Fueling Station		C	C
Government Facilities	P	P	P
Health/Fitness Center	C	P	P
Hospital		S	S
Hotel/Hotel Residence		C	C
Industrial Uses (Light)		S	S
Liquor Store (Off-Premises Consumption)		P	P
Massage Therapy, Licensed	P	P	P
Mini-warehouse/public storage		S	
Mobile Food Park		S	S
Non-Residential Uses	CL3	CL4	CL5

Museum/Art Gallery		P	P
Office/Showroom		S	S
Office/Warehouse		S	S
Office: Administrative, Medical, Professional or Headquarters	P	P	P
Park or Playground	P	P	P
Personal Services	P	P	P
Place of Worship	P	P	P
Print Shop, Major		P	P
Print Shop, Minor	P	P	P
Research and Development Center		S	S
Restaurant	P	P	P
Retail Sales and Services	P	P	P
Retail Sales- Single tenant over 50,000 SF		P	P
School: Public	P	P	P
School: Private or Parochial	P	P	P
Theater		P	P
Transit Terminal (Park & Ride)		P	P
Utilities	C	C	C
Wireless Telecommunication Facilities		C/S	C/S

4.4.3 Corridor Districts – Land Use Conditions

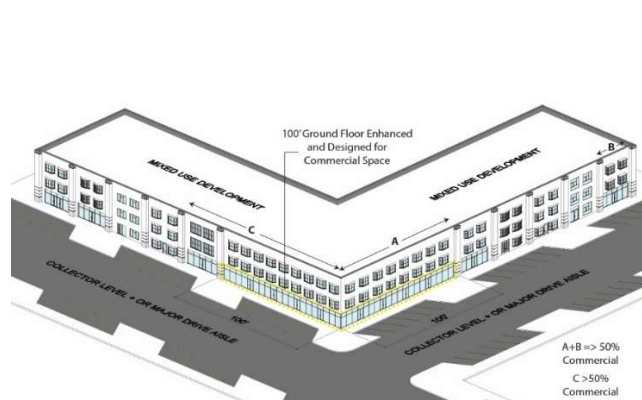
The uses indicated in the Land Use Table Section 4.4.2 with the letter “C” in one or more districts must comply with the conditions as indicated below. The use is permitted in the subject district(s) provided the use or site complies with the conditions indicated for the use. Conditions are specified for each use in the following alphabetical list.

Amenity Center (Primary Use)	<ul style="list-style-type: none"> • Must take access from at least one collector, arterial street or major drive aisle; and • The pool and all buildings must be located at least 100 feet from all site boundary lines, unless otherwise approved through a Specific Use Permit. • In the CL3, CL4 and CL5 Districts, Amenity Centers do not receive credit as ground floor nonresidential areas.
Animal Establishments, Commercial	<ul style="list-style-type: none"> • Subject to Title 9, Chapter 90
Call Center	<ul style="list-style-type: none"> • Must be located in a multi-story building where at least 60% of required parking is served by a Parking Structure.
Catering Establishment	5,000 square feet or less of floor area.
Condominium	<ul style="list-style-type: none"> • For “townhome” structures, refer to corridor districts land use conditions for Single family Attached (3 or more) Townhome

	<ul style="list-style-type: none"> • Where multiple “for sale” units are provided in one structure, refer to Multi Family and Mixed Use Structure requirements provided in Table 4.2.4 B., Table 4.2.4 C., and Section 9.3 of Subchapter 9.
<u>Cottage Court</u>	<ul style="list-style-type: none"> • <u>Shared court width shall be at least 30% of the lot width, minimum.</u> • <u>Minimum frontage width of 100'.</u> • <u>Can be subdivided into separate lots that front onto shared court under Unified Development Agreement.</u>
<u>Cottage Row</u>	<ul style="list-style-type: none"> • <u>Minimum frontage width of 100'.</u> • <u>Can be subdivided into separate lots that front onto shared sidewalk connecting to public sidewalk under Unified Development Agreement.</u>
Drive-in/ Thru	<ul style="list-style-type: none"> • Subject to the location requirements as outlined in Subchapter 9; and • <u>The establishment shall be designed to allow patrons to order and consume from inside the building, or order from a walk-up window and consume from an outdoor, covered seating area; and</u> • <u>The building shall be oriented on-site to allow pedestrians an uninterrupted sidewalk between the front patron accessible door or walk-up window and the public sidewalk without crossing a drive thru lane or drive aisle, or provide an enhanced pedestrian crossing that limits the crossing distance for pedestrians to 25-feet and incorporates vertical geometric traffic calming, such as raised crosswalks.</u>
Dwelling Unit, Accessory	<ul style="list-style-type: none"> • See Section 4.6.3
<u>Gas-Fueling Station</u>	<ul style="list-style-type: none"> • Permitted at a maximum of two corners at an intersection of two arterial streets <u>or an intersection of an arterial street with a toll /frontage road facility;</u> and a maximum of one corner of an intersection with a collector or local street; and • Permitted only within 1,000 feet of SH 130 and SH 45, measured from the nearest property line of the gas station to the nearest right-of-way line of SH 130 and SH 45; and • <u>All fueling stations, gas including gas and electric charging station shall be limited to passenger vehicles and have a maximum of twelve (12) service pumps dispensers where a maximum of twelve (12) vehicles may pump gas refuel simultaneously, and</u> • <u>Canopies shall comply with the canopy standards in Subchapter 9.4(F) y support columns must be encased in brick or stone complementary to the principal structure; and</u> • Air and vacuum facilities must be a minimum of at least 100 feet from a low or medium density single family residential use and screened with vegetation from view of the right of way; and

	<ul style="list-style-type: none"> • <u>Electric charging stations intended for passenger vehicles may be permitted within required passenger vehicle parking spaces and not count towards the maximum service dispensers, provided the required passenger vehicle parking spaces remain available for use by all passenger vehicles. Electric charging station spaces that are restricted and not available for general parking use, intended for commercial vehicles, or established outside of required parking spaces shall adhere to the service dispenser limitations and canopy design requirements as required for fueling stations as noted above.</u>
Health/Fitness Center	<ul style="list-style-type: none"> • Tenant space limited to 5,000 square feet or less of floor area.
Hotel, Hotel Residence	<ul style="list-style-type: none"> • External balconies must be set back at least 200 feet from any residential zoning district; • Must provide staff on-site 24 hours a day; • All guest rooms must be accessed through internal hallways, lobby, or courtyard; and • Must provide at least three amenities from the list below: <ul style="list-style-type: none"> (a) Indoor/Outdoor Pool (b) Spa/Sauna (c) Weight Room/Fitness Center (d) Playground (e) Sports Court (f) Plaza/Atrium (g) Game Room (h) Jogging Trail (i) Conference Room (1,000 square foot minimum) (j) Full-service restaurant (minimum seating capacity of 35)
<u>Live Work</u>	<ul style="list-style-type: none"> • <u>The residential component shall comprise at least 33% of the total gross square footage (all floors/buildings)</u>
<u>Multi-Family, Neighborhood-Scale</u>	<ul style="list-style-type: none"> • <u>8 units max per building.</u> • <u>3 story max.</u> • <u>100' lot width minimum.</u> • <u>All buildings shall front onto and face the public street or a drive aisle functioning as a collector road with sidewalk on both sides.</u> • <u>All parking shall be located to the side or rear and not visible from the public street or a Major Drive Aisle functioning as a collector road with sidewalk on both sides.</u>
<u>Multi-Family, Urban</u>	<ul style="list-style-type: none"> • <u>60% of parking must be provided as parking structure, visible from no more than one façade provided the façade meets the standards of Section 9.8</u> • <u>Minimum of two stories</u>

- Any surface parking lot must be completely concealed from view from any street or major drive aisle by the use of building facades, with exception of the limited area needed for the immediate driveway/access point. Major drive aisles between buildings may incorporate a single row of parking on each side of the major drive aisle, including a minimum 10-foot sidewalk adjacent, consistent with common design for streetscapes in an urban mixed-use use setting, consistent with Section 11.8.1.D.



- At least 50% of the ground floor façade linear frontage of a building facing a collector level street or major drive aisle must be constructed with a commercial space for use by commercial tenants to the specifications below for nonresidential spaces. If more than one frontage faces a collector level street or major drive aisle, the maximum linear feet shall apply to a maximum of two frontages and may be consolidated to a single frontage more heavily (ex. 100% of one façade and 0% of the other, 75% of one façade and 25% of the other, etc.). This requirement may also be satisfied using a Unified Development Agreement applicable to multiple parcels, though auto-oriented uses including Automobile Parking Surface Lot, Automobile Parking Structure, Automobile Body Repair (Collision Shop), Automobile Repair and Service, Mini-warehouse/public storage, Fueling Station, and Drive-In/Thru cannot be credited for meeting this requirement.
- When a building is located at a corner of a collector level street or major drive aisle, the ground floor of the building corner and 100' extending from the corner in both directions shall be constructed with a commercial space for use by commercial tenants. If more than one corner of a building is located at a corner of a collector level street or major drive aisle, the maximum linear

feet shall apply at up to two corners and may be consolidated at a single primary corner (ex. Extend 200' in each direction, or 100' in one direction and 300' in the other direction, from one corner for 400' total).



- Amenities or leasing offices for any residential component associated with the mixed-use project may not be used in meeting the 50% ground floor gross floor area requirement.
- A project can receive credit, at the discretion of the Planning Director, for portions of the building outside of the 100' requirement provided the commercial portions are located along an active frontage or major drive aisle, are at a corner or adjacent to other non-residential spaces, remain designed as liner buildings, and contain an enhanced pedestrian gathering space in the adjacent sidewalk.
- Non-residential spaces must be finished out to a minimum of a Temporary Certificate of Occupancy for a shell building and provide for at least two separate commercial spaces (which may later be combined upon occupancy) and constructed to accommodate diversified uses and types and not designed for one user. A full Certificate of Occupancy shall not be issued for residential uses until at least the Temporary Certificate of Occupancy referenced above for nonresidential spaces is issued.
- Each ground floor commercial space must have:
 - A customer entrance that opens directly onto the sidewalk, and
 - A depth not less than 24 feet, and
 - A height of not less than 12 feet, measured from the finished floor to the bottom of the structural members of the ceiling, and

	<p>(d) <u>A storefront appearance having at least 65% of the ground floor being transparent, and</u></p> <ul style="list-style-type: none"> • <u>Storefront windows shall be measured as the area between 2’ to 8’ above grade. The windows used in this calculation shall remain transparent to a passerby and cannot be blocked by shelves, wall coverings or tinting.</u>
Retirement Living Village	<ul style="list-style-type: none"> • Residential structures commonly known as single family detached, duplex, or single family attached (3 or more) townhome, and vertical flat <u>Multi-family, Urban condominiums</u> complying with the applicable design standards outlined in Subchapter 9, and restricted to residents 55 and over, may be allowed as a condominium when cohesively integrated as a component of a retirement living village consisting of at least two of the following: nursing home/skilled nursing, assisted living, hospital, medical office. Landscaping shall be applied per land use as provided in Subchapter 11.
Single Family Attached (3 or more) Townhome	<ul style="list-style-type: none"> • Shall comply with general regulations for “SF Attach” (Townhome) in the CL3 district found in Table 4.4.4, with the exception of height standards; • Shall comply with the Single Family Attached (3 or more) design standards outlined in Subchapter 9.2; • Shall be cohesively integrated as a component of a non-residential development consisting of office, restaurant and similar land uses that serve a neighborhood <u>in a pedestrian-focused manner rather than automotive uses such as drive-thru restaurants and gas stations.</u> • <u>Shall not be permitted within 150 feet of a collector-level or higher thoroughfare or 500 feet of a tollway right-of-way unless the townhomes will be adjacent to an existing single-family neighborhood and be designed to provide a transition and buffer to the less intense land use, unless otherwise approved through a Specific Use Permit.</u>
Utilities	All facilities must be screened from view from adjacent residential areas and public rights-of-way with an opaque screen of 8’ masonry fence or dense vegetation with a mature height of 8’ or greater.
Wireless Telecommunication Facility	Refer to Section 4.8

4.4.4 Corridor Districts – Development Regulations

A. General Regulations – The following general regulations shall apply to the Corridor Districts (CL3, CL4, CL5):

Table 4.4.4: Corridor Districts – General Regulations & Height Standards

General Regulations	CL3			CL4	CL5
	SF Detach	SF Attach	MF; Condo;; Non-residential	MF; Condo; Non-residential	MF; Condo; Non-residential
Minimum Lot Area	5,000 sq. ft.	2,500 sq. ft.	N/A	N/A	N/A
Minimum Lot Width measured at front street setback (Corner lots require additional 10 feet)	40'	25'	N/A*	N/A*	N/A*
Minimum Lot Depth	120'	100'	N/A	N/A	N/A
Minimum Front Street Setback (Building Setback)	15'	15'	15'	15'	15'
<u>Build-To Line and Percentage of Lot Frontage Required to Meet Build-To Line, except along Toll / Frontage Road Facilities⁴</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u><25'</u> <u>>50%</u>	<u><25'</u> <u>>50%</u>
<u>Minimum Street Setback along Toll / Frontage Road Facilities³</u>	<u>25'</u>	<u>25'</u>	<u>25'</u>	<u>25'</u>	<u>25'</u>

Minimum Side Street Setback (Corner Lot)	15'	15'	15'	15'	15'
Minimum Street Setback (across the street from conforming single-family residential zoning)	N/A	N/A	30'	30'	30'
Minimum Interior Side Setback	5' or 0' on interior	5' or 0' on interior	5' or 0' on interior	5' or 0' on interior	5' or 0' on interior
Minimum Interior Side Setback ¹ (abutting single-family residential zoning)	7.5'	10'	30'	30'	30'
Minimum Rear Setback	20'	15'	20'	10'	10'
Minimum Rear Setback ¹ (abutting single-family residential zoning)	20'	20'	30'	30'	30'
Streetscape Yard (25' Streetscape Yard applicable along toll/frontage road facilities)	15' (25')	15' (25')	15' (25')	15' (25')	15' (25')
Streetscape Yard (across the street from single-family residential zoning)	N/A	N/A	30'	30'	30'

Single Family Adjacency Vegetative Bufferyard (See Subchapter 11)	N/A	10' when adjacent to SF-S	25' <u>30'</u>	30'	30'
Single Family Adjacency Vegetative Bufferyard (See Subchapter 11) for Specific Use Permits	N/A	10' when adjacent to SF-S	50'	50'	50'
Maximum Lot Coverage (Structure) <u>Does not include pavement, and not to exceed maximum impervious cover)</u>	<u>N/A</u>	<u>N/A</u>	40% <u>65%</u>	85%	85%
Maximum Impervious Cover (non-residential)	<u>N/A</u>	<u>N/A</u>	80%	80% <u>85%</u>	85%
Maximum Impervious Cover for multi-family unless greater percentage is permitted through the SUP <u>(Multi-Family, Suburban and Multi-Family, Neighborhood-Scale)</u>	N/A	N/A	60%	60%	60%

<u>Maximum Impervious Cover for Multi-Family, Urban unless greater percentage is permitted through the SUP (Multi-Family, Urban)</u>	<u>N/A</u>	<u>N/A</u>	<u>60%</u>	<u>85%</u>	<u>85%</u>
Maximum Building Height ¹	35'	35'	35'	60' (100' ²)	85' (120' ²)
Minimum Density	N/A	N/A	6 units/acre	10-20 units/acre	15-20 units/acre
<u>Maximum Density (Multi-Family, Suburban and Multi-Family, Neighborhood Scale)</u>	<u>N/A</u>	<u>N/A</u>	<u>20 units/acre</u>	<u>25 units/acre</u>	<u>25 units/acre</u>
<u>Maximum Density (Multi-Family, Urban)</u>	<u>N/A</u>	<u>N/A</u>	<u>20 units/acre</u>	<u>75 units/acre²</u>	<u>90 units/acre²</u>
Minimum Dwelling Unit Area	1,100 sq. ft. <u>600 sq. ft. for Cottage Court or Cottage Row</u>	900-600 sq. ft.	450 sq. ft. ⁽¹⁾	450 sq. ft. ⁽¹⁾	450 sq. ft. ⁽¹⁾
Multi-Family Dwelling Unit Mix	N/A	N/A	Min. 40% 1 Bed / Studio; Max 10% 3+ Bed	Min. 40% 1 Bed / Studio; Max 10% 3+ Bed	Min. 40% 1 Bed / Studio; Max 10% 3+ Bed
Maximum Units per Structure	N/A	6-8	N/A	N/A	N/A
Maximum Building Length	N/A	200'	N/A	N/A	N/A

*Non-residential and multi-family properties located in the CL3, CL4, CL5 districts may be designed with a minimum 50 feet of frontage if a perpetual joint access easement or unified development agreement is provided, and driveway spacing requirements are met.

(1) Dwelling units associated with assisted living or nursing home facilities shall be exempt from this requirement

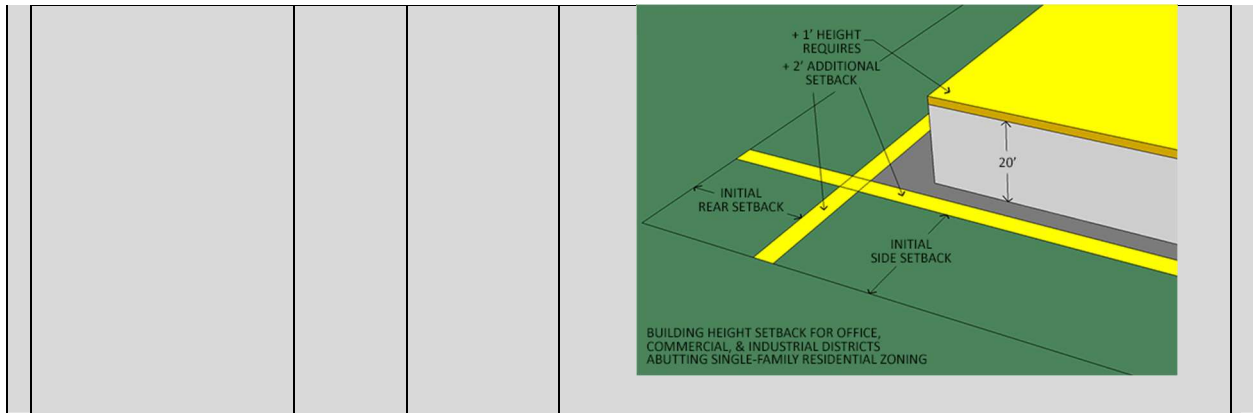
(2) The maximum height and density permitted ~~when a minimum of 80% of the required parking is located within a parking structure~~ when developed as a Multi-Family, Urban land use. With administrative approval of the Planning Director, if a structure includes features such as parapets, chimneys, vents, and mechanical or safety features including fire towers, stairways, elevator penthouses, heating or cooling equipment, solar installations, and protective covers; and ornamental towers, cupolas, domes, and spires that are not designed for occupancy, a structure may exceed the maximum height limitations by:

1. 15%
2. The amount necessary to comply with a federal or state regulation; or
3. For a stack or vent, the amount necessary to comply with generally accepted engineering standards

(3) A building and its accompanying active space such as patios can encroach into the minimum street setback along toll/frontage road facilities up to 10' if parking is not located between the building and the toll/frontage road facility and such placement does not encroach into utility easements.

(4) Applicable to new development after April 2024. At the approval of the Planning Director, where a lot has existing easements that preclude compliance, more than one lot frontage exists where the provision will be applicable, or irregularly shaped lot configurations preclude compliance, an alternative building placement may be considered. Active green frontage and stormwater facility consideration: A stormwater management facility may, with approval of the Planning Director, receive credit towards the build-to line requirement if such facility is constructed as a wet pond, has a dual-use design, or is otherwise integrated into the site as a visually attractive feature. Such stormwater facilities should avoid the need for fences and integrate the perimeter with adjacent open spaces, incorporating recreational uses (using fences for safety along steep side slopes only, not around the entire pond). Engineering structures of the stormwater facility such as forebays, surface weirs, inlet structures, etc. should be strategically placed to minimize visibility or, when such alternative location is not feasible, integrate design that diminishes their visual impact to blend with surroundings. Retaining wall finishes should use materials and forms that match or complement materials used within the development. Streetyard depth and content must be met along the stormwater facility or active green frontage, with street tree separation decreased to 30' on-center. A multiuse path with at least two street furniture elements per 250' must be incorporated around stormwater facilities and active green spaces functioning as active frontages.

<p>(3) Building Height Setback (Applicable to side and rear setbacks abutting single-family residential zoning)</p>	<p>N/A</p>	<p>N/A</p>	<p>Buildings exceeding 20' in height abutting single-family residential zoning are required to have additional building setbacks measured from the side and rear building setbacks. This provision is applicable even if the property line is not common. One (1) foot of additional building height for a commercial or industrial building requires two (2) feet of additional building setback. One (1) foot of additional building height for a multi-family building requires five (5) feet of additional building setback; <u>all to a maximum of 135'.</u></p>
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B. Setback Encroachments – Corridor Districts

- A. Accessory buildings may not encroach into required building setbacks.
- B. The following are permitted in required building setbacks provided that they comply with all other standards of this and other applicable codes:
 1. Landscaping.
 2. Vehicular use areas.
 3. Fences and walls.
 4. Every part of a required setback or court shall be open from its lowest point vertically to the sky, unobstructed, except for the ordinary projections of sills, belt courses, cornices, chimneys, buttresses, ornamental features, and eaves.
 5. An open fire escape may project into a required side yard up to one-half the width of such yard, or up to four feet from the building, whichever encroaches less. Fire escapes may project up to four (4') feet into a rear yard.
 6. Improvements, signs, and landscaping within sight triangles that do not exceed 36 inches in height.
 7. Rain barrels, cisterns, and solar panels may be no closer than 2' from the property line.
 8. Dumpsters may encroach no more than 10' into the side or rear setback but at no time may they encroach into the front setback or within a setback adjacent to single family.

C. Reference to Development Standards

Unless otherwise indicated, each lot or tract of land shall comply with Chapter 158 Stormwater Pollution Control Ordinance and all applicable provisions, in their entirety, of the following subchapters:

1. Site Development Standards: See Subchapter 9 Architectural, Site Design, and Layout Provisions
2. Parking, Mobility, and Circulation Standards: See Subchapter 10 Parking, Mobility, and Circulation.
3. Landscaping and Screening: See Subchapter 11 Landscaping and Screening Standards

4. Tree Preservation Standards: See Subchapter 12 Tree Preservation Standards
5. Lighting Standards: See Subchapter 13 Exterior Lighting Standards
6. Parkland Standards: See Subchapter 14 Public Parkland Standards
7. Subdivision: See Subchapter 15 Subdivision and Transportation
8. Right-of-Way Management: See ~~Subchapter 16~~ Chapter 96, Right-of-Way Management
9. Definitions: See Subchapter 20 Definitions
10. Engineering Standards: See Engineering Design Manual and Construction Standards
11. Tree Preservation Technical Standards: See Tree Technical Manual

EXHIBIT "B"

Exhibit “B”

Subchapter 9. Architectural, Site Design & Layout Provisions

9.3 Residential Design Standards – Multi-Family and Mixed-Use Structures

9.3.1 Applicability

The architectural standards in this section are applicable to all multi-family structures, mixed use structures and live work units in R, GB-1, MF-10, and MF-20, CL3, CL4 and CL5.

9.4 Office, Retail, and Commercial Structures

9.4.1 Applicability

The architectural standards in this section are applicable to all non-residential with the exception of industrial structures in O, NS, R, GB-1, GB-2, and office, retail, and commercial structures with less than four stories in the CL3, CL4, and CL5 zoning districts.

9.10 Corridor District Design Standards

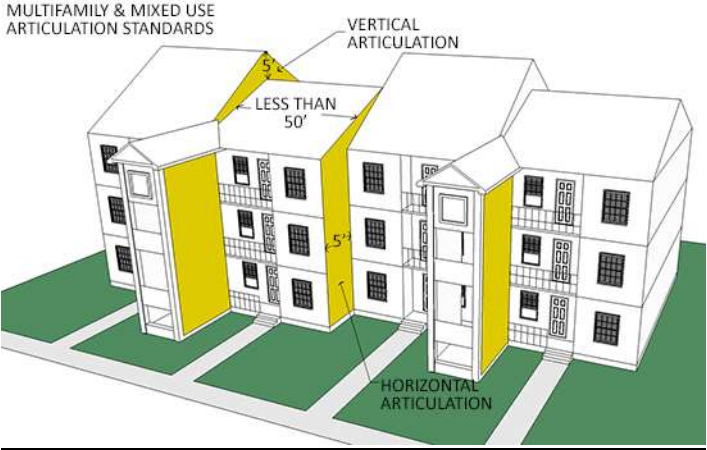
9.10.1 Applicability

The architectural standards in this section are applicable to the respective structure types in the CL3, CL4, and CL5 Districts.

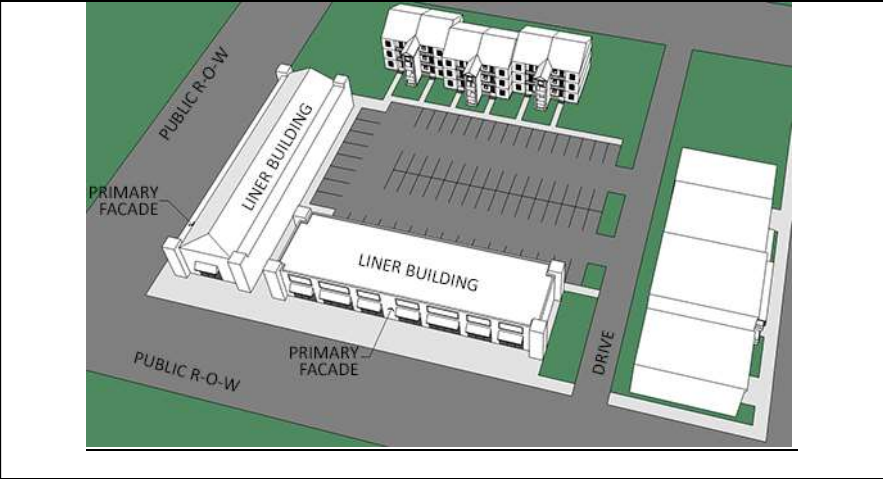
9.10.2 Architectural Details

The following design elements are required as stated in the table. The term “primary façade” shall apply to all facades facing a public street, public or private park, and any major drive aisle.

<u>Table 9.10.3 Multi-Family Structures Architectural Details</u>	
<u>Design Element</u>	<u>Standard</u>
<u>Solar Orientation and Passive Cooling</u>	<u>Buildings are encouraged to be aligned on an east-west axis so that the long side of the building faces north and south while the short ends face east to west. When the long sides of a building face south or west, windows located along those sides are encouraged to be externally shaded through the use of extended roof overhangs, building projections, window recesses or similar structural means to assist in minimizing summer solar admission and improving passive cooling. Buildings are encouraged to be designed to maximize photovoltaic potential.</u>
<u>Roof Pitch</u>	<u>Pitch roof – minimum 6:12</u> <u>Flat roof – require parapet screening</u> <u>Shed roof, porch roof and arcade roofs – minimum 2:12</u>

<u>Permitted Pitched Roof Materials</u>	<u>30-year asphalt shingles</u> <u>Standing seam metal</u> <u>Tile</u>
<u>Roof Articulation (excluding flat roofs)</u>	<u>2 Elements from the following:</u> <ul style="list-style-type: none"> • <u>Two (2) roof materials</u> • <u>Masonry chimneys</u> • <u>Dormers along public facades (1/20')</u> • <u>Eaves that overhang a minimum of 24" with a minimum fascia depth of 8"</u> • <u>Three or more roof slope planes per primary façade</u>
<u>Vertical Articulation</u>	<u>No more than 50 linear (horizontally) feet without a minimum 5' vertical offset</u>
<u>Horizontal Articulation</u>	<u>No more than 50 linear (horizontally) feet without a minimum 5' horizontal offset</u> 
<u>Transparency (windows and doors)</u>	<u>Each residential floor on a primary façade shall contain 25% doors and windows.</u>
<u>Window and Door Treatment</u>	<u>Trim shall be provided to accent all windows and doors appropriate to style of structure</u>
<u>Window Articulation</u>	<u>25% of the primary facade windows shall include one of the following:</u> <ul style="list-style-type: none"> • <u>Veranda, terrace, porch or balcony (accessible for single units) minimum 4' deep</u> • <u>Trellis</u> • <u>Shed roof awning</u> • <u>20" projection</u> • <u>Bay window</u> • <u>Bow window</u> • <u>Transom windows</u> • <u>Arched windows</u>

	<ul style="list-style-type: none"> • <u>Gable windows</u> • <u>Oval or round windows</u> • <u>Shutters</u> • <u>Decorative stone or brick band</u>
<u>Façade Repetition</u>	All buildings shall be designed to have distinct characteristics every 30'.
<u>Top Floor Articulation</u>	When a flat roof is utilized, a distinctive finish, consisting of a cornice, banding or other architectural termination shall be provided.
<u>Building Orientation</u>	<p>All buildings containing ground floor or second story residential dwelling units, located along the perimeter of the development and/or adjacent to public right of way, shall have the primary façade front and face the public right-of-way.</p> <p>All other buildings shall be designed as liner buildings located adjacent to and fronting the public right of way, primary internal drive aisles, or wrapped around a parking structure garage.</p> <div data-bbox="630 877 1344 1375" data-label="Image"> <p>The diagram, titled "MULTIFAMILY & MIXED USE BUILDING ORIENTATION & PRIMARY ENTRY LOCATION", illustrates a three-story building with a flat roof and balconies. The building is oriented such that its "PRIMARY FACADE" (indicated by a line pointing to the front side) faces the "PUBLIC R-O-W" (Public Right-of-Way). The "PRIMARY ENTRY" is also shown on this facade, with a line pointing to the entrance. The building is shown in a perspective view, with the ground level shaded in green and the public right-of-way in grey.</p> </div>

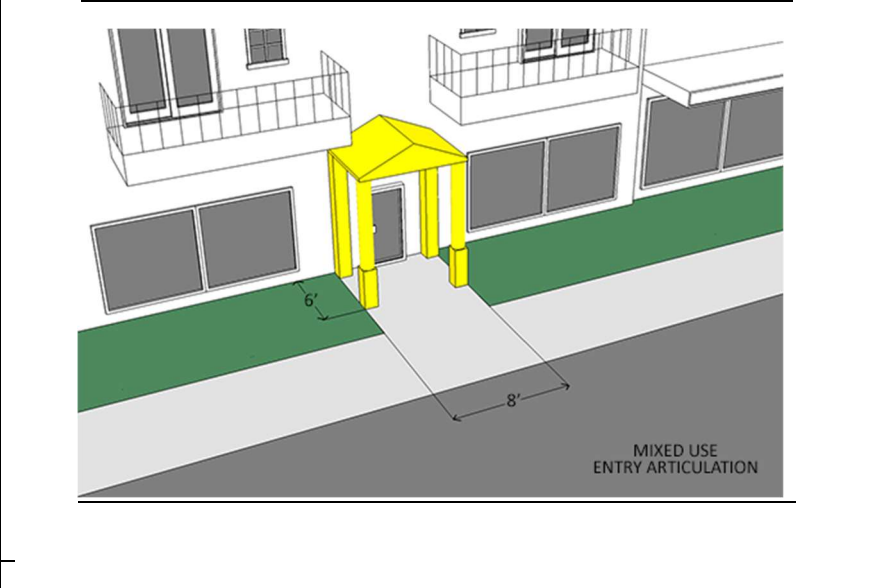
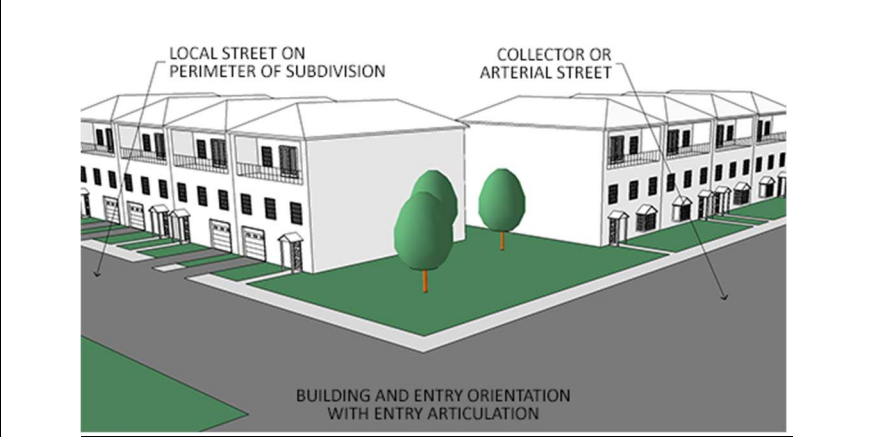


Primary Entry Location

Pedestrian building entrances are encouraged to be directly accessible from a public sidewalk or a common open space with a landscaped courtyard.

Entry Articulation

All ground floor entries shall be covered with distinct architectural detail such as: porch, portico, arcade, awning, or other similar shading element.



<u>Building Access</u>	<p><u>2-Story Structures</u></p> <ul style="list-style-type: none"> • <u>Exterior stairwells are not permitted.</u> <p><u>3-Story Structures or More:</u></p> <p><u>For multi-family structures with exterior stairwells, the multi-family units shall be accessed by way of a centralized interior corridor with the following exceptions and conditions:</u></p> <ul style="list-style-type: none"> • <u>Exterior stairwells may be considered if they are oriented toward a central landscaped courtyard and/or screened via evergreen landscaping from any public street or required bufferyard; and</u> • <u>The stairwell structure shall be architecturally integrated into the building with appropriately sized cutouts to allow for visibility, ventilation, and protection from natural elements.</u>
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9.10.3 Parking and Garage Requirements

Surface parking and garages shall be in accordance with Subchapter 10 and the following table. Where there is conflict between the two, this section shall control for properties zoned CL3, CL4, and CL5.

<u>Table 9.10.4 Parking and Garage Requirements</u>	
<u>Applicable to structures with three (3) stories or less</u>	
<u>Design Element</u>	<u>Standard</u>
<u>Garage Requirement</u>	<u>Multi-family structures with three (3) stories or less shall provide 1, 12' x 20' (inside dimensions) garage parking space per 2 units, except when parking structure is provided in accordance with Section 9.7.</u>
<u>Garage Integration</u>	<p><u>2- Story Multi-Family Structure</u></p> <ul style="list-style-type: none"> • <u>50% of the required garage spaces for Multi-Family structures shall be integrated into dwelling unit with direct access.</u> <p><u>3-Story Multi-Family Structure</u></p> <ul style="list-style-type: none"> • <u>50% of the required garage spaces for Multi-Family structures shall be integrated into primary residential structures.</u>
<u>Garage Materials</u>	<u>Garages shall be designed to blend architecturally and cohesively with the overall development and have similar materials as the facades of the primary residential structures.</u>
<u>Surface Parking and Additional Garage Parking Location</u>	<u>Parking lots shall not be permitted between a structure and a required buffer. Structures containing the remaining required garage spaces not</u>

	integrated into the primary structure may be permitted between a structure and a required buffer.
Applicable to structures four (4) stories or more	
Garage requirement	Individual garages as described above shall not be required for multi-family units if: <ul style="list-style-type: none"> • <u>At least 1 parking space per unit is included in a parking structure in accordance with Section 9.7, or</u> • <u>The multi-family structure is designed to accommodate at least 1 tuck-under parking space for every 3 units under the footprint of the structure, to be known as tuck-under parking.</u>
Tuck-Under Parking	<u>If ground floor tuck-under parking is provided, it shall be designed internal to the structure and not visible from a public street, major drive aisle, or open space, with exception of the vehicle access entrances.</u>
Surface Parking	<u>With exception to on-street parallel parking spaces, all surface parking area shall only be permitted when buildings are designed along the perimeter of the parking area in a manner where the parking is completely screened from a public street, drive aisle, or open space by the adjacent buildings, with exception of the vehicle access entrance.</u>

9.10.4 Pedestrian Access Requirements

Pedestrian connectivity shall be provided in accordance with the following table.

<u>Table 9.10.5 Pedestrian Access Requirements</u>	
<u>Design Element</u>	<u>Standard</u>
<u>Interior Pedestrian Access and Off-Site Connectivity</u>	<u>Minimum 4' sidewalks required from all parking and public areas to entryways of all units.</u>
	<u>If provided, perimeter fencing along a public right-of-way shall include one pedestrian gate accessible for every two buildings. The pedestrian gate may be a controlled access gate for the tenants to utilize.</u>
	<u>A pedestrian pathway with a minimum 4-ft width shall connect all pedestrian building entrances to the pedestrian gates and to the public sidewalk.</u>

9.10.5 Amenities

All multi-family developments shall require at least one private amenity, selected from the list below, for every fifty (50) or more dwelling units. The amenities shall be owned and maintained by the property owner. These developments may receive up to 25% credit towards the Park Development Fee for private amenities in accordance with Subchapter 14. Public Parkland Standards and the Parks Development Manual.

Table 9.10.6 Amenities for Multi-Family	
<u>Number of Dwelling Units</u>	<u>Minimum Number of Amenities</u>
<u>0-49</u>	<u>0</u>
<u>50-99</u>	<u>2</u>
<u>100-149</u>	<u>3</u>
<u>150-199</u>	<u>4</u>
<u>200-249</u>	<u>5</u>
<u>250 or more</u>	<u>6</u>

<u>Amenities</u>
<u>Playground equipment meeting minimum guidelines by the Commercial Park Advisory Council and National Playground Safety Institute with a covered shade structure</u>
<u>Dog park (not smaller than 2,500 sq ft) with minimum depth of twenty-five (25) feet, fenced in accordance with Subchapter 11, and containing a pet drinking fountain</u>
<u>Covered picnic area to contain no fewer than two (2) tables with seating and two (2) grills</u>
<u>Swimming pool</u>
<u>Splash pad</u>
<u>Tennis or racquetball court</u>
<u>Basketball court</u>
<u>Volleyball court</u>
<u>Community garden or orchard with irrigation (minimum 800 sq ft)</u>
<u>Gazebo, band stand or outdoor amphitheater</u>
<u>Amenity center with social room for resident use</u>
<u>Private fitness facility</u>

<u>Kitchen available for resident use</u>
<u>Billiards or similar</u>
<u>Theater or similar media room</u>
<u>Electric vehicle charging stations</u>
<u>As approved by the Planning Director</u>

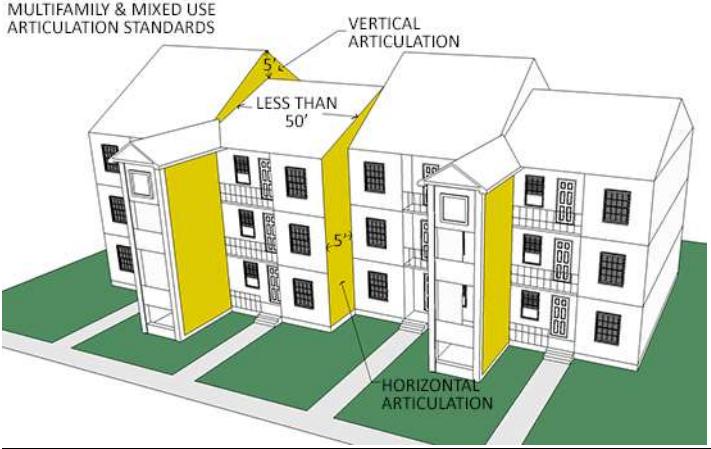
9.10.6 Design Standards – Multi-Family Urban Structures

The architectural standards in this section are applicable to all multi-family urban structures, and live work units in CL3, CL4 and CL5 zoning districts.

A. Architectural Details:

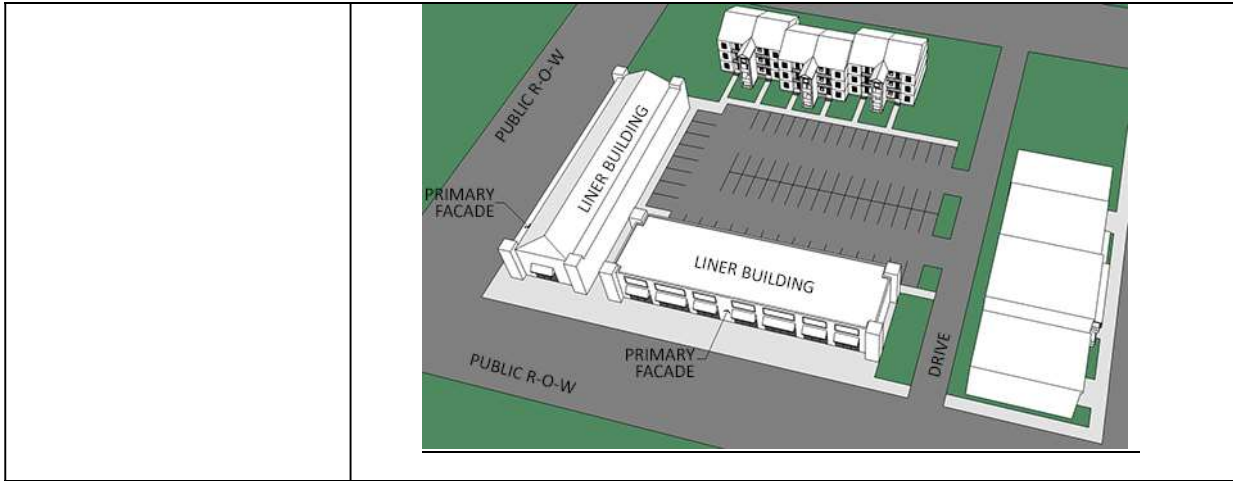
The following design elements are required as stated in the table. The term “primary façade” shall apply to all facades facing a public street, public or private park, and any major drive aisle.

Table 9.10.7 Multi-Family Urban Structures Architectural Details	
Design Element	Standard
<u>Solar Orientation and Passive Cooling</u>	<u>Buildings are encouraged to be aligned on an east-west axis so that the long side of the building faces north and south while the short ends face east to west. When the long sides of a building face south or west, windows located along those sides are encouraged to be externally shaded through the use of extended roof overhangs, building projections, window recesses or similar structural means to assist in minimizing summer solar admission and improving passive cooling. Buildings are encouraged to be designed to maximize photovoltaic potential.</u>
<u>Roof Pitch</u>	<u>Pitched roof – minimum 6:12</u> <u>Flat roof – require parapet screening</u> <u>Shed roof, porch roof and arcade roofs – minimum 2:12</u>
<u>Permitted Pitched Roof Materials</u>	<u>30-year asphalt shingles</u> <u>Standing seam metal</u> <u>Tile</u> <u>TPO Membrane</u>
<u>Pitched Roof Articulation</u>	<u>Two (2) Elements from the following:</u> <ul style="list-style-type: none"> <u>2 roof materials</u>

	<ul style="list-style-type: none"> • <u>Masonry chimneys</u> • <u>Dormers along public facades (1/20')</u> • <u>Eaves that overhang a minimum of 24" with a minimum fascia depth of 8"</u> • <u>Three or more roof slope planes per primary façade</u>
<u>Top Floor Articulation</u>	<p><u>When a flat roof is utilized, a distinctive finish, consisting of a cornice, banding or other architectural termination shall be provided.</u></p> <p><u>Parapet walls along the roof shall feature three-dimensional cornice treatments or other shadow-creating details. Parapet walls shall screen all roof mounted mechanical equipment per Subchapter 11.</u></p> <p><u>Green roof, blue roof, and white roof designs are encouraged.</u></p> <p><u>Reflective surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflective solar energy and reduce heat transfer to the building.</u></p>
<u>Articulation/Massing for Pitched Roof Buildings</u>	<p><u>No more than 50 linear (horizontally) feet without a minimum 5' vertical offset</u></p> <p><u>No more than 50 linear (horizontally) feet without a minimum 5' horizontal offset</u></p> <p><u>The linear (horizontally) distance and vertical/horizontal offset may be reduced or waived, at the discretion of the Planning Director, if the applicant demonstrates sufficient architectural enhancements which add to the visual interest of the primary façade(s) in lieu of articulation, at the discretion of the Planning Director.</u></p> 
<u>Articulation/Massing for Flat Roof Buildings</u>	<p><u>Structures shall be designed in a three-tiered approach consisting of the base, the middle, and the top.</u></p>

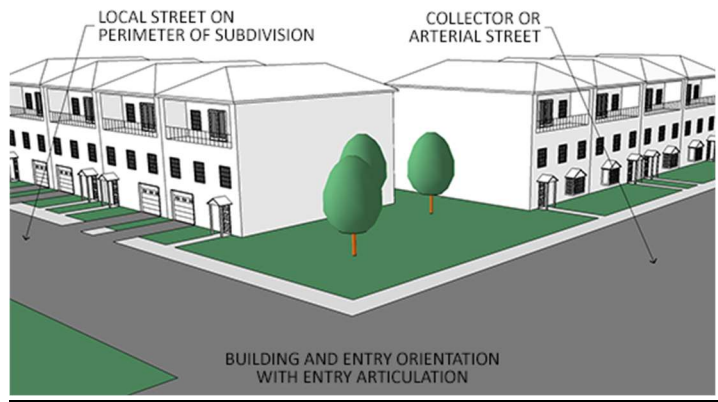
	<p>Base: Shall include the building entries, pedestrian space, retail facades and store front windows, awnings or similar pedestrian covers, and porte-cocheres designed to establish a pedestrian scale with the building. A parking garage may be located within this area however the façade of the parking structure shall be designed to create visual interest at the pedestrian scale. (See parking structure requirements in Subchapter 9.7.)</p> <p>Middle: The middle of the building begins the primary use of the building and is separated by the base with an architectural banding, or setback to offer a visual change. The middle contains the building's primary uses with windows, exterior patios, and generally visually repeats an architectural theme or rhythmic pattern.</p> <p>Top: The top terminates the building at the sky with an architectural cornice or special building elements to finish the building and provide screening of any roof mounted equipment.</p>
<p><u>Transparency (windows and doors)</u></p>	<p>Each floor on a primary façade, including ground level residential for urban multifamily, shall contain 25% doors and windows.</p> <p>Each non-residential floor on the ground level shall contain 50% doors and windows on the primary facades. The ground level shall be measured as the total wall area of the first 12 feet above grade. A minimum zone of transparency on the ground level shall be established on a sidewalk-adjacent façade between a height of two (2) feet and eight (8) feet above grade on these façades. At least 50 percent of the minimum transparent area shall be located within the minimum zone of transparency. Glass showcases or cabinets at least three feet in depth may be used to fulfill the foregoing minimum transparent area standard of this section.</p> <p>The percentage of transparency or zone of transparency may be reduced or waived, at the discretion of the Planning and Development Services Director, if the applicant demonstrates that the standard provided in this section would have a significant adverse effect upon the operation of the building to which it would be applied. In such cases, architectural enhancements which add to the visual interest of the primary façade(s) may be considered in lieu of transparency.</p>
<p><u>Window Articulation</u></p>	<p>25% of the primary facade windows shall include one of the following:</p> <ul style="list-style-type: none"> • <u>Veranda, terrace, porch or balcony (accessible for single units) minimum 4' deep</u> • <u>Trellis</u> • <u>Shed roof awning</u> • <u>20" projection</u> • <u>Bay window</u> • <u>Bow window</u>

	<ul style="list-style-type: none"> • <u>Transom windows</u> • <u>Arched windows</u> • <u>Gable windows</u> • <u>Oval or round windows</u> • <u>Shutters</u> • <u>Decorative stone or brick band; or</u> • <u>Other element, as approved by the Planning Director</u>
<p><u>Façade Repetition</u></p>	<p><u>All buildings shall be designed to have distinct characteristics every 30'. Building facades shall not contain blank area walls which exceed 30 linear feet, measured parallel to the street, unless public art is incorporated covering at least 50 percent of the blank wall.</u></p>
<p><u>Building Orientation</u></p>	<p><u>All buildings containing ground floor or second story residential dwelling units, located along the perimeter of the development or adjacent to public right of way, shall have the primary façade front and face the public right-of-way.</u></p> <p><u>All other buildings shall be designed as liner buildings located adjacent to and fronting the public right of way, primary internal drive aisles, or wrapped around a parking structure. Buildings shall not be oriented toward a surface parking lot with more than one row of parking along an internal drive aisle without perimeter liner buildings, and only as approved by the Planning Director.</u></p> <div data-bbox="618 1108 1328 1608" data-label="Image"> <p>The diagram illustrates a multi-story building with a primary facade and primary entry. The building is shown in a perspective view, with the primary facade and primary entry clearly marked. The building is situated on a public right-of-way (R-O-W). The diagram is titled 'MULTIFAMILY & MIXED USE BUILDING ORIENTATION & PRIMARY ENTRY LOCATION'.</p> </div>

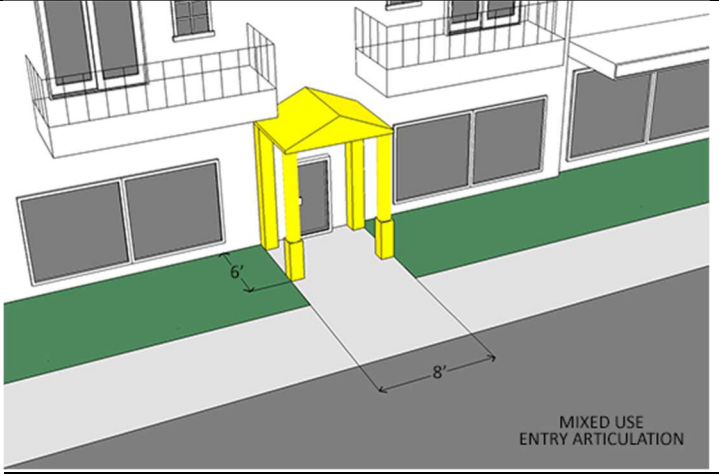


Primary Entry Location Pedestrian building entrances shall be directly accessible from a public sidewalk or a common open space with a landscaped courtyard.

Entry Articulation Mixed use structures shall have a minimum 6' inset for the width of each entry (minimum 8' wide).



All ground floor entries shall be covered with distinct architectural detail such as: porch, portico, arcade, awning, or other similar shading element. These elements can extend beyond the entrance along the façade

	
<u>Residential Building Access</u>	<p>Multi-family and condominium units shall be accessed by way of a centralized indoor corridor except:</p> <p>Exterior stairwells may be considered if they are oriented toward a central landscaped courtyard and/or screened via evergreen landscaping from any public street or required bufferyard. The stairwell structure shall be architecturally integrated into the building with appropriately sized cutouts to allow for visibility, ventilation, and protection from natural elements.</p>
<u>Roof and Wall-Mounted Mechanical Equipment</u>	<p>Shall comply with Subchapter 11.8.2</p>

9.10.7 Parking and Garage Requirements

Surface parking and garages shall be in accordance with Subchapter 10 and the following table. Where the two are in conflict, this section shall control for properties zoned CL3, CL4, and CL5.

<u>Table 9.10.8 Parking Requirements</u>	
<u>Design Element</u>	<u>Standard</u>
<u>Garage requirement</u>	<p>Vertical mixed-use structures shall be exempt from the garage requirement in 9.3.4, Parking and Garage Requirements.</p> <p>For Multi-family Urban structures, parking structure shall be provided to accommodate at least 60% of the minimum parking required and shall be designed in accordance with Section 9.7, Structured Parking.</p>
<u>Tuck-Under Parking</u>	<p>If ground floor tuck-under parking is provided, it shall be designed internal to the structure and not visible from a public street, major drive aisle, or open space, with exception of the vehicle access entrances.</p>

Surface Parking	With exception to on-street parallel parking spaces and their equivalent for major drive aisles as described in the conditions for Multi-family Urban in Section 4.4.3, any surface parking area shall only be permitted when buildings are designed as liner buildings along the perimeter of the parking area and in a manner where the parking is completely screened from a public street, drive aisle, or open space by the adjacent buildings, with exception of the vehicle access entrance and necessary sight triangles. Parking lots shall not be permitted between a structure and a required buffer.
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9.10.8 Pedestrian Access Requirements

Pedestrian connectivity shall be provided in accordance with the following table:

<u>Table 9.10.9 Pedestrian Access Requirements</u>	
<u>Design Element</u>	<u>Standard</u>
<u>Interior Pedestrian Access and Off-Site Connectivity</u>	<u>Minimum 4’ sidewalks required from all parking and public areas to entryways of all units.</u>
	<u>If provided, perimeter fencing along a public right-of-way shall include one pedestrian gate accessible for every two buildings. The pedestrian gate may be a controlled access gate for the tenants to utilize.</u>
	<u>A pedestrian pathway with a minimum 4-ft width shall connect all pedestrian building entrances to the pedestrian gates and to the public sidewalk.</u>

9.10.9 Amenities

All Multi-Family Urban developments shall require at least one private amenity, selected from the list below, for every fifty (50) or more dwelling units. The amenities shall be located on a private open space, landscape lot or integrated into the structure, and shall be owned and maintained by the property owner. These developments may receive up to 25% credit towards the Park Development Fee for private amenities in accordance with Subchapter 14. Public Parkland Standards and the Parks Development Manual.

<u>Table 9.10.10 Amenities for Multi-Family Urban</u>	
<u>Number of Dwelling Units</u>	<u>Minimum Number of Amenities</u>
<u>0-49</u>	<u>0</u>

<u>50-99</u>	<u>2</u>
<u>100-149</u>	<u>3</u>
<u>150-199</u>	<u>4</u>
<u>200-249</u>	<u>5</u>
<u>250 or more</u>	<u>6</u>

<u>Amenities</u>
<u>Playground equipment meeting minimum guidelines by the Commercial Park Advisory Council and National Playground Safety Institute with a covered shade structure.</u>
<u>Dog park (not smaller than 2,500 sq ft) with minimum depth of twenty-five (25) feet, fenced in accordance with Subchapter 11, and containing a pet drinking fountain.</u>
<u>Covered picnic area to contain no fewer than two (2) tables with seating and two (2) grills.</u>
<u>Swimming pool</u>
<u>Splash pad</u>
<u>Tennis or racquetball court</u>
<u>Basketball court</u>
<u>Volleyball court</u>
<u>Community garden or orchard with irrigation (minimum 800 sq ft)</u>
<u>Gazebo, band stand or outdoor amphitheater</u>
<u>Amenity center with social room for resident use</u>
<u>Private fitness facility</u>
<u>Kitchen available for resident use</u>
<u>Billiards or similar</u>
<u>Theater or similar media room; or</u>
<u>As approved by the Planning Director</u>

9.10.10 Miscellaneous Design Elements

A. Mixed Use structures shall comply with the following office, retail, and commercial design standards from Section 9.5.4:

1. Common Development
2. Building Entrance Standards
3. Canopy Standards
4. Drive-Thru
5. Screening of Walk-In Coolers
6. Orientation and Screening of Overhead Doors, Loading Docks, and Service Courts.

9.10.11 Office, Retail, and Commercial Structures

With the exception of industrial use structures, the architectural standards in this section are applicable to all non-residential structures in the CL3, CL4, and CL5 Districts. Non-residential structures with less than four stories shall comply with the requirements in 9.4, Office, Retail, and Commercial Structures, and structures with four (4) or more stories shall comply with the requirements in Table 9.10.11, Non-Residential Structures with four (4) stories or more.

Table 9.10.11 Non-Residential Structures with four (4) stories or more	
Design Element	Standard
<u>Solar Orientation and Passive Cooling</u>	<u>Buildings are encouraged to be aligned on an east-west axis so that the long side of the building faces north and south while the short ends face east to west. When the long sides of a building face south or west, windows located along those sides are encouraged to be externally shaded through the use of extended roof overhangs, building projections, window recesses or similar structural means to assist in minimizing summer solar admission and improving passive cooling. Buildings are encouraged to be designed to maximize photovoltaic potential.</u>
<u>Building Massing</u>	<p><u>Structures shall be designed in a three-tiered approach consisting of the base, the middle, and the top.</u></p> <p><u>The base shall include the building entries, pedestrian space, retail facades and store front windows, awnings or similar pedestrian covers, and porte-cocheres designed to establish a pedestrian scale with the building. A parking garage may be located within this area however the façade of the parking structure shall be designed to create visual interest at the pedestrian scale. (See structured parking requirements in Subchapter 9.7.)</u></p> <p><u>The middle of the building begins the primary use of the building and is separated by the base with an architectural banding, or setback to offer a visual change. The middle contains the building's primary uses with</u></p>

	<p>windows, exterior patios, and generally visually repeats an architectural theme or rhythmic pattern.</p> <p>The top terminates the building at the sky with an architectural cornice or special building elements to finish the building and provide screening of any roof mounted equipment.</p>
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9.10.12 Parking Structure

The architectural standards of this section are applicable to all stand-alone parking structures and the facades, or a portion of the facade thereof, on commercial or residential structure(s) which are structurally designed for the purposes of parking structure. All storefront, office, or residential elements shall be reviewed according to its districts' architectural standards.

A. Design Guidelines:

1. Parking structure access shall be located and designed in a manner which provides for pedestrian activity on the street frontage of the structure while minimizing the number of vehicular access points and reducing areas of vehicle-pedestrian conflict.
2. New parking structures are encouraged to have retail, commercial, or offices uses at the first level, fronting all public streets, parkland and open spaces. This can include leasing offices and amenity centers for Urban Multifamily and Mixed-Use, though these areas do not count towards minimum nonresidential square footage on the ground floor.
3. Parking structures are encouraged to create visually attractive and active pedestrian environment through the use of retail/commercial wrap-around tenant spaces.
4. Parking structures should be designed to blend and/or complement the surrounding buildings.
5. Parking structure elevations should use color, massing, or architectural features to reduce the appearance of bulk.
6. Parking structures are encouraged to have "green roofs" or civic spaces on the upper most floor of the structure or roof.
7. The parking structures are encouraged to be unique and create a sense of place, rather than a design that represents only the functional use of the structure.
8. Parking structures with more than one façade visible from a street or major drive aisle shall incorporate ground level commercial space for at least 25% of the total ground level façade visible from the street or major drive aisle with:
 - a. A customer entrance that opens directly onto the sidewalk, and
 - b. A depth not less than 24-feet, and

- c. A height not less than 12-feet, measured from the finished floor to the bottom of the structural members of the ceiling.
- 9. The parking structure shall not be issued a permanent Certificate of Occupancy until the commercial spaces are finished out to a minimum of a Temporary Certificate of Occupancy for a shell building and provide for at least two separate commercial spaces (which may later be combined upon occupancy) and constructed to accommodate diversified uses and types and not designed for one user.
- 10. Above ground parking should be designed in such a way the neighboring buildings are not adversely affected by headlights.
- 11. Parking structure facades facing residential parcels shall: (1) Be enclosed to prevent light spill, adverse noise, or pollutants from impacting dwellings; and (2) Incorporate architectural design elements, including surface treatments, offset planes, structural articulation, and landscaping to provide visual interest and compatibility with adjacent dwellings.

9.10.13 Architectural Requirements

A. Façade Building Materials

The façade(s) of the parking garages fronting a public street or open space shall be treated as primary facades in this Section.

B. Screening of Vehicles within Parking Structure

- 1. The use of green/living wall systems as well as public art may be used to satisfy the design and finish requirements of this section as well as Table 9.8.3.(A).
- 2. Parking structures shall utilize horizontal walls to screen sloping floors and vehicle bumpers which are visible from streets or major drive aisles.
- 3. Open-air spaces, along any primary façade, as defined by Section 9.7.3, or façade visible to single-family and two-family residential uses, shall be screened with the use of the following permitted materials listed in Table 9.7.3 B. in order to reduce any adverse effects associated with streetscape design and residential adjacency.
- 4. The visible openings, unenclosed, on a primary façade shall not exceed forty (40%) percent of the area on any façade visible from streets or major drive aisles and shall incorporate treatments so that such openings reflect a sizing and pattern similar to window openings on a commercially- or residentially- occupied building.

<u>Table 9.10.12 - Screening Materials</u>	
<u>Permitted</u>	<ul style="list-style-type: none"> • <u>Any building materials listed Table 9.8.3 A. with the allowable percentages</u> • <u>Other Vegetation (approved by the Planning Director)</u> • <u>Solar panels</u> • <u>Decorative Metal panels (approved by the Planning Director)</u>

- Decorative plexiglass panels with a maximum 25% transparency
- Other durable materials approved by the Planning Director in keeping with the architectural style of the structure.

Specifically Prohibited

- Fabric Panels

C. Common Development

The parking structure shall have similar architectural styles and materials consistent with the principal building(s) of such parking structure to meet the minimum parking requirements.

D. Façade Finish

The parking structure shall be architecturally finished on all primary facades with same materials, detailing, and features.

E. Pedestrian Entrance Standards

1. Pedestrian entrances shall provide distinct architectural features including but not limited to horizontal and vertical articulation or structural walls and variation of the roofline.
2. Any front building entrance shall be set back from a drive aisle or public right-of-way a minimum distance of 15 feet.
3. Pedestrian entrances for parking structures and commercial tenant spaces along the first floor of the parking structure shall provide clearly defined, highly visible customer or employee entrances with the integration of awnings or similar architectural features.
4. Pedestrian entrances shall provide for courtyards, or other pedestrian spaces at their main entrances, as provided herein. The minimum size of pedestrian space shall be a minimum of 100 square feet of pedestrian space at each tenant space and first floor pedestrian entrance(s) to parking structure. Each pedestrian space shall incorporate at least four (4) of the following types of decorative elements, and a minimum quantity of four items at each pedestrian space:
 - a. Decorative landscape planters incorporated into the landscape areas.
 - b. Pedestrian scale lighting, bollard, or other architectural accent lighting.
 - c. Special paving, such as colored/stained and sealed concrete, stamped concrete, brick or other unit paver.
 - d. Art visible to the public with a valuation of at least .05% of the total construction cost.
 - e. Seating such as benches, tables with attached seats, or low seating walls.
 - f. Architectural water structures, features, or fountains.
 - g. Other amenities approved by the Planning Director.

EXHIBIT "C"

Exhibit "C"

Subchapter 11. Landscaping and Screening Standards

Table 11.3 B – Non-Residential Landscape Area and Minimum Planting Requirements			
Non-Residential Zoning Districts		Percent of lot Landscaped	Required Trees (3" Caliper) and Shrubs (3 Gallon) in landscaped area
A	Agriculture/Conservation Development Reserve	Min. 30%	1 Tree & 2 shrubs per 300 S.F
O	Office	Min. 30%	1 Tree & 4 shrubs per 300 S.F.
NS	Neighborhood Services	Min. 25%	1 Tree & 4 shrubs per 300 S.F.
R	Retail	Min. 20%	1 Tree & 4 shrubs per 300 S.F.
GB-1	General Business – 1	Min. 20%	1 Tree & 4 shrubs per 300 S.F.
CL3	Corridor Urban Level 3 Neighborhood (Level 3:CL3)	Min. 20%	1 Tree & 4 shrubs per 300 S.F.
CL4	Corridor Urban (Level 4:CL4)	Min. 20% 15%*	1 Tree & 4 shrubs per 300 S.F.
CL5	Corridor Urban Center (Level 5:CL5)	Min. 15%*	1 Tree & 4 shrubs per 300 S.F.
GB-2	General Business – 2	Min. 15%	1 Tree & 4 shrubs per 500 S.F.
CI	Campus Industrial	Min. 15%	1 Tree & 4 shrubs per 500 S.F.
LI	Light Industrial	Min. 15%	1 Tree & 4 shrubs per 800 S.F.
GI	General Industrial	Min. 15%	1 Tree & 4 shrubs per 800 S.F.

*For master planned urban developments in the CL4 and CL5 zoning districts, the required landscape percentage and plantings may be achieved by clustered landscaped areas, such as plazas, parks, and other areas of public gathering, within the development that is inclusive of the total requirements for all lots within the development through a Unified Development Agreement. The required landscape plantings may be reduced in order to allow for functional open space provided the streetscape yard, building foundation planting/raised planters, parking lot landscaping, screening and bufferyard requirements are met, at the discretion of the Planning Director.

Table 11.3 C – Residential Landscape Area and Minimum Planting Requirements				
Zoning Districts per Residential Development Type		Percent of lot Landscaped	Required Trees (3" Caliper)	Required Shrubs (3-Gallon)
All	Single Family Detached	Min. 30%	2 Trees per non-corner residential dwelling; 4 trees per corner residential dwelling	4 shrubs per 10' foundation facing a street, exception of driveway

All	Single Family Attached	Min. 30%	1 Tree per non-corner residential dwelling; 2 trees per corner residential dwelling	4 shrubs per 10' of foundation facing a street
MF-10, CL-3 , R	Multi-Family	Min. 40%	1 Tree per 300 S.F. landscape area	4 shrubs per 300 S.F. landscape area
<u>CL3, CL4, CL5</u>	<u>Suburban Multi-Family</u>	<u>Min. 30%</u>	<u>1 Tree per 600 S.F. of landscape area</u>	<u>8 shrubs per 600 S.F. landscape area</u>
<u>CL4, CL5</u>	<u>Urban Multi-Family*</u>	<u>Min. 15%</u>	<u>1 Tree per 600 S.F. landscape area</u>	<u>8 shrubs per 600 S.F.</u>
MF-20, CL-4 , GB- 1	Multi-Family	Min. 40%	1 Tree per 300 S.F. landscape area	4 shrubs per 300 S.F. landscape area
CL5	Multi-Family	Min. 40%	1 Tree per 300 S.F. landscape area	4 shrubs per 300 S.F. landscape area

*For master planned urban developments in the CL4 and CL5 zoning districts, the required landscape percentage and plantings may be achieved by clustered landscaped areas within the development representative of the total requirements for all lots within the development through a Unified Development Agreement. The required landscape plantings may be reduced in order to allow for functional activated open space such as plazas, parks, and other areas of public gathering, provided the streetscape yard, building foundation planting, parking lot landscaping, screening, and bufferyard requirements are met, at the discretion of the Planning Director.

11.4 General Planting Criteria

E. Corridor Districts (CL3, CL4, CL5) Lawn or Turf Grass:

1. Residential Turf Landscaping:

- a. The amount of irrigated lawn or turn grass for residential sites in the corridor zoning districts shall not exceed 2 times the foundation footprint or 7,500 sq. ft., whichever is the smaller square footage for all single-family detached structures on a lot/lots platted after January 1, 2024.
- b. Landscape sites shall have a soil depth of at least six inches prior to the installation of any landscaping.
- c. Areas not irrigated are encouraged to utilize landscape beds with native or adapted plants. Lawn or turf grass blends may be planted in the remaining landscape area, provided the area is not irrigated.

- d. Any lawn or turf grass installed shall utilize a warm weather grass variety or blend that has summer dormancy capabilities. Examples of recommended varieties and blends are provided above.
2. Non-residential Turf Landscaping:
 - a. Lawn or turf grass for commercial sites shall not exceed twenty-five (25) percent of the total landscaped area. Areas not irrigated or left naturally shall be exempt from the limitation.
 - b. Any lawn or turf grass installed shall utilize a drought tolerant species with preference to native blends as described above.
 - c. Landscape areas not otherwise planted with shrubs, trees, or lawn shall contain landscape planting beds in accordance with requirements provided herein.

F. Landscape Planting Beds.

1. Landscape planting beds containing native shrubs, vines, perennials and ornamentals are encouraged to minimize the amount of irrigated lawn or turf grass.
2. Irrigation within landscape beds shall be limited to a drip irrigation system as required within this Subchapter.
3. All debris, wood chips, pavement, concrete, and rock over 2" in diameter shall be removed from the planting pit to a minimum of twenty-four (24") inch depth. The entire planting bed shall contain a minimum depth of twenty-four (24") inches of soil suitable for plant establishment and growth and may not be compacted or stabilized.
4. A native drought tolerant ground cover or an organic wood mulch shall be installed to conserve moisture in the ground and improve soil fertility. Native rock such as limestone, river rock, crushed granite or similar architectural material may be considered in landscape planting beds when used in combination with the native drought tolerant ground cover or organic mulch to enhance interest and add variety in the landscape. At no point shall an entire site's landscape planting bed be covered in rock, unless otherwise approved by the Planning Director.
5. Landscape planting beds may be used as stormwater collection areas commonly known as rain gardens, provided the planting beds are designed to prevent loss of mulch and planting material, include plants capable of surviving wet and drought conditions, and include either engineered soils or other design measures to prevent stagnant conditions.

11.5 Streetscape Yard Standards

C. STREETSCAPE YARD STANDARDS: CL3, CL4, CL5 DISTRICTS

Streetyard trees and shrubs help to provide a visual and audible buffer to mitigate vehicular traffic from adjacent land uses, and also assist with improving regional air quality. Streetscape trees and shrubs shall be planted within the required streetscape yard as required pursuant to Subchapter 4; however, in cases where utility easements extend across the whole streetscape yard, the required trees shall be planted outside the streetscape yard provided that they are planted as close to the public right-of-way as possible. Trees and shrubs may be planted in a non-linear or clustered fashion as long as the total number of trees and shrubs otherwise required are provided, the recommended spacing requirements in Table 11.11.3 Approved Tree List and the Tree Technical Manual are generally

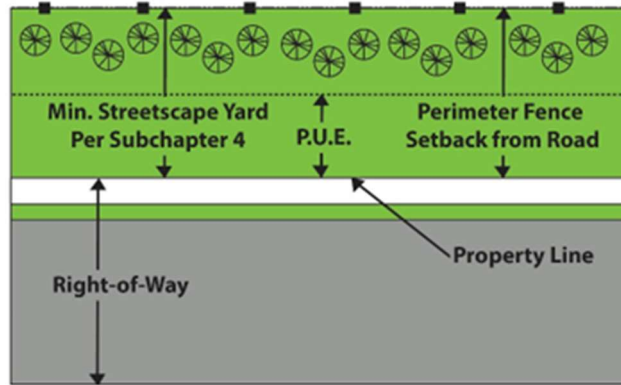
maintained, and all trees are planted outside of the sight triangle. Trees planted within required parking lot landscape islands and peninsulas shall not count towards satisfying the streetscape yard requirements. Street trees and shrubs shall be provided in the following circumstances:

1. Non-residential, Urban Multi-family and Suburban Multi-family Developments
 - a. The streetscape yard required per zoning district in Subchapter 4 shall include the street trees and shrubs required below. Street yard trees and shrubs may be used to meet the overall landscaping requirements established in Table 11.3 (B) for non-residential sites and Table 11.3 (C) for multi-family developments.
 - i. One medium or large tree (Type A or B), from among the options identified in Table 11.11.3 Approved Tree List, must be planted for every 40 linear feet of street frontage when overhead utilities are absent.
 - ii. One small tree (Type C), from among the options identified in Table 11.11.3 Approved Tree List, must be planted for every 20 linear feet of street frontage when overhead utilities are present.
 - iii. One (1) 3-gallon shrub every three (3) linear feet of street frontage.
 - iv. All plant material shall be planted outside of public utility easements, where feasible, and can include use of raised planters and tree grates.
2. Single-Family and Duplex Residential Developments (Includes condominiums with similar structure types)
 - a. Streetyard trees and shrubs shall be planted along a perimeter collector or arterial street when a landscape lot or easement is required per Subchapter 15. Street yard trees and shrubs are considered to be in addition to the minimum landscaping requirements established in Table 11.3 (B) and Table 11.3 (C).
 - i. One medium or large tree (Type A or B), from among the options identified in Table 11.11.3 Approved Tree List, shall be generally planted every 40 linear feet of street frontage when overhead utilities are absent.
 - ii. One small tree (Type C), from among the options identified in Table 11.11.3, shall be generally planted every 20 linear feet of street frontage when overhead utilities are present.
 - iii. One (1) 3-gallon shrub every three (3) linear feet of street frontage.
 - iv. All plant material shall be planted outside of public utility easements, where feasible.
3. Streetscape Yards Along Toll / Frontage Road Facilities

Where streetscape yards are required per Subchapter 4, streetscape yard tree and shrubs shall be planted along the road frontages within the required streetscape yard. Street yard trees and shrubs may be used to meet the overall landscaping requirements established in Table 11.3.

- a. One medium or large tree (Type A or B), from among the options identified in Table 11.11.3 Approved Tree List, shall be generally planted every 40 linear feet of street frontage; and
- b. One small tree (Type C), from among the options identified in Table 11.11.3, shall be generally planted every 20 linear feet of street frontage; and
- c. Six (6) 3-gallon shrub every three (3) linear feet of street frontage.

- d. All plant material shall be planted outside of public utility easements, where feasible.



4. Residential Streetscape Yards within Slip Road Landscape Medians

Where slip roads are provided pursuant to Subchapters 10 and 15, the streetscape yard shall include landscape medians with the required landscape plantings within this subsection. Street yard trees and shrubs are considered to be in addition to the minimum landscaping requirements established in Table 11.3 (B) and Table 11.3 (C). This subsection is applicable to single-family, townhome, and duplex developments only.

- a. When a 15' Landscape Median is required per Subchapter 10 and 15, the following shall be planted:
- i. One small tree (Type C), from among the options identified in Table 11.11.3, shall be generally planted every 20 linear feet of street frontage; and
 - ii. Three (3) 3-gallon shrub every three (3) linear feet of street frontage.
- b. When a 25' Landscape Median is required per Subchapter 10 and 15, the following shall be planted:
- i. One medium or large tree (Type A or B), from among the options identified in Table 11.11.3 Approved Tree List, shall be generally planted every 40 linear feet of street frontage; or
 - ii. One small tree (Type C), from among the options identified in Table 11.11.3, shall be generally planted every 20 linear feet of street frontage; and
 - iii. Six (6) 3-gallon shrub every three (3) linear feet of street frontage.
- c. All plant material shall be planted outside of public utility easements, where feasible.
- d. The landscape medians associated with a slip road configuration for residential development shall be privately owned and maintained by a Property Owner's Association or similar governing body.

11.6 Building Foundation Landscaping

C. Building Foundation Landscaping: CL3, CL4, and CL5 Districts

1. Non-residential and Multi-Family Developments

A landscape planting bed consisting of a minimum five (5) feet in width planting strip as measured at ground level extending outward from the building façade and extending at least 50 percent of the

length of the building's primary facades shall be provided. Plantings may be placed in tree grates and raised planters in lieu of a planting strip when a building is constructed as a liner building adjacent to a minimum 10 ft wide sidewalk.

- a. One (1) shrub shall be planted every four (4) linear feet on center within the planting strip.
- b. Ornamental Type C trees may be planted within the planting strip.
- c. Shall comply with the general planting criteria as provided in 11.4.
- d. The building foundation landscaping requirements may be used to meet the overall landscaping requirements established in Table 11.3(B). Above ground planters, tree wells, vegetative roof systems or similar approaches may be considered when traditional building landscaping is not feasible, as well as for development in the CL3, CL4 and CL5 districts as appropriate to context, as approved by the Planning Director.

2. Single-Family, Duplex, and Residential Condominium Developments

- a. Foundation landscaping shall be provided in accordance with Table 11.3 C.

11.8 Screening Requirements

11.8.1 Screening of Parking Lots

D. Screening of Parking Lots in CL3, CL4, CL5:

Notwithstanding the minimum screening requirements provided below, Alternative screening plans that reflect innovative approaches to screening which exceed the minimum screening objectives of this Subchapter may be considered on a case-by-case basis by the Planning Director.

1. Screening of Parking Lots and Vehicular Use Areas
 - a. All off-street surface parking and vehicular use areas associated with non-residential and multi-family uses and districts must be screened from public rights-of-way and major drive aisles using one or more of the screening methods described in this subsection.
 - b. A vegetated berm;
 - c. A planting screen utilizing evergreen shrubs.
 - d. A 3-ft tall native rock, stone, or brick wall may be permitted if used in combination with native ornamental grasses, shrubs, flowering perennials or similar as identified above in Subsection 11.8; or
 - e. A combination of any of the above and trees.
2. Planted screening must be capable of providing a solid screen of at least 36-inches in height within two (2) years and must be planted in a prepared bed that is at least three feet (3') in depth. Parking lot screening shrubs may be used to meet the overall landscaping requirements established in 11.3(B) and 11.3(C).
3. Screening must have a visual offset of at least three feet (3') every 60 linear feet. While a physical offset is required, the use of clumped street trees within planting beds may be considered when establishing the visual offset.
4. Major drive aisles between buildings may incorporate a single row of parking on each side of the drive aisle, including a minimum 10-foot sidewalk adjacent, consistent with common design for streetscapes in an urban mixed-use setting.



5. In the CL4 and CL5 Districts, Parking Lots and Vehicular Use Areas shall be screened a minimum of 60% by liner buildings. Such liner buildings shall:
 - a. Have an entrance that opens directly onto the sidewalk, and
 - b. A depth not less than 24 feet, and
 - c. A height not less than 12 feet, measured from the finished floor to the bottom of the structural members of the ceiling.

11.8.2 Screening of Mechanical Equipment

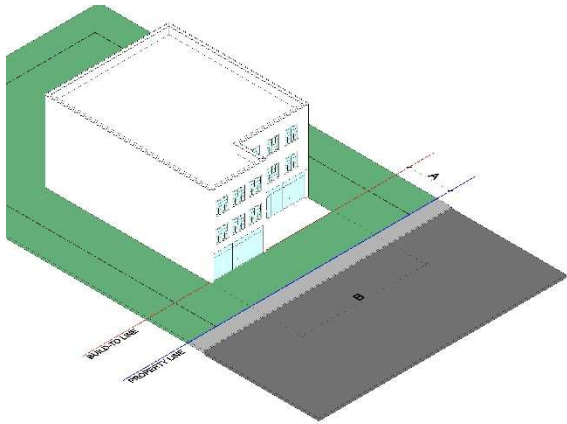
F. Additional Screening of Roof and Wall-Mounted Mechanical Equipment in the CL3, CL4, and CL5 Districts

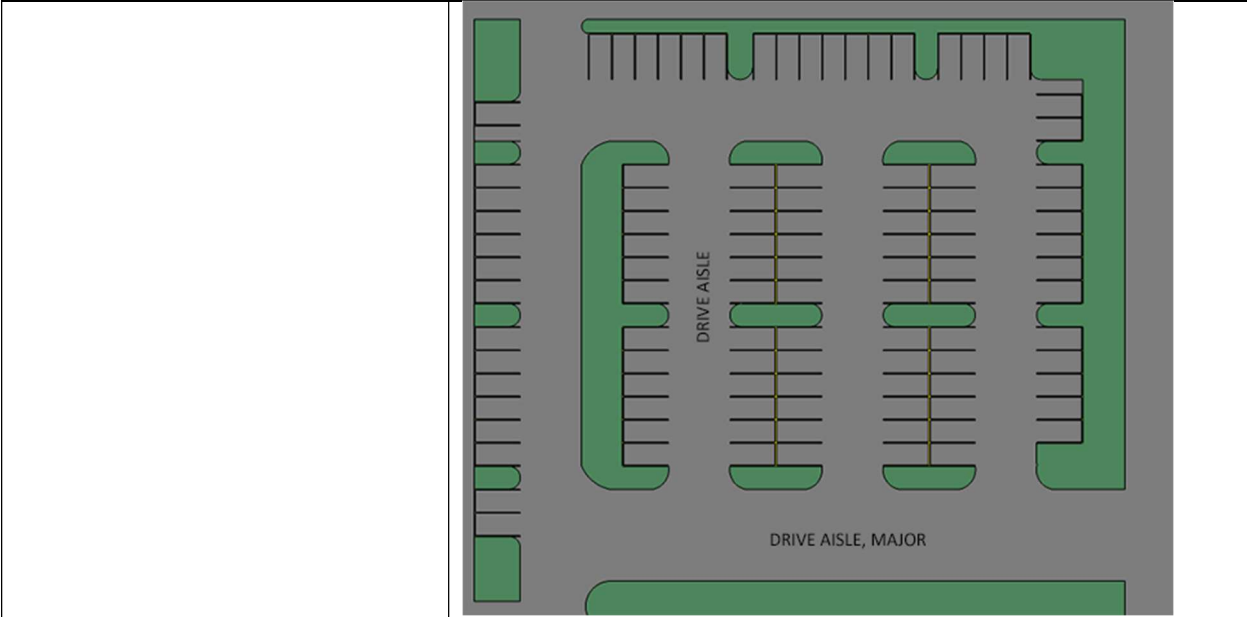
1. Roof-mounted mechanical equipment must be completely screened from ground level view, measured at grade 100' from each point of the roof edge, on all sides using a parapet wall. The parapet wall shall be provided along the full perimeter of the building and be architecturally integrated into the structure using materials permitted in Subchapter 9. If topography prevents full screening of the mechanical equipment through the use of a parapet wall, alternative screening of the mechanical equipment in the area where a conflict occurs may be considered by the Planning Director.
2. Exposed conduit, ladders, utility boxes, drain spouts must be painted to match the color of the principal structure. Natural metallic finishes are an acceptable alternative to paint.

EXHIBIT "D"

Exhibit “D”

SUBCHAPTER 20, DEFINITIONS

<p><u>AUTOMOTIVE PARKING SURFACE LOT, COMMERCIAL</u></p>	<p><u>A business enterprise offering the temporary parking or storage of motor vehicles not to exceed seven (7) consecutive days in a parking lot, with or without covering. A fee may be charged to users of the parking area.</u></p>
<p><u>AUTOMOTIVE PARKING STRUCTURED, COMMERCIAL</u></p>	<p><u>A business enterprise offering the temporary parking or storage of motor vehicles not to exceed seven (7) consecutive days in an enclosed, structured floor area underneath all or part of any story of a structure, commonly called a parking garage.</u></p>
<p><u>BUILD-TO LINE</u></p>	<p><u>An alignment that establishes a certain distance from the property line to a line along with the building shall be built. An alignment that establishes a certain distance from the street setback line to a line along which the building, or a building’s accompanying active space such as a patio, shall be built.</u></p> 
<p><u>COTTAGE ROW</u></p>	<p><u>A series of (at least 3 and no more than 6) small, single-family detached residential dwelling unit structures located on one lot or divided into individual lots, arranged in a row, fronting onto a common paved path/sidewalk connecting to the public sidewalk, with as few as one structure fronting onto a public street.</u></p>
<p><u>COTTAGE COURT</u></p>	<p><u>A series of small, single-family detached dwelling unit structures located on one lot or divided into individual lots, arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private open space and becomes an important community-enhancing element.</u></p>
<p><u>DRIVE AISLE, MAJOR</u></p>	<p><u>A primary circulation route for vehicular traffic through a development which provides access to two (2) or more lots or access through a relatively large lot or tract of land with multiple buildings. Major drive aisles typically intersect with public right-of-way or other major drive aisles. (Private streets within a residential condominium are examples of major drive aisles).</u></p>



<p>DWELLING, MULTI-FAMILY</p>	<p>A residential structure providing complete, independent living facilities for three or more families or households independently of each other including permanent provisions for living, sleeping, cooking, eating, and sanitation. For purposes of clarifying different product types, a Multi-Family Dwelling shall be considered a unit that is “for rent” vs. “for sale”.</p> <p><u>This may be in the form of multiple units on the same lot as a condominium regime (each unit owned separately) or fee-simple (each unit owned by the same entity).</u></p>
<p><u>DWELLING, MULTI-FAMILY NEIGHBORHOOD-SCALE</u></p>	<p><u>A Multi-Family Dwelling, as defined above, with 5 to 8 dwelling units in a structure or structures on a single lot, oriented towards a public street or common area with parking in court, tuck-under or garage configurations to the rear.</u></p> <p><u>This may be in the form of multiple units on the same lot as a condominium regime (each unit owned separately) or fee-simple (each unit owned by the same entity).</u></p>
<p><u>DWELLING, MULTI-FAMILY SUBURBAN</u></p>	<p><u>A Multi-Family Dwelling, as defined above, with multiple dwelling units in a low-rise structure or structures accessed by exterior doorways/breezeways/open-air stairways, typically oriented towards lawn and landscape areas with surface parking in front and around. Commonly called a garden apartment.</u></p> <p><u>This may be in the form of multiple units on the same lot as a condominium regime (each unit owned separately) or fee-simple (each unit owned by the same entity).</u></p>
<p><u>DWELLING, MULTI-FAMILY URBAN</u></p>	<p><u>A Multi-Family Dwelling, as defined above, with multiple dwelling units in a mid-rise structure or structures, accessed by interior conditioned corridors, stairs, or elevators, designed to an urban</u></p>

	<p><u>context oriented towards public streets or major drive aisles in walkable settings, with parking facilities integrated contextually into the design of the structures typically in a structured parking or tuck-under design on a single lot. Example forms include multi-story wraps with central parking structures and multi-story over podium garage.</u></p> <p><u>This may be in the form of multiple units on the same lot as a condominium regime (each unit owned separately) or fee-simple (each unit owned by the same entity).</u></p>
<u>DWELLING, SINGLE FAMILY, ATTACHED</u>	<p>A dwelling unit which is joined to another dwelling on one or more sides by a party wall or abutting separate wall and which is designed for occupancy by not more than one family and is located on a single lot owned and fee simple. A single family attached dwelling shall be limited to a single common wall. A dwelling unit with ground floor entry located on a fee simple lot or condominium which is joined to another dwelling on one or more sides by a party wall or abutting separate wall and which is designed for occupancy by not more than one family and is located on a single lot. A single family attached dwelling shall be limited to a single common wall. This may be in the form of two units on the same lot (see also Dwelling, Two Family), or each unit on a separate lot under fee-simple ownership with a party wall.</p>
<u>DWELLING, SINGLE FAMILY, DETACHED</u>	<p>A dwelling unit designed and constructed for occupancy by not more than one family, located on a lot or separate building tract, and having no physical connection to a building located on the same or any other lot or tract. <u>This may take the form of a dwelling unit on a single lot under fee-simple ownership, or multiple detached dwelling units on a single lot under a condominium regime.</u></p>
<u>DWELLING, TOWNHOME/TOWNHOUSE</u>	<p><u>A dwelling unit, generally having two or more floors and with ground floor entry, which is joined to a similar dwelling unit on one or more sides by a common party wall or abutting separate wall, and which is designed for occupancy by not more than one family. A Townhouse may be known as a row house (3 or more together).</u></p> <p><u>This may be in the form of multiple units on the same lot as a condominium regime (each unit owned separately) or fee-simple (each unit owned by the same entity), or each unit on a separate lot under fee-simple ownership with a party wall at the lot line.</u></p>
<u>DWELLING, TRIPLEX AND QUADPLEX</u>	<p><u>A multi-family building designed as a single structure containing three (3) or four (4) separate living units on one lot, each of which is designed to be occupied as a separate residence for one family.</u></p>
<u>DWELLING, TWO-FAMILY</u>	<p>A residential structure providing complete, independent living facilities for two separate families, including permanent provisions for living, sleeping, cooking, eating, and sanitation.</p>

	<p><u>This may take the form of a duplex on a single lot under fee-simple ownership (both units owned by a single party), a duplex on a single lot operating under a condominium regime in which each unit is owned by separate parties, multiple duplexes on a single lot operating under a condominium regime in which each unit is owned by separate parties, or multiple duplexes on a single lot under fee-simple ownership (all units owned by a single party).</u></p>
<u>GAS FUELING STATION</u>	<p>A retail outlet for the dispensing of vehicular fuels to the general public. <u>For the purposes of this definition, vehicular fuels include electric vehicle charging stations.</u> Facilities may include a Convenience Store and/or a Car Wash.</p>
<u>MIXED-USE</u>	<p><u>The integration of uses from different categories, most commonly commercial and residential uses, with commercial uses facing and having direct access from a street or major drive aisle with residential units (or variety in commercial uses) directly above or on the ground level secondary frontages. This definition refers to “vertical” mixed use with uses occupying different levels of a single building or structure and does not refer to “horizontal” mixed use where one or more distinct uses occupy the same building or development but are of the same general category (i.e., retail and pharmacy) are occupied by the same user performing work that is of different occupational classifications (i.e., office-warehouse) or uses that are separated on the ground by a property line and a common fence or street (i.e., commercial and multi-family on separate lots.)</u></p>
<u>PARKING STRUCTURE</u>	<p>An above grade, ramp access open-air structure specifically designed to accommodate vehicle parking. A multi-story structure designed for automobile parking which may include multiple levels for parking vehicles including parking garages, parking ramps, and parking decks. May also be called structured parking.</p>
<u>TOWNHOME/TOWNHOUSE</u>	<p>A dwelling unit, generally having two or more floors, which is joined to a similar dwelling unit on one or more sides by a common party wall or abutting separate wall, and which is designed for occupancy by not more than one family. A Townhouse may be known as a row house or single family attached unit. For purposes of clarifying different product types, a Townhome shall be considered a dwelling unit that is “for sale” vs. “for rent”.</p>
<u>UNIFIED DEVELOPMENT AGREEMENT</u>	<p><u>A type of restrictive covenant placed two or more tracts of land where the owners of the properties have shared facilities that require cooperation between the owners for operation and maintenance. (e.g., drainage, utilities, parking, reciprocal access drives, etc.)</u></p>