



Article 4. Development Standards

Article Table of Contents:

- Section 4.01. Additional Regulations in the Code of Ordinances
- Section 4.02. Modified Dimensional Standards
- Section 4.03. Design Standards
- Section 4.04. Off-Street Parking and Loading Requirements
- Section 4.05. Lighting Requirements
- Section 4.06. Accessory Building Requirements
- Section 4.07. Screening and Buffering Requirements
- Section 4.08. Landscape Requirements
- Section 4.09. Residential Proximity Slope
- Section 4.10. Intersection Visibility Triangle
- Section 4.11. DD, Downtown Duncanville District Requirements
- Section 4.12. Wireless Telecommunication Regulations
- Section 4.13. Exterior Wall Covering Requirements

Section 4.01. Additional Regulations in the Code of Ordinances

Note that additional development regulations exist in the City's Code of Ordinances outside of this Zoning Ordinance, including but not limited to:

- A. Chapter 12. Article X. Fence Regulations
- B. Chapter 12. Article XVII. Tree Preservation
- C. Chapter 16A. Sign Guidelines,
- D. Chapter 16B. Smoking
- E. Chapter 17. Streets and Sidewalks,
- F. Appendix B. Subdivision Regulations

Visit Municode.com to view the entire Code of Ordinances.

Section 4.02. Modified Dimensional Standards

A. Dimensional Standards in the Opportunity Areas

The dimensional standards required by **Article 2. Zoning Districts** are modified to encourage redevelopment within the Opportunity Areas identified within the Comprehensive Plan. Dimensional standards within the Opportunity Areas (with the exception DD, Downtown Duncanville District) are modified as follows:

1. Twenty (20) percent reduction in front, rear, and side setback; and
2. Twenty (20) percentage point increase in building coverage.

Example: A thirty (30) foot setback and fifty (50) percent maximum lot coverage would become a twenty-four (24) foot setback and seventy (70) percent maximum lot coverage,

B. Interior Side Yard Setback Adjustment for Zero Lot Lines

1. Patio Homes

- a. The interior side yard setback regulations in **Article 2. Zoning Districts** shall not apply to the zero lot line side of Patio Home/Zero Lot Line Home. The exemption applies only to one side yard setback.
- b. A Patio Home/Zero Lot Line Home may only be built along the property line if another offset patio home is located adjacent to that side (i.e., the zero lot line side of a Patio Home/Zero Lot Line Home shall not be located next to a traditional Single Family Detached home).
- c. Separation between buildings shall be no less than ten (10) feet.
- d. The wall of the dwelling located on the zero lot line side shall have no windows, doors, air conditioning units or any other type of opening.

2. Townhomes on Separate Lots

- a. This section addresses Townhomes where multiple units are adjoined across property lines. This section does not apply to Townhomes located on a single lot.
- b. The interior side yard setback regulations in **Article 2. Zoning Districts** shall not apply to the interior sides of Townhomes on separate lots. The exemption does not apply to the end units.
- c. Minimum lot frontage shall be twenty-five (25) feet.
- d. Minimum lot size shall be three thousand (3,000) square feet.

3. Two-Family Dwellings on Separate Lots
 - a. This section addresses Two-Family Dwellings that are adjoined across a property line. This section does not apply to Two-Family Dwellings located on a single lot.
 - b. The interior side yard setback regulations in **Article 2. Zoning Districts** shall not apply to the interior lot line of Two-Family Dwellings on separate lots (i.e., the exemption allows the housing structure to be split across two lots so each unit is located on its own lot).
 - c. Two-Family Dwellings located on separate lots must each be at least half the area of the minimum lot size required for that zoning district (i.e., the minimum lot size would be met if the lots were combined).

C. Special Exception for Dimensional Standards for Redevelopments

For redevelopments, the Zoning Board of Adjustment may allow a special exception in accordance with **Section 6.10. Special Exceptions** for deviation from the dimensional standards provided in **Article 2. Zoning Districts** for the proposed standards to use the most intense existing dimensions on the block within the same zoning district for any allowed use for the following:

1. Building height,
2. Front, rear, and side setback, and/or
3. Building coverage.

Section 4.03. Design Standards

A. Applicability

The requirements of this section shall apply to all nonresidential, multiple-family, and mixed-use developments in the following circumstances:

1. New Construction
2. Building Expansion

When a new Main Building is constructed.

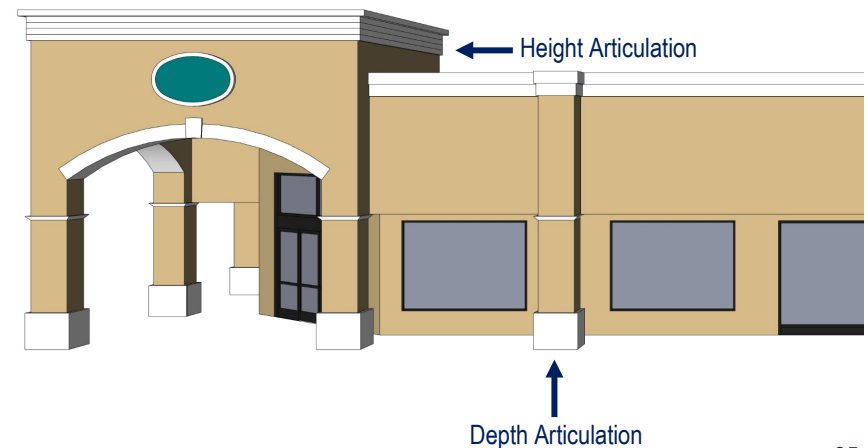
When the floor area of a Main Building is increased by more than fifty (50) percent; only the expansion shall be required to comply.

B. Building Articulation

1. Height and depth articulation shall be provided as follows:

- a. Height articulation for flat roofs of at least five (5) feet shall be required for every fifty (50) feet of building façade length. Pitched roofs do not require height articulation.
 - b. Depth articulation of at least three (3) feet shall be required for every thirty (30) feet of building façade length. Depth articulation applies only below the roofline.
2. The rear façade is exempt from the articulation requirements unless it is visible from a public right-of-way or residential property.

Figure 4.03.1. Examples of Height and Depth Articulation





Section 4.04. Off-Street Parking and Loading Requirements

A. Applicability

The requirements of this section shall apply in the following circumstances:

1. New Construction

When a new Main Building is constructed.

2. Use Change

When a change in use requires twenty (20) percent or more additional parking beyond the previous use.

3. Building Expansion

When the floor area of a Main Building is increased by more than twenty (20) percent.

B. Off-Street Parking Requirements

1. Number of Spaces

The number of off-street parking spaces shall be provided for the corresponding use as indicated in **Section 3.03. Permitted Use Chart**.

2. Number of Spaces in the Opportunity Areas

The parking requirements established by **Section 3.03. Permitted Use Chart** are modified to encourage redevelopment within the Opportunity Areas identified within the Comprehensive Plan. Parking requirements within the Opportunity Areas (with the exception DD, Downtown Duncanville District) are modified as follows:

- a. Reduction in the number of required parking spaces by twenty-five (25) percent.

3. Single-Family and Townhome Parking Accommodations

All single-family homes and townhomes shall provide, at a minimum, the following parking accommodations:

- a. Two (2) unenclosed, paved parking spaces, plus
- b. A one- or two-car garage or Porte Cochere.

- (1) Exception: A carport may be provided in lieu of a garage or Porte Cochere upon approval of a Specific Use Permit.

4. Duplex Parking Accommodations

All duplexes shall provide, at a minimum, the following parking accommodations:

- a. Two (2) unenclosed, paved parking spaces.

5. Residential Front-Entry Garages

a. Single-Family and Duplex Garages

Single-family and duplex garages shall be set back a minimum of five (5) feet from the front building face. The front building face is considered the forwardmost portion of the structure, excluding a front porch.

- (1) Exception: The garage setback requirement may be reduced or waived upon recommendation by the Planning and Zoning Commission and approval by the City Council.

b. Townhome Garages

Townhome garages may be flush with the building face, but in no case shall the garage project beyond the front building face.

6. Multiple Uses

In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class of use included in the building for development.

7. No Storage Permitted

In the Residential Zoning Districts, no parking space, garage, carport, or other automobile storage space or structure shall be used for the parking or storage of any truck, truck-trailer, or van except panel and pickup trucks not exceeding one (1) ton capacity.

8. Parking Requirements for New or Unlisted Use

Where questions arise concerning the minimum off-street parking requirements for any use not specifically listed, the requirements may be determined by the City Planner as those of a similar use.

9. Use of Permeable Surfaces

- a. Permeable surfaces are prohibited for required parking spaces and fire lanes. Permeable surfaces may be used for other parking or driving surfaces, subject to approval by the City Engineer.
- b. The applicant shall provide a written statement that the property owner shall be responsible for maintaining the surface in a fully operational condition.
- c. If, at any time after the issuance of a Certificate of Occupancy, the approved permeable surface is found to be unmaintained or not fully operational, the Building Official shall issue notice concurrently to the owner, tenant, and/or agent, citing the violation and describing what action is required. The owner, tenant, and/or agent shall have thirty (30) days from date of said notice to restore the permeable surface as required. If the permeable surface is not restored within the allotted time, the owner, tenant, and/or agent shall be in violation of this ordinance.

10. Curbs and Drainage

See **Section 4.08.D.6. Concrete Curb** below for requirements regarding curbs and drainage.

11. On-Site Parking Required

- a. All required off-street parking must be provided on the lot occupied by the main use, except as provided in **15. Shared Parking**.
- b. All required ADA-accessible spaces shall be provided in the on-site parking area.

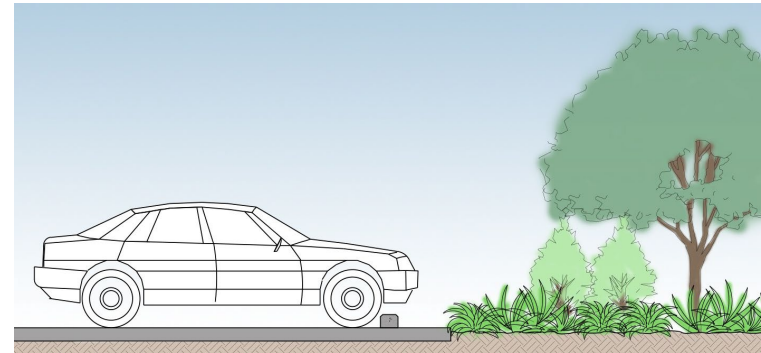
12. Parking Lot Perimeter

- a. In all nonresidential, mixed use, and multi-family developments with more than four units, the perimeter of all parking lots and driveways shall be provided with concrete curbs, medians, or other means to control traffic.
- b. Curb cuts shall be provided in accordance with **Section 4.08.D.6. Concrete Curb** below to drain stormwater runoff into landscaped areas.

13. Vehicle Stopping Device

No parking space shall allow a vehicle to overhang a required landscape area, open space area, sidewalk, street right-of-way or adjacent property (see **Figure 4.04.1**).

Figure 4.04.1. Wheel Stop Required to Prevent Vehicle Overhang



14. Access and Availability of Parking Spaces and Fire Lanes

Unless specifically stated otherwise within this Zoning Ordinance, all required parking spaces shall be accessible at all time. No outside storage, vehicle storage, or queuing may take place within required parking or fire lanes. See exception for Outdoor Display, Temporary in **Section 3.04.B.6.b**.



15. Shared Parking

- a. The purpose of shared parking is to allow two or more adjacent land uses that have different peak use periods to share a parking area and reduce the number of required spaces.
- b. A shared parking agreement shall be recorded prior to issuance of a Building Permit or a Certificate of Occupancy. If such agreement is revoked by any entity, then the required off-street parking spaces shall be provided according to the standard parking requirements.
- c. A shared parking calculation, using the format provided in **Table 4.04.1**, shall be required to determine the minimum number of spaces.
- d. The minimum parking required shall be the highest adjusted total parking for any time period.
- e. The percentage of parking used during each time period shall be provided by the applicant and subject to approval by the City Planner.
- f. All shared parking spaces must be located within five hundred (500) feet of all shared uses, measured by the shortest legal walking route.
- g. Handicapped spaces required by ADA shall be calculated by individual use and not be shared.
- h. **Table 4.04.1** provides an example of shared parking calculations. This example includes shared parking for two uses – *Example Use 1* with a minimum parking requirement of 100 spaces, and *Example Use 2* with a minimum parking requirement of 220 spaces. In this example, the minimum parking requirement would be 225 spaces.

Table 4.04.1. Shared Parking Examples

Time Period	Example Use 1			Example Use 2			Adjusted Total Parking Required
	Required Spaces	% of Parking Used During Each Time Period	Adjusted Parking Requirement	Required Spaces	% of Parking Used During Each Time Period	Adjusted Parking Requirement	
Mon-Fri (6am to 6pm)	100	100%	100	220	25%	55	155
Sun-Thurs (6pm to 2am)	100	20%	20	220	50%	110	130
Sat-Sun (6am to 6pm)	100	10%	10	220	50%	110	120
Fri-Sat (6pm to 2am)	100	5%	5	220	100%	220	225
Everyday (2am to 6am)	100	5%	5	220	10%	22	27

C. Off-Street Loading

- 1. The number of loading spaces required by this Section shall be the minimum, and the owner/applicant shall evaluate the use's needs to determine if additional loading space is needed.
- 2. Such off-street loading space shall consist of a minimum area of ten (10) feet by seventy-five (75) feet.
- 3. Loading areas shall be located at the side or rear of buildings.
- 4. Loading areas shall not encroach upon required off-street parking areas or into the Right-of-Way.
- 5. Unenclosed off-street loading areas shall be paved with hard surface pavement.
- 6. The City Planner may reduce the loading space requirements if the City Planner determines requirements are excessive.

Table 4.04.2. Minimum Loading Standards for Nonresidential Uses

Square Feet of Gross Floor Area in Structure	Minimum Required Spaces or Berths
0 to 10,000	None
10,001 to 50,000	1
50,001 to 100,000	2
100,001 to 200,000	3
Each additional 100,000	1 additional

D. Parking Design Requirements

1. Configuration

Aisles, parking spaces, and circulation shall be provided in accordance with **Figure 4.04.2** and **Table 4.04.3**.

2. Striping

All off-street parking spaces and means of ingress and egress shall be laid out on the parking surface with paint or plastic striping that provides a permanent delineation between spaces and aisles.

- a. No striping shall be required for residential uses, except for multi-family developments.

3. Parking Lot Materials

- a. Parking lots for new developments and redevelopments shall be constructed with reinforced concrete according to City specifications prior to receiving a Certificate of Occupancy.
- b. Existing parking lots constructed with asphalt may be repaired with asphalt and may be expanded up to 10% of its area with asphalt as it existed on January 1, 2020.
- c. If a parking lot is deteriorated 50% or more (in the Building Official's determination), the entire lot must either:
 - (1) Be completely redone in concrete, or
 - (2) Be completely resurfaced (mill and overlay) in asphalt with required aesthetic improvements, like adding diamond-shaped landscape islands.

E. Parking Lot Maintenance

- 1. All persons owning, occupying or having supervision of real property not used for residential purposes (single-family and duplex) in the City shall keep and maintain in good condition and repair any lot or area situated on said property designated or used for the parking or storage of motor vehicles or for the access thereto.
- 2. The surface of all such parking lots or areas, including the approaches, driveways, drive aisles to such parking, lots or areas, shall be kept and maintained free of grass, weeds and vegetation and free of cracks, holes, or pits which may allow the seepage or accumulation of water.

Figure 4.04.2. Parking Dimensions

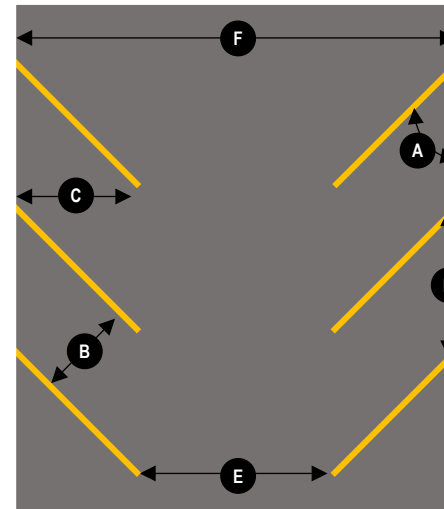


Table 4.04.3. Parking Dimensions

A Angle	B Stall Width	C Stall to Curb	D Stall Curb Width	E	F	E	F
				Aisle Width	Total Width	Aisle Width	Total Width
				One-Way		Two-Way	
0°	10'	10'	22'	15'	35'	20'	40'
30°	9'	17.5'	18'	14'	49'	20'	55'
45°	9'	20'	12.5'	16'	56'	20'	60'
60°	9'	20.5'	10.5'	18'	59'	22'	63'
90°	9'	18'	9'	24'	60'	24'	60'



F. Off-Street Stacking Requirements

1. The purpose of stacking spaces is to provide the ability for vehicles to queue on-site prior to receiving a service.
2. Stacking spaces are required in all districts any time a use is constructed or expanded in accordance with **Table 4.04.4**.
3. The number of spaces refers to the queuing line and does not include the space at a stopping point (e.g., drive-up window, inside a car wash or repair bay, or similar location).

G. Driveway Materials

1. Nonresidential driveways shall be constructed with reinforced concrete according to City specifications.
2. Residential driveways on improved streets (curb and gutter) shall be constructed with reinforced concrete, permeable pavers, or porous concrete according to City specifications.
3. Residential driveways on unimproved streets (no curb and gutter) may be surfaced with reinforced concrete, asphalt, permeable pavers, or porous concrete according to City specifications.

H. Special Exceptions for Off-Street Parking Requirements

For redevelopments, the Zoning Board of Adjustment may allow a special exception to reduce minimum parking requirements in accordance with **Section 6.10. Special Exceptions** by up to fifty (50) percent if the size and shape of the lot to be redeveloped on is such that off-street parking provisions could not be complied with, and the proposed redevelopment will not create undue traffic congestion in the adjacent streets.

Table 4.04.4. Number of Required Stacking Spaces

Use	Number of Required Stacking Spaces
Auto Repair and Services, Major	4 spaces per bay
Car Wash	2 spaces in addition to the wash bay
Child Care Facility, Daycare	1 space per 20 students, located in a circular drive configuration
Drive-Thru in conjunction with a Restaurant	4 spaces for the first stopping point, plus 1 space per additional stopping point, and 1 space after the final stopping point
Drive-Thru in conjunction with any other use	2 spaces per stopping point, and 1 space after the final stopping point
Fuel Station, Standalone or Fuel Pumps	1 space per fueling pump
School, Primary or Secondary (Private) or School, Primary or Secondary (Public)	1 space per 10 students, located in a circular drive configuration

Section 4.05. Lighting Requirements

A. Applicability

1. The following requirements shall apply to all new development, redevelopment, or expansions.
2. A change in use or occupancy with no structural modifications shall not trigger compliance.

B. Regulations for All Developments

1. Light sources shall be of a down-light, indirect, diffused, or shield type or so installed and maintained as to reduce glare effect and consequent interference with the use of adjacent properties and boundary streets.
2. All lighting fixtures shall be restricted to full cutoff types (see **Figure 4.05.1**) so that no light is emitted above the lowest light emitting part of the fixture.
3. No exterior illumination (either direct or indirect) shall cross a residential property line nor be a nuisance to traffic.
4. No intermittent or flashing lights shall be permitted.
5. All lighting shall comply with the City's current Electrical Code and Building Code, which can be located on the City's website.

C. Regulations for Nonresidential, Multi-Family, and Mixed-Use Developments

1. Site, Parking, and Loading Lighting

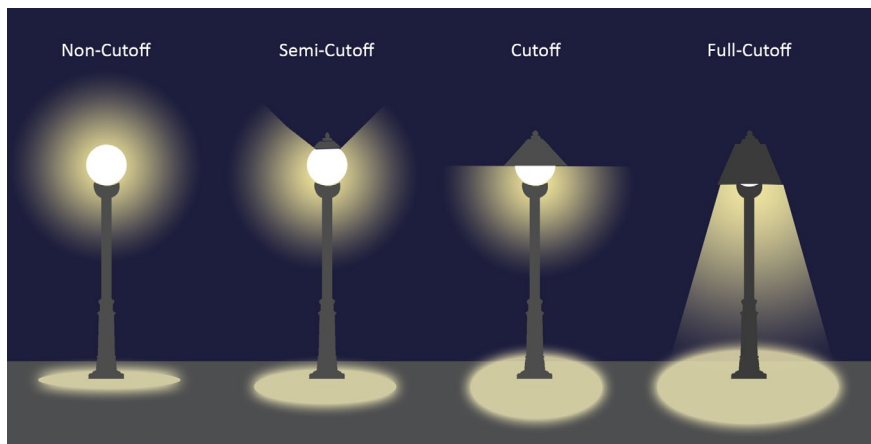
a. Sufficient Lighting of Parking Areas

- (1) Illumination of parking areas shall be sufficient to ensure the visibility of pedestrians and the safe movement of traffic within the site.
- (2) All City building parking lots shall be luminated from dusk to dawn.

b. High Intensity Lighting

- (1) The allowable maximum intensity measured at the property line of a retail, office, commercial, or multi-family developments use shall be 3.0 foot-candles and 5.0 foot-candles for an industrial use.
- (2) When located adjacent to single-family residential development, the intensity shall be no greater than 1.0 foot-candles when measured at the nearest adjacent residential district.
- (3) Any external lighting shall be mounted and maintained to avoid illumination of any adjacent residential property.

Figure 4.05.1. Examples of Lighting Fixtures





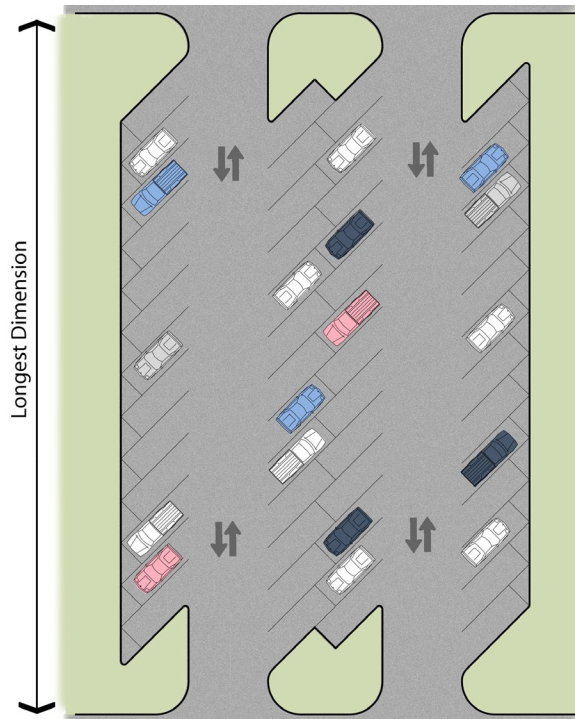
c. Mounting Height within Parking Areas

The mounting height of lighting fixtures shall not exceed the heights specified in **Table 4.05.1.**

Table 4.05.1. Mounting Heights for Lights in Parking Areas

Longest Dimension of Parking Area	Maximum Lighting Unit Mounting Height
0 – 60 Feet	14 Feet
61 – 100 Feet	20 Feet
101 Feet or Greater	30 Feet

Figure 4.05.2. Longest Dimension of Parking Area



d. Accent Lighting

- (1) Accent lighting shall not exceed 1.0 foot-candles at the property line.
- (2) Lighting shall be shielded to prevent light pollution or glare beyond the element intended for accent illumination.

2. Lighting Plan Required

- a. All nonresidential, multi-family, and mixed-use developments shall submit a Lighting Plan with a Site Plan. The Lighting Plan shall show how the proposed development will comply with the regulations within this Section.
- b. Lighting Plan shall include, at a minimum, the following information:
 - (1) The type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices, and their respective location on the site;
 - (2) A description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices (such as catalog cuts by manufactures and drawings); and
 - (3) Photometric data, such as furnished by manufactures, or similar data showing the angle of cut off or light emissions.

3. Maintenance

- a. Piers for light poles taller than eight (8) feet shall be designed by a Professional Engineer competent in structural engineering. Soil condition and wind loading shall be accounted for in the pier design.
- b. All fixtures and supports shall be painted or otherwise treated to resist rust and corrosion and shall be maintained in an attractive condition and in a manner consistent with the surrounding architecture.
- c. All fixtures and lamps shall be maintained in a working, serviceable condition at all times.

4. Safety and Security Lighting

Lighting shall illuminate pedestrian areas with at least 0.5 foot-candles.

D. Crime Prevention through Environmental Design (CPTED)

The City of Duncanville has a goal of promoting public safety through implementation of principles of crime prevention through environmental design. Every application for a site plan or plot plan for projects in all districts and shall be reviewed by the City Development team and may include one law enforcement officer prior to approval. The applicant must respond to all suggestions and concerns noted by the Development team prior to consideration and approval and only the Planning and Zoning Commission may grant waivers to the recommendations of the team.

The applicant is encouraged to consider the following principles and guidelines in the design of his/her project to assist in the creation and maintenance of developments that decrease the opportunity for crime and increases the perception of safety. The CPTED review shall encompass, but not be limited to the following principles:

1. Provision of Natural Surveillance
 - a. The placement and design of physical features to maximize visibility. This will include building orientation, windows, entrances and exits, parking lots, walkways, guard gates, landscape trees and shrubs, fences and walls, signage and any other physical obstructions.
 - b. The placement of persons and/or activities to maximize surveillance possibilities.
 - c. Lighting that provides for nighttime illumination of parking lots, walkways, entrances and exits.
2. Provision of Natural Access Control
 - a. The use of sidewalks, pavement, lighting and landscaping to clearly guide the public to and from entrances and exits.
 - b. The use of fences, walls or landscaping to prevent and/or discourage public access to or from dark and/or unmonitored areas.
3. Provision of Territorial Enforcement

The use of pavement treatments, landscaping, art, signage, screening and fences to define and outline ownership of property.
4. Maintenance

The use of low-maintenance landscaping and lighting treatments to facilitate CPTED principles of natural surveillance, natural access control and territorial reinforcement. All exterior lighting fixtures shall be maintained in an operative state and landscaping shall be maintained to present a healthy and orderly appearance and shall be kept free from refuse and debris.



Section 4.06. Accessory Building Requirements

A. General Provisions

1. The dimensional regulations in **Table 4.06.1** shall apply to all Accessory Buildings.
 - a. Exception: The dimensional regulations in **Table 4.06.1** shall not apply to Accessory Buildings associated with agricultural purposes on residential lots.
2. Accessory Buildings are prohibited within easements.
3. No permit is required for accessory buildings less than one hundred twenty (120) square feet in floor area and less than thirteen (13) feet in height.

B. Requirements for Residential Accessory Buildings

1. Accessory Buildings may only be used as an Accessory Dwelling Unit as permitted by **Section 3.03. Permitted Use Chart**.
2. Accessory Buildings containing livestock (i.e., chickens, hogs, horses, etc.) shall be located at least fifteen (15) feet from any existing dwelling on a neighboring property.

C. Special Exceptions for Accessory Building Requirements

The Zoning Board of Adjustment may allow a special exception from the requirements of this section in accordance with **Section 6.10. Special Exceptions**, based on findings that the placement and size of the proposed Accessory Building is compatible with the surrounding neighborhood and would not be detrimental to the general health, safety, and welfare of the neighborhood.

Table 4.06.1. Accessory Building Requirements

Standard	Residential Lots (Lots zoned/used as residential)			Nonresidential Lots (Lots zoned/used as nonresidential)
	Lots up to 10,000 S.F.	Lots 10,000 S.F. up to 19,999 S.F.	Lots 20,000 S.F. and greater	
Maximum Floor Area of All Accessory Buildings Combined	400 sq. ft.	1,000 sq. ft.	25% of the lot area	30% of the lot area
Maximum Height of Accessory Buildings	16'	16'	Not to exceed the height of the Main Building	Not to exceed the height of the Main Building
Maximum Number of Accessory Buildings	2	3	4 (excluding agricultural barns)	3
Maximum Building Area Coverage	Main Buildings and Accessory Buildings shall not exceed the allowable coverage percentage of the zoning district in which they are located.			
Minimum Front Setback	Behind Façade of the Main Building			
Minimum Side Setback	5'	5'	5'	Same standards as the Main Building
Minimum Rear Setback	5'	5'	5'	Same standards as the Main Building

Section 4.07. Screening and Buffering Requirements

A. Applicability

1. The following requirements shall apply to all new development.
 - a. Exception: Modifications or expansions of existing structures by less than ten (10) percent of the floor area shall be exempt from this section.
2. A change in occupancy shall not trigger compliance; however, a change to a more intensive use as determined by the City Planner shall require compliance.

B. Maintenance Required

If at any time after the issuance of a Certificate of Occupancy, the approved screening and/or buffering is found to be in nonconformance to the standards and criteria of this section, the Building Official shall issue notice concurrently to the owner, tenant, and/or agent citing the violation and describing what action is required to comply with this section. The owner, tenant, and/or agent shall have thirty (30) days from date of said notice to restore the screening and/or buffering as required. If the screening and/or buffering is not restored within the allotted time, the owner, tenant, and/or agent shall be in violation of this ordinance.

C. Screening

1. Subdivisions Backing to Major Roadways

A solid masonry screening wall minimum of six (6) feet and maximum of eight (8) feet in height is required when a residential subdivision backs to a street with a Right-of-Way of sixty (60) feet or greater.

Figure 4.07.1. Example of Solid Masonry Wall



2. Loading and Service Areas

- a. Loading and service areas shall be located at the side or rear of buildings.
- b. Where visible from other properties or the right-of-way, a solid screening wall at least ten (10) feet in height shall be required to screen views of loading docks and loading spaces used for tractor/semi-trailer delivery. This wall must screen the entire loading dock or space from view of other properties and right-of-way.

Figure 4.07.2. Example of Screened Loading Area





3. Waste Container Areas

- a. Garbage, recycling, and other waste containers shall be located as near to the rear or side property line as practicable as determined by the City Planner.
- b. Waste containers shall be screened from view by a solid masonry screening wall on three sides, and fourth side consisting of a metal or wood gate to allow access to the container(s).
- c. Screening walls shall be a minimum of six (6) feet and maximum of eight (8) feet, unless additional height is needed to shield the container(s) from view as determined by the City Planner.
- d. Screening shall be maintained in a good condition.

Figure 4.07.3. Example of Refuse Area Screening



4. Rooftop Equipment

- a. Any rooftop mechanical or utility equipment shall be screened from view by the public or within any right-of-way by a parapet wall.
- b. Such screening must be present on all façades, excluding the rear.
- c. Parapet walls shall be constructed of the same building material as the façades and shall be undistinguishable from the remainder of the façade.

Figure 4.07.4. Example of Unscreened Rooftop



Figure 4.07.5. Example of Screened Rooftop Equipment



5. Ground-Mounted Equipment

- a. Mechanical or utility equipment shall be located out of public view to the extent practicable as determined by the City Planner.
- b. Any equipment visible to the public or from any Right-of-Way shall be screened by either a vegetative screening or a solid screening wall that is tall enough to screen the equipment from view.

Figure 4.07.6. Example of Screened Ground-Mounted Utility Equipment



6. Outside Storage Screening

- a. Outside Storage shall be screened with a minimum six (6) foot screening fence or wall, and shall not be visible from the Right-of-Way or adjacent property.
 - (1) Exception: Outside Storage in the I Industrial District be screened with a minimum six (6) foot screening fence or wall; however, the fence or wall may be of an open or transparent design allowing visibility from the Right-of-Way or adjacent property.
- b. Screening may be masonry, metal, vegetative, vinyl, or a combination thereof; however, chain-link fences are prohibited for required screening.
 - (1) The City Planner shall be authorized to allow alternative materials that provide an attractive appearance with a long life span.
- c. If Outside Storage is located entirely behind the building and is not visible from the Right-of-Way or adjacent property, then no screening is required.

Figure 4.07.7. Examples of Outside Storage Screening



Note: Open fencing for screening purposes is allowed only in the I Industrial District.



D. Buffering

1. A buffer shall be located along the shared lot line and located on the property of the more intensive use (according to **Table 4.07.1**). The more intensive use shall be responsible for installing and maintaining the buffer.
2. The required landscaping shall be provided within the buffer area adjacent to the more intensive use. Buffer area landscaping is in addition to landscaping requirements established in **Section 4.08**.
3. These regulations shall not apply to any adjacent properties separated by a roadway.
4. Buffer Types

The following requirements correspond to the designations in **Table 4.07.1**.

a. Buffer Type A

- (1) Buffer Depth: 25' abutting the shared lot line
- (2) Screening Wall within Buffer: Minimum 6' solid masonry wall.
- (3) Required Landscaping with Buffer:
 - (a) Continuous Groundcover
 - (b) 1 Shade Tree for every 35' of shared lot line
 - (c) 3 Shrubs per 25' of shared lot line

b. Buffer Type B

- (1) Buffer Depth: 15' abutting the shared lot line
- (2) Screening Wall within Buffer: Minimum 6' solid masonry wall or solid vegetative screen.
- (3) Required Landscaping:
 - (a) Continuous Groundcover
 - (b) 1 Shade Tree for every 50' of shared lot line, unless a vegetative screen is used
 - (c) 3 Shrubs per 40' of shared lot line, unless a vegetative screen is used

c. Buffer Type C

- (1) Buffer Depth: 10' abutting the shared lot line
- (2) Screening Wall within Buffer: Minimum 6' solid masonry wall or solid vegetative screen
- (3) Required Landscaping within Buffer:
 - (a) Continuous Groundcover
 - (b) 1 Shade Tree for every 60' of shared lot line
 - (c) 1 Shrub per 50' of shared lot line

5. Alternative Compliance

A request for Alternative Compliance may be submitted and acted upon in accordance with **Section 6.07. Alternative Compliance**. Approval may be granted for alternative material for fencing, screening, and buffering, based upon a finding that the proposed alternative is, at a minimum, equivalent to and meets the spirit and intent of this section.

Table 4.07.1. Required Buffer Type by Adjoining Use or Zoning

	Residential Use or Zoning (except Multi-Family)	Multi-Family or Mixed-Use Land Use or Zoning	Nonresidential Use or Zoning (except Industrial)	Industrial Use or Zoning
Residential Use or Zoning (except Multi-Family)	-	Type C	Type B	Type A
Multi-Family or Mixed-Use Land Use or Zoning	Type C	-	Type C	Type B
Nonresidential Use or Zoning (except Industrial)	Type B	Type C	-	Type C
Industrial Use or Zoning	Type A	Type B	Type C	-

More Intensive



Section 4.08. Landscape Requirements

A. Applicability

1. The following requirements shall apply to all new development or expansions of existing structure by less than ten (10) percent of the floor area.
2. A change in use or occupancy with no structural modifications shall not trigger compliance.

B. Maintenance Required

If at any time after the issuance of a Certificate of Occupancy, the approved landscaping is found to be in nonconformance to the standards and criteria of this section, the Building Official shall issue notice concurrently to the owner, tenant, and/or agent citing the violation and describing what action is required to comply with this section. The owner, tenant or agent shall have thirty (30) days from date of said notice to restore the landscaping as required. If the landscaping is not restored within the allotted time, the owner, tenant, and/or agent shall be in violation of this ordinance.

C. Requirements for Single-Family, Duplex, and Townhome Development

At least two (2) Shade Trees or three (3) Ornamental Trees shall be provided in front of the front building line of each lot.

D. Requirements for All Other Development

The following requirements shall apply to all developments except single-family, duplex, and townhome development.

1. Landscape Plan

- a. A Landscape Plan is required for all developments except single-family, duplex, and townhome development.
- b. The City Planner shall establish and maintain a list of the required documents and elements for a Landscape Plan.
- c. A Landscape Plan shall be prepared by a Landscape Architect and submitted for review.
- d. Irrigation drawings shall be prepared by a licensed Irrigator."
- e. The Landscape Plan shall include a description of the maintenance provisions for the landscaping (e.g., "the owner shall be responsible for the maintenance, establishment, and performance of plant materials, etc.").

f. The Landscape Plan shall include the following statement:

This irrigation system has been installed in accordance with all applicable state and local laws, ordinances, rules, regulations or orders. I have tested the system and determined that it has been installed according to the irrigation plan and is properly adjusted for the most efficient application of water at this time.

2. Required Landscaped Areas on a Lot

- a. A minimum of twenty (20) percent of the lot area shall be landscaped.
- b. Any area of a lot not used for buildings or site improvements shall be landscaped.
- c. One (1) Shade Tree or two (2) Ornamental Trees shall be provided per four hundred (400) square feet of required landscaped area.
- d. One (1) Shrub shall be provided per twenty-five (25) square feet of required landscaped area.

3. Required Landscaped Areas within Parking Lots

- a. Landscaped areas within parking lots shall be provided in addition to the requirements in **2. Required Landscaped Areas on a Lot** above.
- b. Landscaped areas within parking lots shall be at least nine (9) feet wide and one hundred fifty (150) square feet in area.
- c. At least twenty-five (25) square feet of landscaped area shall be provided per parking space.
- d. There shall be a minimum of one (1) Shade Tree or two (2) Ornamental Trees planted in the parking area for every fifteen (15) parking spaces.
- e. There shall be a landscaped area with at least one (1) Shade Tree or two (2) Ornamental Trees within sixty (60) feet of every parking space.
- f. A landscape island shall be located at the terminus of all parking rows, and shall contain at least one (1) Ornamental Tree.

4. Required Landscape Buffer

- a. A minimum 15-foot landscape buffer adjacent to the right-of-way of any existing or proposed major thoroughfare street is required.
 - (1) Corner lots fronting two major thoroughfares shall be required to observe the 15-foot buffer on both street frontages.



- b. All other street frontages shall observe a minimum 10-foot landscape buffer.
- c. One (1) Shade Tree per forty (40) linear feet or portion thereof of street frontage shall be required.
- d. In areas where overhead utilities are present, substitute trees (a minimum one inch) in caliper and a minimum 5 feet tall) shall be planted per the Approved Plant List.

5. Continuous Shrub Buffer

When parking lots abut any public right-of-way, a continuous Shrub buffer shall be provided.

Figure 4.08.1. Continuous Shrub Buffer



6. Concrete Curb

All landscaped areas shall be protected by a raised six (6) inch concrete curb with openings to allow for the drainage of stormwater into the landscaped areas (see **Figure 4.08.2**).

Figure 4.08.2. Concrete Curb with Drainage Opening



7. Irrigation Requirements

- a. All required landscaped open space shall be provided with adequate and inconspicuous irrigation systems. Areas totaling less than ten (10) square feet may be irrigated by other methods.
- b. Freeze cut-off monitors shall be provided.

8. Planting Requirements

- a. See [Chapter 12 of the City's Code of Ordinances, Article XVII Tree Preservation](#) for information on credit for existing landscaping and required Tree Removal Permits.
- b. All required plantings shall be selected from the City's Approved Plant List. Native and drought tolerant species are preferred.
- c. Complete coverage of required landscaped areas shall be provided with Shrubs, Groundcover, and/or Ornamental Grass with a Rock Landscape Base or a Mulch Base.

9. Alternative Compliance for Landscaping

A request for the following may be submitted and acted upon in accordance with **Section 6.07. Alternative Compliance**. Approval may be granted for modified landscape requirements if the following is met.

- a. The following standards are met:
 - (1) The proposed landscape requirements represent a superior result than that which could be achieved by strictly following the requirements of this section;
 - (2) The proposed landscape design complies with the stated purpose of this section; and
 - (3) Landscape elements and yard area requirements are provided elsewhere on the site.
- b. The proposed landscape design:
 - (1) Incorporates the retention of significant trees and naturally occurring undergrowth; or
 - (2) Incorporates more native plantings and/or a more sustainable design; or
 - (3) Better accommodates or improves the existing physical conditions of the subject property.



Section 4.09. Residential Proximity Slope

A. Purpose

The Residential Proximity Slope defines the required separation distance between a property that is zoned as residential from adjacent nonresidential property/structures.

B. Applicability

This section shall apply to all new development or building enlargements in the following zoning districts:

1. C Commercial District, and
2. I Industrial District.

C. General Provisions

The Residential Proximity Slope is a plane projected upward and outward from every Site of Origination as shown **Figure 4.09.1** and **Figure 4.09.2**. When referring to residential proximity envelopes, all slopes in this ordinance are stated as vertical rise to horizontal run. Specifically, the envelope is projected from the point formed by the intersection of:

1. The vertical plane extending through the boundary line (common property line) or Right-of-Way line of the Site of Origination; and
2. The finished floor elevation at grade level of the Restricted Building or Structure, or
3. From natural grade of the Restricted Building or Structure prior to fill, in situations where property is filled.

D. Angle and Extent of Projection

The angle of projection of the Residential Proximity Slope depends on the zoning category of the Site of Origination as specified in **Table 4.09.1**.

E. Calculation of Height Restrictions

The horizontal distances used to calculate the height restrictions imposed by the Residential Proximity Slope may be determined by using the lot, block, and Right-of-Way dimensions as shown on the official plat or zoning maps of the City, or by scale measurement of the distances on such official maps. All dimensions and methodology used in determining the distance measurement are subject to the approval of the Director of Public Works.

F. Residential Adjacency

1. Residential adjacency exists if a building site is adjacent to a Residential Zoning Districts or residential use or is directly across a street or alley from one or more of these uses or districts.
2. Height requirements shall apply to all structures, excluding wireless telecommunication towers and Antennas, or amateur communication towers/Antennas which are addressed in **Section 4.12. Wireless Telecommunication Regulations**, or to parking lot lighting.

G. Maximum Building Height

1. Special Height Provisions

- a. Height is measured as the maximum vertical distance from the finished floor elevation at final grade at the lowest point of the structure to the top of the structure;
- b. Structures shall be erected to any height in compliance with the Federal Aviation Administration air space limitations, Airport Flight Overlay District regulations, residential proximity slope height restrictions, and the building code.

(1) Exceptions: Local utility transmission and distribution lines and supporting structures are exempt from residential proximity slope height restrictions.

- c. The following structures may project a maximum of twelve (12) feet above the maximum structure height specified in the district regulations where residential proximity slopes are required:

- (1) Elevator penthouse or bulkhead
- (2) Mechanical equipment room
- (3) Cooling tower
- (4) Tank designed to hold liquids
- (5) Ornamental cupola or dome
- (6) Skylights
- (7) Clerestory
- (8) Visual screens which surround roof mounted mechanical equipment
- (9) Chimney and vent stacks
- (10) Parapet wall, limited to a height of four (4) feet

- d. Church steeples are exempt from the maximum height provisions.

Table 4.09.1. Angle and Extent of Projection

Site of Origination Zoning District	Maximum Height Slope
Residential District, except for Multi-Family Developments	Slope of 1 : 3 measured from the residential property line
Multi-Family Developments	Slope of 1 : 2 measured from the residential property line

Figure 4.09.1. Single Family/Duplex as Site of Origination

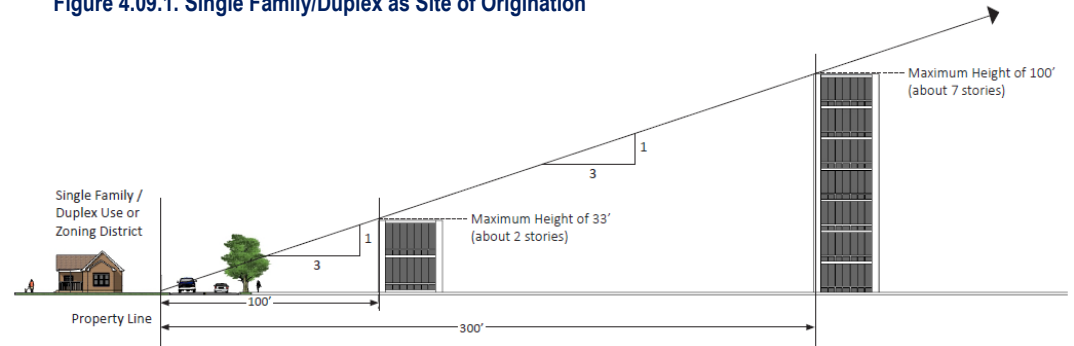
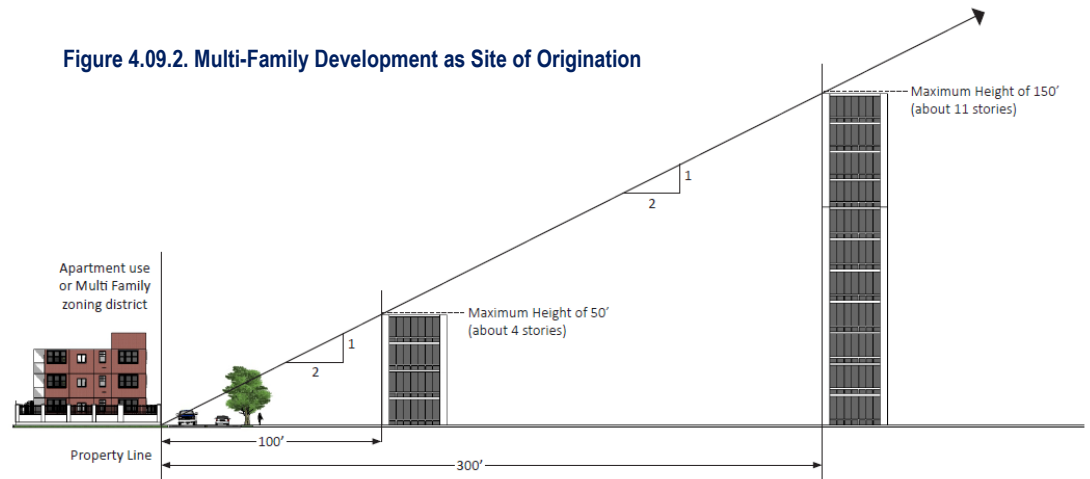


Figure 4.09.2. Multi-Family Development as Site of Origination





Section 4.10. Intersection Visibility Triangle

A. Applicability

The following requirements shall apply to all new development or proposed expansions into the Intersection Visibility Triangle.

B. Prohibited Obstructions

Obstructions are prohibited at elevations between two and one-half (2½) feet and nine (9) feet above the average street grade within the Intersection Visibility Triangle. Prohibited obstructions include any fence, wall, screen, billboard, sign, structure, foliage, or any other object.

C. Intersection Visibility Triangle Requirements

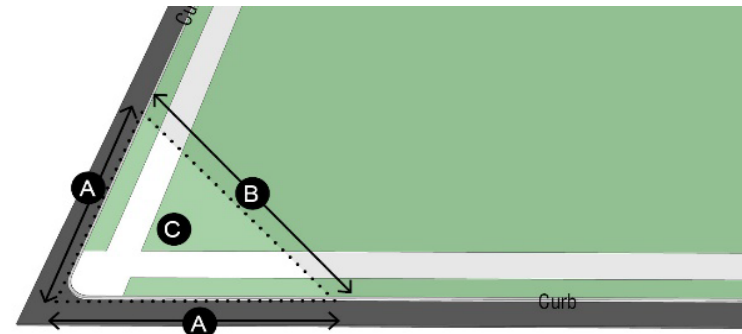
1. Curbed Major Thoroughfares Intersecting at Right Angles

At intersections where major thoroughfares intersect at or near right angles, the Intersection Visibility Triangle shall be the area formed by extending the two curb lines from their point of intersection forty-five (45) feet along the curb and connecting these points with an imaginary line, thereby making a triangle.

2. Other Curbed Streets Intersecting at Right Angles

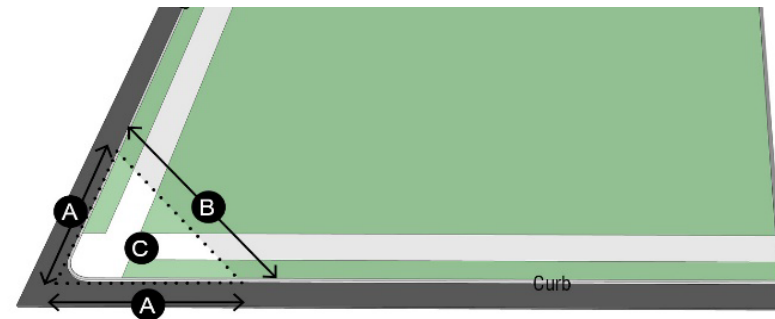
At all intersections where other streets intersect at or near right angles, the Intersection Visibility Triangle shall be the area formed by extending the two curb lines from their point of intersection thirty (30) feet along the curb and connecting these points with an imaginary line, thereby making a triangle.

Figure 4.10.1. 45 feet from Curb Intersection Point



- A** 45 feet from curb intersection point
- B** Intersection visibility line
- C** Intersection visibility triangle

Figure 4.10.2. 30 feet from Curb Intersection Point



- A** 30 feet from curb intersection point
- B** Intersection visibility line
- C** Intersection visibility triangle

3. Uncurbed Streets Intersecting at Right Angles

If there are no curbs existing, the triangular area shall be formed by extending the property lines from their point of intersection twenty-five (25) feet on major thoroughfares and ten (10) feet on other streets or thoroughfares, and connecting these points with an imaginary line, thereby making a triangle.

4. Streets that Do Not Intersect at Right Angles

At intersections where streets do not intersect at or near right angles, the Director of Public Works shall have the authority to increase the minimum sight distances required above as he/she deems necessary to provide safety for both vehicular and pedestrian traffic.

5. Abatements

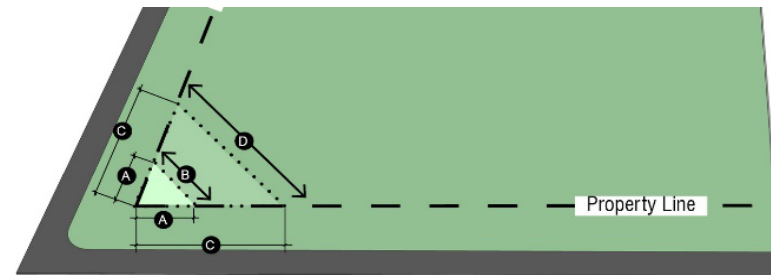
- a. The Director of Public Works shall have the authority to determine whether any such fence, wall, screen, hedge, tree, bush, shrub, billboard, sign or structure, as erected, planted, placed or maintained, constitutes a public hazard or public nuisance in violation of the provisions of this Section.
- b. Upon determination, the Director of Public Works shall cause to be issued written notice to the owner or lessee of the property demanding that said owner or lessee abate said hazard or nuisance within ten (10) business days of the date said notice is mailed. If said hazard or nuisance is not abated within ten (10) days of the date said notice is mailed, the City may abate the hazard or nuisance, and charge the owner or lessee of the property reasonable charges for labor.
- c. The City may abate the hazard or nuisance upon the written request of the owner or lessee of the property and upon payment of reasonable charges for labor.

6. Exceptions

The provisions of this section shall not apply to, or otherwise interfere with the following:

- a. Placement and maintenance of traffic-control devices under governmental authority and control and public utilities.
- b. Existing and future screening requirements imposed by the City Council.
- c. Existing and future City, state and federal regulations.

Figure 4.10.3. 10 feet/25 feet from Property Line Intersection



- A 10 feet from curb intersection point
- B Intersection visibility line for non-major thoroughfare streets
- C 25 feet from property line intersection point
- D Intersection visibility line for major thoroughfares