

<b>Table 2. Design Standards Planned Residential Districts</b>				
<b>UDO Article 8</b>	<b>Ordinance Requirement (see UDO for full text)</b>	<b>Met</b>	<b>Not Met</b>	<b>N/A</b>
Sec. 8.040.A. Building separation	Separations between multifamily structures shall be at least 20 feet, unless fully sprinklered for fire safety and further approved through the development process, then the separation may be reduced per the allowances of the building code.			
Sec. 8.040.B. Exterior appearance	All exterior sides of three or more laterally attached single-family residences and all multi-family residence buildings shall be designed with 4 sided architecture. Building materials, window size and placement, and general façade composition shall be compatible on all 4 sides.			
Sec. 8.050.A. Open space	Minimum open/green space = 10% of total land area.			
Sec. 8.240. Pedestrian lighting	Pedestrian-oriented lighting standards: - metal halide preferred - 12 foot poles - 82.5 foot or less spacing - light intensity and spread patterns to be determined by City Council. Pedestrian-oriented lighting may supplement or substitute for standard street lighting.			
Sec. 8.100 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.			
Sec. 8.180.A.1. Horizontal breaks	Horizontal breaks required on all sides of buildings – may include bands of accent color, brick course variances in color or placement, i.e., soldier course bricks for bands of different texture, windows, cornices, wall protrusions, horizontal belt courses, etc.			
Sec. 8.180.A.2. Vertical breaks	Vertical breaks required on all sides of buildings.			
Sec. 8.180.C.1. Pitched roofs	Pitched roofs are required to the extent feasible. If not feasible, a pitched roof architectural feature is required as a detail element. Buildings adjacent to residential districts shall use pitched roofs for the entire structure.			
Sec. 8.180.C.2. Flat roofs	Buildings using flat roofs with a pitch of 2-inches vertical to 12-inches horizontal or less shall incorporate detailed parapets or exaggerated cornice lines to provide architectural relief.			
Sec. 8.180.C.3. Roof penetrations	All roof penetrations shall be placed in architecturally designed appurtenances. Small vent pipes may be painted to blend in with a roof to disguise their presence. Roof penetrations shall be shown on preliminary and final plans.			
Sec. 8.180.D. Color	Colors of all exteriors including walls, trim, accents, roofs, mechanical equipment, etc., shall be shown on preliminary and final development plans.			

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Sec. 8.180.E. Roof mounted equipment	<p>All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical equipment.</p> <p>For additions to existing buildings that do not meet this standard, roof-mounted equipment shall be screened entirely from view with screens equal to the height of the Roof-Top-Units RTU(s).</p>			
Sec. 8.180.F. Ground mounted equipment	Ground mounted equipment shall be totally screened from view by landscaping or masonry wall to the height of the units.			
Sec. 8.180.G. Trash enclosures	All exterior trash storage containers shall be screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.			
Sec. 8.220.A. Lighting Source	Metal halide or LEDs shall be used for all outdoor lighting.			
Sec. 8.220.B. Light Fixtures	All outdoor light fixtures shall use full cut-off lenses to prevent glare and light spill. All lights shall be International Dark-Sky Association (IDA) approved fixtures.			
Sec. 8.220.C. Prohibited Lights	<p>Prohibited lights:</p> <ol style="list-style-type: none"> <li>1. Aerial or search lights;</li> <li>2. Laser source lights;</li> <li>3. Pulse, blinking, tracing or flashing lights;</li> <li>4. Outline lights;</li> <li>5. Mercury vapor lights;</li> <li>6. Fluorescent, except when used as accent lighting or in shielded wall packs or wall sconces;</li> <li>7. Neon, except when used as accent lighting;</li> <li>8. High and low pressure sodium;</li> <li>9. Halogen, except when used as accent lighting;</li> <li>10. Flood light fixtures, except when used as accent lighting and only when directionally shielded eliminating glare to motorists and pedestrians.</li> </ol>			
Sec. 8.220.D. Exceptions	<p>Exceptions to the above standards are:</p> <ul style="list-style-type: none"> <li>- Egress lights – 100 watts or less;</li> <li>- Construction and emergency lighting, provided lighting is temporary; and</li> <li>- Security lighting, up to 10 minutes duration – 100 watts or less for incandescent, 26 watts for compact fluorescent, or 40 watts for other sources.</li> </ul>			
Sec. 8.230. Photometric Plans Required	Photometric plan is required for new development, redevelopment, parking lot development or expansion where outdoor lighting is proposed. Plan shall be prepared by a certified lighting professional, or a State licensed professional engineer, architect, landscape architect or land surveyor.			

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Sec. 8.250.A. Parking lot lighting required	Lighting is required for parking lots with 11 or more spaces.			
Sec. 8.250.B. Lighting Fixtures	Parking lot lighting shall be: - flat lens fixtures with full cut-offs, - mounted at 90 degree angle (horizontal to the ground) and - non-adjustable.			
Sec. 8.250.C. Maximum base height	Concrete pedestals/bases shall not exceed 3 feet in height and counted in maximum overall height.			
Sec. 8.250.D. Maximum height of light poles	Maximum overall fixture height, measured to the top of the fixture from grade, shall not exceed: 1. On property within or adjoining residential uses or districts: - 15 feet within perimeter area (100 feet from property line closest to residential use or district); - 20 feet outside perimeter area. 2. On property within or adjoining residential uses or districts, separated by a non-arterial street: - 15 feet within perimeter area; - 20 feet outside perimeter area. 3. On property adjoining residential uses or districts, separated by an arterial street: - 24 feet within perimeter area - 28 feet outside perimeter area 4. On property not adjoining residential uses or districts: - 28 feet. 5. Solar panel for a solar powered light fixture may extend 5 feet above the height of the fixture.			
Sec. 8.250.E. Maximum footcandles	Maximum vertical footcandle at an adjoining residential property line shall be 0.5 footcandles, measured at 3 feet above grade.			
Sec. 8.250.F. Uniformity Ratios	Light fixtures shall be arranged to provide uniform illumination throughout the parking lot of not more than a 6:1 ratio of average to minimum illumination, and not more than 20:1 ratio of maximum to minimum illumination.			
Sec. 8.250.G. Maximum Wattage of light fixtures	Maximum fixture wattage: 1. On property adjoining residential uses or districts: - 175 Watts per head. 2. On property separated from residential uses or districts by non-arterial street: - 175 Watts per head within perimeter area (100 feet from property line closest to residential use or district). - 250 Watts outside perimeter area 3. On property separated from residential uses or districts by arterial street: - 250 Watts per head within perimeter area. - 400 Watts outside perimeter area. 4. On property adjoining commercial, office or industrial uses or districts: - 400 Watts per head. 5. Total aggregate wattage for multiple headed fixtures mounted on a single pole: - 800 Watts.			

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Sec. 8.250.H. Single headed fixtures	Developments adjoining residential uses and/or districts including those separated by a street shall utilize <b>single headed fixtures</b> on the perimeter area.			
Sec. 8.250.J. Solar Powered or LED	Parking lot light fixtures shall include a minimum of - 50% solar powered fixtures, or - 100% LED light fixtures.			
Sec. 8.250.K. Mandatory Illumination Reduction	On non-residentially developed lots which contain a minimum of 4 parking lot light poles, lighting levels shall be reduced by 50% within 60 minutes after the close of business.			
Sec. 8.250.G. Maximum Wattage of light fixtures	Maximum fixture wattage: 6. On property adjoining residential uses or districts: - 175 Watts per head. 7. On property separated from residential uses or districts by non-arterial street: - 175 Watts per head within perimeter area (100 feet from property line closest to residential use or district). - 250 Watts outside perimeter area 8. On property separated from residential uses or districts by arterial street: - 250 Watts per head within perimeter area. - 400 Watts outside perimeter area. 9. On property adjoining commercial, office or industrial uses or districts: - 400 Watts per head. 10. Total aggregate wattage for multiple headed fixtures mounted on a single pole: - 800 Watts.			
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Sec. 8.260. Wall-Mounted Lighting	Wall-mounted lighting standards: - full cut-off fixtures - metal halide - maximum of 150 Watts - attached only to walls - not exceed height of parapet or roof - maximum mounting height of 15 feet if within 100 feet of residential use or district.			

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Sec. 8.270. Accent Lighting	Accent lighting standards: - full cut-off or directionally shielded - aimed and controlled so that directed light is substantially confined to the object intended to be illuminated - lights shall terminate on opaque surfaces within the property. - maximum wattage: 100 Watts for incandescent, 26 Watts for compact fluorescent, or 40 Watts for other lighting sources. - maximum illumination of 4.0 footcandles.			
Sec. 8.300. Outdoor recreation lighting	See Article 8 for requirements.			
Sec. 8.360.A. Setbacks from wells	Setbacks from oil or gas wells: - 10 feet from capped well to any part of building or structure. - If fill is placed over well cap, setback shall be increased by 2 feet for each 1 foot of fill. - 150 feet from active well to any part of any building or structure.			
Sec. 8.370. Vision clearance – sight triangle	No obstructions (landscaping or screening materials, signs, parked vehicles, or other objects) shall interfere with the line of sight between a height of 2 feet and 8 feet above the adjoining street or driveway pavement, within the triangular areas formed by lines drawn: - 25 feet along edge of pavement of two intersecting streets - 25 feet along intersecting driveway and street - 20 feet along two intersecting driveways - 20 feet along intersecting driveway and sidewalk Near highway intersections, AASHTO standards shall apply.			