

Table 2. Commercial Design Standards				
UDO Article 7.	Ordinance Requirement (see UDO for full text)	Met	Not Met	N/A
Sec. 7.130.B.1. Four-sided architecture	4-sided architecture required – horizontal and vertical elements, with similar materials on all building facades			
Sec. 7.130.B.3. Building height	Maximum building height = 50 feet to façade cornice line. Roof peaks may extend 10 feet above cornice line.			
Sec. 7.130.B.6. Delivery door colors	Service and delivery doors visible to the public shall have color similar to adjoining wall.			
Sec. 7.130.B.7. Individuality of business	Varied parapet wall heights and shapes; varied roof lines; variations in building orientation; undulation insets and projections of the front façade; expression of vertical structure; and expressions of reveals or breaks between businesses.			
Sec. 7.130.B.8.b. Mechanical unit screening	Rooftop mechanical equipment - totally screened from view by parapet walls the height of mechanical units. Ground mounted units - screened by landscaping or masonry wall to the height of the units (see 7.220.F.)			
Sec. 7.130.B.8.c. Pedestrian walkways	Internal pedestrian walkways shall connect buildings to parking areas and to walkways of existing and future adjoining businesses.			
Sec. 7.140.B.2. Impervious Coverage	Maximum impervious coverage = 80% of the development site.			
Sec. 7.150. Public gathering places	Minimum open space for public gathering = 5% of the development site. Open space remaining after the maximum impervious coverage is reached may be counted; must be directly accessible on foot from building entrance.			
Sec. 7.160.A. Entrance facing street or open space	Building entrances and entrances to business services should face onto a street or landscaped open space.			
Sec. 7.160.B. Windows along street side	Office and commercial buildings should have windows along the street facing façade.			
Sec. 7.170.A. Parking setback	Parking setback = 20 feet from public streets and from adjoining residential property.			
Sec. 7.170.B. Circular drive setbacks	Minimum setback = 20 feet from public streets for circular drive drop-offs			
Sec. 7.190.A.1. Setback from Residential	Setback of office/commercial buildings from residentially zoned property = 50 feet			
Sec. 7.190.B.1. Buffer screen standards	See Article 14, Tables 14.1 and 14.2.			
Sec. 7.190.B.2. Live planted screen	A live planted screen or combination berm and living screen may be substituted for the fence/wall or combination, if approved by City Council.			
Sec. 7.200. Landscape strip	Minimum landscaping strip = 5 feet between sidewalk and curb. Sidewalks shall be placed 1 foot from the property line. Meandering sidewalks may be used if easements are provided where sidewalks encroach onto private property.			

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Sec. 7.210.A. Approved materials	The following building materials shall be used for office and commercial/retail buildings: 1. Masonry – brick, stone, CMU with split-face or other rough texture finish. 2. Concrete – precast, cast in place, or tilt up panels with rough texture. 3. Stucco – including EIFS and Dryvit, excluding pre-manufactured panels. 4. Structural clay tile – excluding glazed surface finish. 5. Glass – glass curtain walls, glass block, excluding mirror glass which reflects more than 40 percent of incident visible light. 6. Metal – used only in an incidental role, i.e., trim, architectural features, standing seam metal roofing. 7. Roofing materials – as approved per development plan.			
Sec. 7.210.E. Conditional materials	Conditional materials - Only as approved by City Council: 1. Wood – only when used to provide compatibility to surrounding buildings or residential districts. 2. Vinyl – only when used to provide compatibility. 3. New materials not listed as approved, prohibited or conditional.			
Sec. 7.210.F. Temporary materials	Materials for temporary use may be allowed for a specific period of time if approved by City Council with the preliminary development plan.			
Sec. 7.210.G. Prohibited materials	Exterior building materials not listed are prohibited. New materials may be considered as “conditional materials.”			
Sec. 7.220.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. 7.220.A.2. Vertical breaks	Vertical breaks required on all sides of buildings.			
Sec. 7.220.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. 7.220.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. 7.220.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. 7.220.D. Color	Colors of all exteriors including walls, trim, accents, roofs, mechanical equipment, etc., shall be shown on preliminary and final development plans.			
Sec. 7.220.E. Roof mounted equipment	Roof-mounted equipment shall be screened entirely from view with screens equal to the height of the Roof-Top-Units RTU(s). (Sec. 7.130.B.8. requires parapets for screening.)			

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Sec. 7.220.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. 7.220.G. Trash enclosures	Trash enclosures are required to screen all exterior trash storage containers so they are not visible from off the property. Enclosures shall have masonry walls with a steel gate painted to be compatible with the enclosure or the building.			
Sec. 7.260.A. Lighting Source	Metal halide or LEDs shall be used for all outdoor lighting.			
Sec. 7.260.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. 7.260.C. Prohibited Lights	Prohibited lights: 1. Aerial or search lights; 2. Laser source lights; 3. Pulse, blinking, tracing or flashing lights; 4. Outline lights; 5. Mercury vapor lights; 6. Fluorescent, except when used as accent lighting or in shielded wall packs or wall sconces; 7. Neon, except when used as accent lighting; 8. High and low pressure sodium; 9. Halogen, except when used as accent lighting; 10. Flood light fixtures, except when used as accent lighting and only when directionally shielded eliminating glare to motorists and pedestrians.			
Sec. 7.260.D. Exceptions	Exceptions to the above standards are: - Egress lights – 100 watts or less; - Construction and emergency lighting, provided lighting is temporary; and - Security lighting, up to 10 minutes duration – 100 watts or less for incandescent, 26 watts for compact fluorescent, or 40 watts for other sources.			
Sec. 7.270. 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.			
Sec. 7.280.A Parking lot lighting required	Lighting is required for parking lots with 11 or more spaces.			
Sec. 7.280.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. 7.280.C. Maximum base height	Concrete pedestals/bases shall not exceed 3 feet in height and counted in maximum overall height.			

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Sec. 7.280.D. Maximum height of light poles	Maximum overall fixture height, measured to the top of the fixture from grade, shall not exceed: <ol style="list-style-type: none"> 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. 7.280.E. Maximum footcandles	Maximum vertical footcandle at an adjoining residential property line shall be 0.5 footcandles, measured at 3 feet above grade.			
Sec. 7.280.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. 7.280.G. Maximum Wattage of light fixtures	Maximum fixture wattage: <ol style="list-style-type: none"> 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. 			
Sec. 7.280.H. Single headed fixtures	Developments adjoining residential uses and/or districts including those separated by a street shall utilize single headed fixtures on the perimeter area.			
Sec. 7.280.J. Solar Powered or LED	Parking lot light fixtures shall include a minimum of - 50% solar powered fixtures, or - 100% LED light fixtures.			

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Sec. 7.280.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. 7.290. 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.			
Sec. 7.300. 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. 7.310.B. Canopy and Drive Thru Lighting	Canopy lighting standards: 1. Canopy light fixtures shall be recessed so that the lens cover is flush with the bottom surface (i.e., ceiling) of the canopy. 2. Indirect lighting may be used where light is beamed upward, lighting the underside of the canopy. Such fixtures shall be shielded to focus light exclusively on the underside of the canopy. The underside of the canopy shall be finished with a surface treatment that minimizes the potential of glare. 3. Lights shall not be mounted on the top or sides (fascias) of the canopy, and the canopy sides or fascias shall not be illuminated except when approved as part of a preliminary development plan or separate sign package.			
Sec. 7.310.C. Under Canopy	Lighting levels under a service station canopy shall be: - minimum of 10.0 footcandles - maximum of 30.0 footcandles.			
Sec. 7.310.D. Automatic Teller Machines (ATMs)	Lighting levels around freestanding ATMs shall be: - minimum of 5.0 footcandles - maximum of 16.0 footcandles, measured within a 10 foot radius from the ATM or - maximum of 4.0 footcandles within a 30 foot radius.			
Sec. 7.320.B. Exterior Display Lighting	Display area lighting standards: - maximum 25.0 footcandles - average to minimum illumination not greater than 5.0:1.			
Sec. 7.320.D. & E. Night time restrictions	Lighting in enclosed display areas shall be turned off within 1 hour after close of business. No illumination allowed between 11:00 p.m. (10:00 p.m. adjacent to residential) and 7:00 a.m. Parking lot display illumination shall meet the mandatory illumination reduction requirement for parking lot lights between 10:00 p.m. and 7:00 a.m. when located adjacent to residential areas.			

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Sec. 7.330. Outdoor recreation lighting	See Article 7 for requirements.			
Sec. 7.390.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. 7.360. 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.			