

ARTICLE 8. SITE STANDARDS

DIVISION I. DESIGN STANDARDS

SUBDIVISION 1. INTRODUCTION TO DESIGN STANDARDS

Sec. 8.010. Purpose and Intent.

The purpose and intent of the design standards is to:

- A. Protect property values, enhance community appearance, and preserve neighborhood character.
- B. Enable developers to create more attractive, efficient, sociable, and pedestrian-friendly living, shopping, and working environments.
- C. Increase beauty and quality of life by improving the character of building exteriors and surroundings.
- D. Increase public infrastructure efficiency through mixed uses and efficient densities.

Sec. 8.020. Applicability.

- A. The design standards are provided as a tool to be used by developers and property owners intending to improve or modify their property. These standards reflect standards of design that the City will use to guide and evaluate development proposals. All proposed development will be reviewed in accordance with these regulations and in conjunction with all applicable sections of this UDO.

SUBDIVISION 2. ARCHITECTURE AND BUILDING DESIGN STANDARDS

Sec. 8.030. Application of Standards.

- A. The standards and regulations contained herein shall apply to new development and the renovation and redevelopment of existing sites and buildings within the City, with the exception of agricultural buildings, airport related industrial buildings within the AZ zoning district (for airport hangars see Section 8.350), and properties located within the Downtown Core Area as identified in Subdivision 8 of this Division.
- B. Building Types. For the purposes of this subdivision, all buildings shall be categorized as described in Section 8.050. The building type shall be determined by the Director or their designee. The building design standards shall be regulated by both building type and the zoning district in which the building is located.
- C. Accessory Buildings. All accessory buildings and structures shall comply with the design standards required for the principal building. The exterior building materials and colors shall be similar to the principal building.

Sec. 8.040. Exceptions and Modifications.

- A. The following exceptions shall apply:

-
1. Building expansions or additions, including successive additions, totaling less than twenty-five percent (25%) of the gross floor area of the existing building that will use the same or higher-class building materials to match or complement the existing building materials.
 2. Building and façade maintenance and repair including repainting of existing painted surfaces and window, door, siding, and roof replacement with identical or aesthetically similar materials.
- B. Following the procedures of Article 2 Division IV, the Approving Authority may approve modification requests from the standards contained in this Subdivision provided the following are met:
1. The modification requested is not based solely on the anticipated cost of full compliance with the regulations contained herein; and,
 2. The resulting overall design and aesthetic appearance of the building(s) will not detract from the aesthetics of the surrounding area nor negatively impact adjoining properties.

Sec. 8.050. General Provisions.

A. Building Types.

1. Single-Family Residential: Detached single-family homes, accessory dwellings, bed and breakfast homestay, and group homes approved within a single-family or two-family home.
 2. Two-Family Residential: Two-family homes (duplex)
 3. Attached Residential: Triplex, quadplex, townhome, and rowhouse.
 4. Multi-Family Residential: Apartments, bed and breakfast inn, nursing homes, hospice homes, treatment centers, homeless shelters, retirement villages, independent living or assisted living apartment communities, and other similar high density residential developments.
 5. Non-Residential Buildings in a Residential Zoning District: Schools, churches, places of assembly, community centers, community food and personal support services, cultural facilities, funeral homes and mortuaries, libraries, public facilities, and government buildings.
 6. Commercial/Retail Buildings: Single and multi-tenant commercial buildings, day care centers, restaurants, financial institutions, hotels, motels, mini/self-storage buildings, auto service businesses in commercial zoning districts, and recreational and entertainment buildings.
 7. Office and Civic Buildings: Single and multi-tenant office buildings including medical offices, clinics, and hospitals. When located in non-residential zoning districts: schools, universities, churches, places of assembly, community centers, cultural facilities, funeral homes and mortuaries, libraries, public facilities, and government buildings.
 8. Mixed-Use Buildings: Multi-story buildings that contain two (2) or more different uses such as residential and retail/office uses.
 9. Downtown Buildings: Buildings or structures located within the Downtown Core Area as shown in Subdivision 8.
 10. Industrial Buildings: A building or structure constructed for warehouse, distribution, flex industrial, and other industrial uses and located within the Planned Commercial Services (CS), Planned Industrial (PI), or Planned Mixed Use (PMIX) zoning districts.
 11. Buildings within the Specified Metal Building Locations: Buildings or structures located within the boundaries of the Specified Metal Building Locations as shown on the map in Section 8.080.C.
- B. The following standards apply to all sites excluding single-family dwellings, two-family dwellings, and townhouse/row dwellings.

-
1. Four-Sided Architectural Design. Buildings shall incorporate four (4) sided architecture. Architectural elements (horizontal or vertical) shall extend around the building and utilize the same, compatible, or complementary materials on all building facades.
 2. Top, Middle, and Base Design. Buildings shall clearly express a top, middle, and base. Transitions from between the top, middle, and base shall be accomplished by a change in wall plane, roof overhang, and/or a change in building materials or color. The Approving Authority may waive this requirement based upon the building's architectural style, use, or other factors deemed relevant.



3. Wall and Roof Articulation. Buildings shall have regular variations and changes (articulations) in the wall planes, roof lines, and roof slopes. The minimum wall and roof articulation requirements are provided in Sections 8.070 and 8.080 herein this subdivision.
 - a. Examples of wall articulation methods include but are not limited to:
 - i. Projections or recesses in the wall plane of at least two feet (2') in depth.
 - ii. Use of columns, piers, pilasters, or other equivalent structural and/or decorative elements that project at least two feet (2') beyond the wall plane in a manner that complements the overall aesthetic appearance of the building.
 - b. Examples of roof articulation methods include but are not limited to:
 - i. A change in direction of the roof pitch or slope.
 - ii. The raising or lowering of the parapet wall, if applicable.
 - iii. The use of a tower element or other similar building feature.
4. Application of Exterior Building Materials on Primary Facades. This Subsection contains information on the appropriate application when the following building materials are used:
 - a. Multiple Façade Materials. The use of multiple façade materials is required and the transitions from one wall material to another shall follow a level horizontal or vertical line.
 - b. Application of Brick and Stone Masonry. Heavy exterior materials, such as any type of brick or stone masonry, shall be applied as traditionally used as a building foundation and structural material. Brick or stone masonry that appears to be unsupported or 'float' within a façade shall not be permitted, e.g., stone applied to a roof dormer or stone placed directly above doors/windows without a supporting lintel above the door/window.

-
- c. Painting of Brick and Stone Masonry. Brick and stone masonry exterior finishes shall not be painted, unless approved by the Approving Authority based on the building design, architectural style, or current condition of the brick or stone.
 - d. Exterior Insulation and Finish Systems (EIFS). Subject to the provisions of Sections 8.070 and 8.080 herein, the use of Exterior Insulation and Finish System (EIFS) on a building façade is permitted above the first ten feet (10') of the building finished floor elevation for a single-story building and is permitted on those floors above the first-floor elevation for a multi-story building.
 - e. Thin Brick and Stone Masonry Veneer. Thin brick or stone masonry veneer, including brick and stone paneling, shall comply with the following:
 - i. Thin brick and stone masonry veneer or paneling shall only be used in applications where the apparent thickness of the bricks or stones will not be distinguishable or is otherwise addressed by adjustments in the wall plane to simulate the appearance of full depth brick or stone.
 - ii. 'L' shaped brick/stone corner pieces and full-depth brick/stone caps shall be utilized at all corners and edges to maintain the appearance of full-depth brick/stone.
 - iii. Thin brick and stone masonry veneer or paneling shall be continued (returned) a minimum of twelve inches (12") around all wall corners to further maintain the appearance of full-depth brick or real stone and shall be terminated at a ninety-degree (90°) angle inside corner along the given facade.
 - f. Use of Trim on Primary Façades. Appropriately scaled trim shall be included around all window and door openings, building corners, roof lines, and façade material transitions located on primary façades, unless the use of trim is considered inappropriate based on the building's architectural style.
 - g. Building Facadism Discouraged. Building facadism is discouraged. Windows or dormers should be in proportion with and match the adjoining roof pitch and have the appearance of being functional and operational. Hip or mansard roofs that only partially conceal a roof well or low slope roof area are also discouraged.
 - h. Franchise Architecture Discouraged. The use of franchise or trade-marked building shapes or integral building forms that are readily identifiable with a specific commercial franchise is discouraged. Buildings are encouraged to be designed to appear as their intended use, e.g., a restaurant building can look like a building for a restaurant; however, with the signage removed, the building should not be recognizable as belonging to a specific commercial business or franchise.
 - i. Application of Windows and Doors on Commercial Storefronts. All commercial and retail building façades that face a public or private street shall conform with the following standards:
 - i. Fenestrations with clear glass shall occupy no less than fifty percent (50%) of the pedestrian view zone.
 - ii. All doors, including any overhead doors, located within the pedestrian view zone shall contain no less than seventy-five (75%) clear glass.
 - j. Overhead Doors. Street facing overhead doors (garage doors) are discouraged.
 - i. Any street facing overhead door not regulated by subsection i above shall have no less than fifty percent (50%) clear glass and shall be recessed a minimum of eighteen inches (18") into the building wall plane; or,

- ii. Shall include additional architectural enhancements or building materials to mitigate the visual impact from the right-of-way. Additional site design enhancements including fencing, landscaping, and increased setbacks may also be required.
- k. Awnings and Canopies. Awnings and canopies are encouraged but must be functional, provide shade and shelter to the building entry, be designed in scale and proportion to the mass of the building, and constructed of high-quality and durable building materials.

Sec. 8.060. Exterior Materials Classification.

For the purposes of this Subdivision, exterior building materials shall be divided into the following four classification ranges by materials category. The range starts with Class 1 being the top-quality, very durable materials and ends with Class 4 being lower-quality, less durable materials.

All materials must be utilized in the application as intended by the manufacturer and follow proper installation requirements and standards, including management of water migration and installation of appropriate substrate material.

The Director or their designee may categorize a building material not listed below to a classification which includes materials of similar durability, quality, and appearance.

A. Table 8.I-1. Exterior Materials Classification

Table of Exterior Materials Classification					
	Class 1	Class 2	Class 3	Class 4	Definitions
Masonry					
Brick veneer, fired clay	X				Fired clay brick, full-veneer masonry wall system
Brick veneer (thin), fired clay		X			Thin veneer fired clay brick adhered to a wall surface or wall anchoring system, with the appearance of full brick
Brick paneling, fired clay		X			Prefabricated panels of thin veneer fired clay brick
Brick veneer, synthetic			X		Synthetic bricks adhered to wall surface or wall anchoring system
Brick paneling, synthetic			X		Prefabricated panels of synthetic brick adhered to a wall surface or wall anchoring system
Terracotta rainscreen panels	X				Fired clay panels with a rainscreen wall anchoring system

	Class 1	Class 2	Class 3	Class 4	Definitions
Stone					
Stone veneer, natural	X				Genuine stone, full-veneer masonry wall system
Stone paneling, natural		X			Prefabricated panels of genuine stone adhered to wall surface or wall anchoring system
Stone veneer, synthetic		X			Synthetic stone adhered to wall surface or wall anchoring system (also referred to as cultured stone)
Stone paneling, synthetic		X			Prefabricated panels of synthetic stone adhered to a wall surface or wall anchoring system (also referred to as cultured stone)
	Class 1	Class 2	Class 3	Class 4	Definitions
Concrete Masonry Units					
Cast Stone	X				A highly refined architectural precast concrete masonry unit intended to simulate natural-cut stone
Burnished / ground-faced block		X			Concrete modular blocks, smooth finish with large aggregates visible or polished finish and with mortared joints
Patterned or shaped block			X		Concrete modular blocks, face surface has pattern or shape, not flat, and with mortared joints
Split-faced block			X		Concrete modular blocks, rough, split-faced finish, and with mortared joints
Plain, flat- faced block				X	Concrete modular blocks, plain, flat finish, and with mortared joints

	Class 1	Class 2	Class 3	Class 4	Definitions
Concrete					
Architectural quality precast concrete panels	X				Highest finish precast concrete panels, textured or burnished, and integrally colored - not painted
Cast-in-place concrete, board formed or decorative form liner		X			Architecturally designed cast-in-place concrete with a high-quality patterned or textured surface created by board forms or decorative concrete form liners
Cast-in-place concrete, plain			X		Textured or smooth finish, may be painted
Site cast and precast concrete panels			X		Site cast and precast concrete panels, plain, smooth finish, may be painted
	Class 1	Class 2	Class 3	Class 4	Definitions
Metal					
Architectural quality, composite metal wall panel systems	X				High quality insulated metal panels for decorative surface application, such as <i>Alucobond</i> panel systems
Architectural quality metal wall panel systems, concealed fastening	X				High quality metal panels for decorative surface application with concealed fasteners, such as <i>Firestone Delta</i>

	Class 1	Class 2	Class 3	Class 4	Definitions
Metal					
Architectural quality metal wall panel systems, exposed fastening		X			High quality metal panels for decorative surface application with exposed fasteners, such as <i>Firestone Omega</i>
Metal (panels, siding, and trim)				X	Standard, non-insulated, metal siding and panels, including corrugated, galvanized, painted or coated for exterior application
	Class 1	Class 2	Class 3	Class 4	Definitions
Glass					
Clear glass (windows, doors, curtain walls, paneling systems)	X				Clear glass with at least a 70% light transmittance no visible reflective coating, coloring, or other covering (not including low-e or UV coatings or treatments)
Glass blocks			X		Hollow translucent block of varying shapes and sizes made entirely from glass. Also, known as glass brick.
Mirrored glass				X	Glass with a reflective or mirrored coating or finish
Opaque or tinted glass (including color applied)		X			Glass with a tinted or colored coating or finish or otherwise treated to produce a tint that reduces its opacity.
Spandrel Glass	X				Opaque glass panels with a fire-fused ceramic frit paint; typically used between vision areas of windows to conceal structural columns floors and shear walls
Fritted or Frosted Glass		X			Glass fused with colored particles or ink.

	Class 1	Class 2	Class 3	Class 4	Definitions
Other Materials					
Architectural quality fiber cement wall panels textured to resemble stone or metal	X				The highest quality fiber cement wall panel systems textured to resemble stone or metal with concealed fasteners – such as <i>Nichiha</i>
Stucco, genuine	X				Traditional Portland cement-based stucco applied in 3 coats over a solid surface
Wood (panels and siding)			X		Authentic hardwood or exterior rated, rot-resistant wood paneling and siding
Cement fiber board (siding)		X			Cement siding reinforced with cellulose fibers, such as <i>HardiePlank</i>
Cement fiber board (panels)		X			Cement panels reinforced with cellulose fibers, such as and <i>HardiePanel</i>
Exterior Insulation and Finish System (EIFS)			X		Polystyrene foam covered with a synthetic stucco, water-managed and exterior rated
Composite wood (panels, siding, and trim)			X		Composite or other synthetic wood types, such as <i>LP SmartSide</i> and <i>Trex</i> decking
Vinyl and PVC (panels, siding, and trim)				X	Exterior siding and trim that is made from a synthetic resin or plastic - minimum thickness 0.46 mm
Ceramic		X			Ceramic tile adhered to a wall surface or wall anchoring system

	Class 1	Class 2	Class 3	Class 4	Definitions
Other Materials					
Translucent wall panel systems			X		Panels or blocks, typically hollow, made of translucent polycarbonate material - such as <i>Kalwall</i>
	Class 1	Class 2	Class 3	Class 4	Definitions
Roofing Materials					
Standing Seam Metal		X			Vertically run or horizontal-Bermuda style metal panels connected within interlocking raised seams
Metal roof panel system		X			High quality metal panels designed for roof application including metal shingles
Metal panel		X			Standard metal roof panels, designed for roof application
Slate	X				Natural stone tiles (or shingles) cut from slate, traditionally applied in an overlapping pattern
Tile	X				Fired clay, ceramic, or concrete roofing tiles applied in an overlaying pattern
Synthetic or composite slate		X			Molded plastic to mimic the appearance of slate tiles
Green roof	X				Low-slope roof covered with roof-top plants in a designed roof-top planting system
Simulated metal roofing			X		Membrane roofing system designed with the appearance of a standing seam metal roof
Membrane or ballast (not visible)			X		Typical roofing materials for low-slope roofs and is not visible from any adjacent public or private street or residential developed or zoned properties
Membrane or ballast (visible)				X	Typical roofing materials for low-slope roofs
Wood shake shingles				X	Shingle shakes constructed of rot resistance wood, such as cedar

	Class 1	Class 2	Class 3	Class 4	Definitions
Roofing Materials					
Asphalt shingles (laminate or dimensional)			X		Asphalt shingles constructed with a heavy base mat and multiple adhered layers to provide a thicker, dimensional appearance - also known as laminated architectural shingles
Asphalt shingles (3- tab)				X	Asphalt shingles constructed with a single layer of material and 3 cut shingle "tabs"
Glass roofing	X				A roof constructed of glass panels or glass tiles within a glass framing system - also known as a roof glazing system

Sec. 8.070. Residential Building Types and Standards.

A. Residential Building Types.

1. Single-Family Residential
2. Two-Family Residential
3. Attached Residential
4. Multi-Family Residential

B. Single-Family Detached and Two-Family Residential Dwelling Design Standards.

1. For both single-family detached and two-family residential lots that are seventy feet (70') or greater in width, the following requirements shall apply:
 - a. The width of garage plane shall not exceed sixty percent (60%) of the total width of the front façade. If the width of the garage plane exceeds sixty percent (60%), then the garage plane and front façade shall include architectural treatments and decorative elements to mitigate visual impact.
 - b. All third-car garages shall be recessed a minimum of one foot (1') behind the plane of the two-car garage.



C. **Table 8.I-2. Standards by Residential Building Type**

Table of Standards by Residential Building Type					
Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
Single Family Residential	n/a				
Two Family Residential	n/a				
Attached Residential	Each primary façade shall have no less than 3 different Class 1 or 2 building materials.	The primary façade of each individual dwelling unit must have a change in the wall plane and/or a change in the exterior material type, texture, and/or color to differentiate it from the adjoining units.	n/a	Class 1, 2, or 3 roofing materials.	n/a
				Roofs of minimum 4-12 pitch, except as appropriate based on architectural style.	

Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
Multi-Family Residential	Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 1/2 of the façade area.	The Primary façade shall have a wall articulation (as provided herein Sec. 8.050) no less than once every 80 linear feet.	Elevated and open walkways and stairways are prohibited.	Class 1, 2, or 3 roofing materials.	The roofline shall have an articulation no less than once every 100 linear feet.
	Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.		All main building entries must be covered, either through a projection or a recession in the wall plane.		
	Class 4 façade materials shall not be permitted on any primary or secondary façade.				

Sec. 8.080. Non-Residential Building Types and Standards.

A. Non-Residential Building Types.

1. Non-Residential Buildings in a Residential Zoning District
2. Commercial/Retail Buildings
3. Office and Civic Buildings
4. Mixed-Use Buildings
5. Downtown Buildings
6. Industrial Buildings
7. Buildings within the Specified Metal Building Locations

B. **Table 8.1-3. Standards by Non-Residential Building Type**

Table of Standards by Non-Residential Building Type					
Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
Non-Residential Buildings in a Residential Zoning District	Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 1/2 of the façade area. Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.	The Primary façade shall have a wall articulation (as provided herein Sec. 8.050) no less than once every 60 linear feet.	All main building entries must be covered, either through a projection or a recession in the wall plane.	Class 1, 2, or 3 roofing materials.	The roofline shall have an articulation no less than once every 100 linear feet.
	Class 4 façade materials shall not be permitted on any primary or secondary façade.				

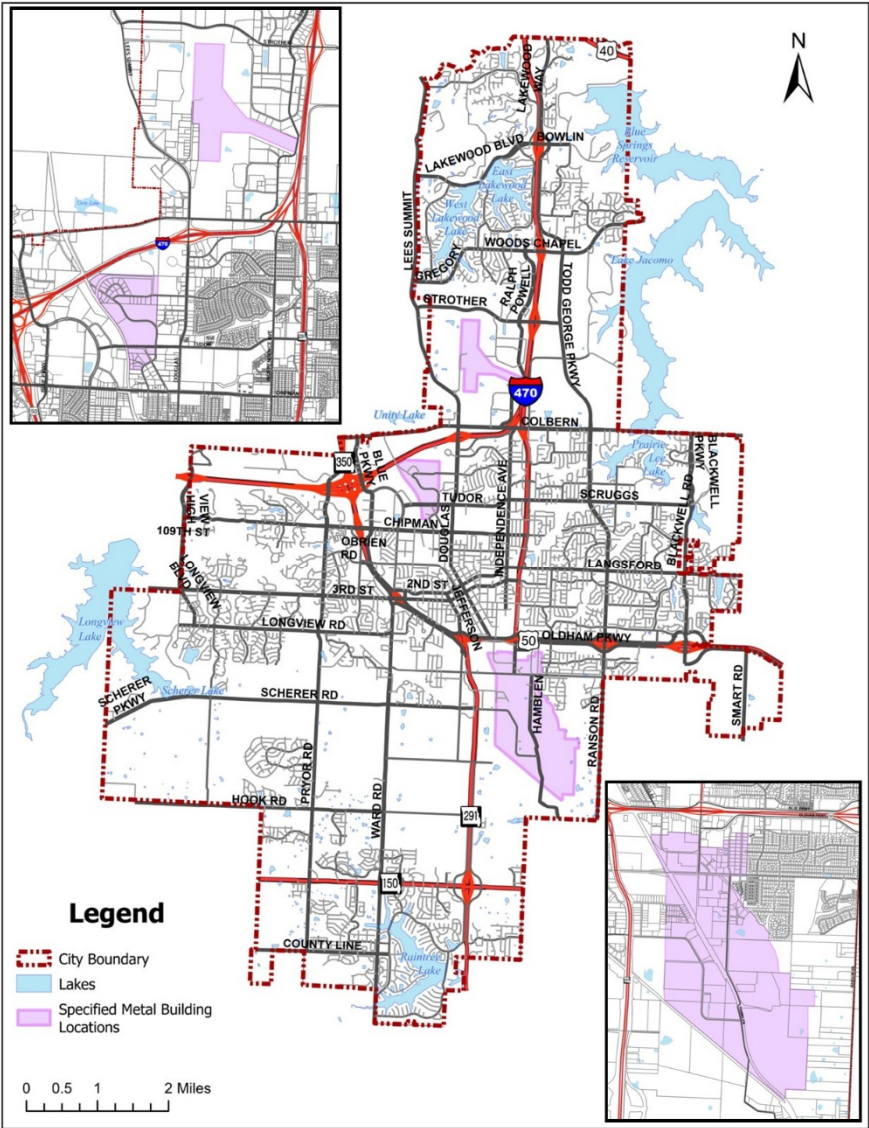
Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
Commercial / Retail Buildings	Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 1/2 of the façade area.	Buildings shall be no less than 18 feet in height.	All main building entries must be covered, either through a projection or a recession in the wall plane.	Class 1, 2, or 3 roofing materials.	The roofline shall have an articulation no less than once every 100 linear feet.
	Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.	The Primary façade shall have a wall articulation (as provided herein Sec. 8.050) no less than once every 60 linear feet.			
	Class 4 façade materials shall not be permitted on any primary or secondary façade.				

Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
Office and Civic Buildings	Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 1/2 of the façade area.	Building shall be no less than 18 feet in height.	All main building entries must be covered, either through a projection or a recession in the wall plane.	Class 1, 2, or 3 roofing materials.	The roofline shall have an articulation no less than once every 100 linear feet.
	Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.	The Primary façade shall have a wall articulation (as provided herein Sec. 8.050) no less than once every 80 linear feet.			
	Class 4 façade materials shall not be permitted on any primary or secondary façade.				

Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
Mixed-Use Buildings	Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 1/2 of the façade area.	Buildings shall be no less than 24 feet in height.	All main building entries must be covered, either through a projection or a recession in the wall plane.	Class 1, 2, or 3 roofing materials.	The roofline shall have an articulation no less than once every 100 linear feet.
	Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.	The Primary façade shall have a wall articulation (as provided herein Sec. 8.050) no less than once every 60 linear feet.			
	Class 4 façade materials shall not be permitted on any primary or secondary façade.				
Downtown Buildings	Please refer to Subdivision 8.				
Industrial Buildings	Each primary façade shall have no less than 3 different Class 1 and 2 building materials together comprising at least 1/4 of the façade area.	The Primary façade shall have a wall articulation (as provided herein Sec. 8.050) no less than once every 150 linear feet.	n/a	n/a	n/a
	Class 4 façade materials shall not be permitted on any primary or secondary façade area.				

Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
Buildings located within the Specified Metal Building Locations (refer to map)	Metal buildings are permitted. Each primary façade shall have no less than 3 different Class 1, 2, 3, or 4 building materials.	n/a	All main building entries must be articulated.	n/a	n/a

C. Map of Specified Metal Building Locations



SUBDIVISION 3. SITE DESIGN STANDARDS

Sec. 8.090. Site Design objectives.

- A. Development in office and commercial districts:
 - 1. Are encouraged to locate multi-family residences, businesses, and personal services within the district in a manner that provides for a high degree of walkability between buildings and services.
 - 2. Are encouraged to design the development as a “district” rather than a “strip”, so that the groupings of buildings can be approached from more places around the perimeter, resulting in less congestion and more accessibility, especially for pedestrians and bicyclists.
 - 3. When located along public streets, parking areas and pedestrian walks shall connect internally to parking areas and pedestrian walks of existing adjoining businesses. Provisions shall be made for future connections to adjoining property not yet developed or redeveloped. Wherever possible, pedestrian walks shall be provided to connect building entrances to public sidewalks.
 - 4. Building entrances and entrances to business services are encouraged to face onto an existing street or a landscaped open space.
 - 5. Solar energy devices, if provided, shall be integral to overall site and building design.
- B. Public gathering places in office and commercial districts.
 - 1. A minimum of five percent (5%) of the development site shall be designated as open space usable for public gatherings. Open space remaining after the maximum impervious coverage is reached may be used to meet this requirement, provided other requirements of this Article are met.
 - 2. The open space shall be directly accessible on foot from the entrance to offices and services.
- C. If a development abuts or contains an existing or proposed limited access highway or arterial street, the Commission and/or Council may require frontage roads or parallel streets to separate through and local traffic and to provide for visually safe and attractive roadways.
- D. Downtown core area. Development in the commercial and transition districts in the downtown core area is subject to the design standards in Subdivision 8 of this division.

Sec. 8.100. Sidewalk Location Standards.

Sidewalks shall be a minimum width of five feet (5'). A landscaping strip with a minimum width of five feet (5') shall be located between the sidewalk and the curb. The sidewalk shall be placed one foot (1') from the property line. Exceptions to this standard may be approved by the City Engineer if topographic or other constraints are encountered during construction. Meandering sidewalks may be used provided that where a sidewalk encroaches onto private property, outside the public right-of-way, an access and maintenance easement shall be provided to the City.

Sec. 8.110. Screening Standards.

- A. Application. The following screening standards shall apply to all sites excluding single-family dwellings, two-family dwellings, and townhouse/row dwellings.

-
- B. Building Mounted Equipment (Roof-Top and Exterior Building-Mounted Mechanical Equipment).
1. All exterior building-mounted and roof-top building equipment, including but not limited to HVAC and mechanical equipment, vents, piping, roof access ladder, and utility meters, shall be located out of view or otherwise screened from view by all adjacent public or private streets and any residentially zoned or developed properties. Appropriate screening methods may include the use of architectural features and/or landscape planting that provide immediate and opaque visual buffering.
 2. For roof-top equipment not adequately screened by the building parapet, a supplementary screen around all sides of the equipment shall be provided, composed of materials including prefinished architectural metal panels, stucco panels, masonry walls, or similar building materials that are consistent with the overall architectural design and finish materials of the proposed building. The height of any supplementary screens shall be no lower than the height of the equipment it is intended to screen. Site/building cross-section diagrams may be required to prove compliance with this screening requirement. The above provisions shall not apply to roof-mounted solar energy panels.
- C. Trash and Recycling Container and Ground-Mounted Equipment.
1. Trash and Recycling Enclosure Design. All outdoor trash and recycling receptacles, dumpsters, and grease collection containers shall be opaquely screened on all sides by the use of a permanent enclosure, with gates and/or doors for access. The enclosure shall be constructed of permanent materials such as textured block, split faced concrete block, brick, or stone. The colors, materials, and design shall match or otherwise be compatible with the dominant architectural materials and design of buildings on site.
 2. Ground-Mounted Equipment. All ground-mounted building equipment, including but not limited to HVAC and mechanical equipment, power transformers, back-up power generators, shall be fully screened from view from adjacent public streets and residential properties with landscaping, masonry screen walls, decorative fencing, or a combination thereof.
 3. Placement and Location. Trash and recycling enclosures and ground-mounted equipment shall be located behind major buildings and out of public view.

SUBDIVISION 4. PLANNED RESIDENTIAL DISTRICT DESIGN STANDARDS

Sec. 8.120. Planned residential design objectives.

- A. Encourage developments with mixtures of densities, housing types and land uses.
- B. Foster neighborhood security with means for maintaining activity at all times of the day. Examples include "corner stores", home offices and useable front porches.
- C. Link neighborhoods with safe, attractive pedestrian connections both along the street and on open space greenways.
- D. Connect residences to each other and to neighborhood parks, schools, and shops with direct pedestrian pathways.
- E. Provide for optional vehicular circulation routes through a neighborhood to distribute traffic evenly and avoid excessive traffic on any one street.
- F. Minimize cut-through traffic within a neighborhood.
- G. Emphasize the public realm, by encouraging parks and community facilities to be located as focal points in the neighborhood.

-
- H. Provide for varying front yard depths including allowance for increasing the proportion of rear yard area to front yard area to provide for privacy and to foster a more intimate and friendly neighborhood street.
 - I. Facilitate people's ability to watch out for each other thereby improving neighborhood security.
 - J. Maintain natural topography, substantial trees and tree groupings, and other existing landscaping features.

Sec. 8.130. Planned residential district open space requirements.

An open space plan including the following elements shall be provided with all "Planned" residential developments and shall be included with the preliminary development plan submittal:

- A. A minimum of ten percent of the total land area shall be devoted to open/green space area. The proportion of public to private open space and the designated uses of the open space shall be determined by the City, based upon particular recreational, environmental, cultural, and scenic objectives in the area where the development is to be located.
- B. The City may accept a fee in lieu of dedication when the city determines that it is in the City's best interest to do so. The appropriate fee shall be determined by the City.
- C. Common open spaces shall be designed with usable sizes and proportions.
- D. Common open spaces shall be distributed throughout the neighborhood.
- E. Existing natural features on a development site shall be preserved wherever possible by incorporating them into common open space.
- F. Natural areas that are unsafe for or not easily accessible to pedestrians, including steep slopes and wooded preserves may be included as common open space.
- G. The area occupied by non-residential buildings or uses, including active private recreation facilities, such as swimming pools, and tennis courts shall not be included in common open space calculations.
- H. Common open spaces may be crossed by easements for public utilities, where such easements will involve access by persons or vehicles only for periodic maintenance or repair. Land on easements for overhead electric transmission lines shall not be counted in common open space calculations.
- I. Other than motorized wheelchairs, no vehicles shall be operated within common open spaces except for maintenance purposes.
- J. Additional plan review and approval may be required for the following specific uses and conditions:
 - 1. Agricultural uses;
 - 2. Bridle paths;
 - 3. Environmentally sensitive areas; and
 - 4. Lakes, ponds, and flood control provisions.
- K. Common open space location and orientation, where possible, shall take into account significant vistas and view corridors toward natural or man-made community features. Particularly important views shall be retained in areas accessible to all residents in the neighborhood.
- L. Existing trees shall be protected in the creation and maintenance of any common open space.

Sec. 8.140. Residential street design (see Article 7).

Sec. 8.150. Residential sidewalks (see Article 7 and Subdivision 3 of this division).

Sec. 8.160. Pedestrian lighting in residential areas (see Subdivision 5, Lighting Standards).

Sec. 8.170. Residential parking (see Division 2 of this article).

Sec. 8.180. Residential traffic calming.

In planned residential district developments traffic-calming may be encouraged at the intersection of residential streets or along residential streets, including local and collector streets, subject to need, safety and effectiveness, as determined by the City Engineer.