

ARTICLE 8. SITE STANDARDS

DIVISION I. DESIGN STANDARDS

SUBDIVISION 4. ~~OTHER REQUIRED DESIGN STANDARDS~~ PLANNED RESIDENTIAL DISTRICT DESIGN STANDARDS

Sec. 8.160. Sidewalk location standards.

Sidewalks shall be a minimum width of five feet. A landscaping strip with a minimum width of five feet shall be located between the sidewalk and the curb. The sidewalk shall be placed one foot 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. 8.170. Building materials for office, commercial/retail and industrial districts.

A. ~~The following building materials shall be used for all office and commercial/retail buildings located within the city:~~

1. ~~Masonry.~~ Brick, stone, concrete masonry units (CMU's) with split face, fluted, scored or other rough texture finish. (Specifically excluding smooth finish CMU or concrete brick i.e. "Cherokee block", with the color and texture of clay brick.)
2. ~~Concrete.~~ Precast, exposed aggregate, cast in place, or tilt up panels provided a rough texture is present or to be added.
3. ~~Stucco.~~ Including E.I.F.S., Dryvit, but 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.~~ Metal may not to exceed 40 percent of any facade. A modification for the use of metal up to 75 percent of any facade may be approved by the Planning Commission. A modification for the use of metal to exceed 75 percent of any facade may be approved by the Governing Body.
7. ~~Roofing materials.~~ As approved per development plan.

B. ~~Industrial buildings fronting on arterial streets may utilize the following approved materials:~~

1. ~~Fronts of all industrial buildings located on streets classified as arterials or higher i.e., four lanes or greater, shall only use the approved materials as identified and allowed in Subsection A. above.~~

-
2. ~~Sides and rear of all industrial buildings facing or fronting on a street as in Subsection 1. above shall incorporate a minimum of 50 percent of the approved materials listed in Subsection A. above on the remaining sides. The other 50 percent of the sides or rear may use 26 gauge or thicker siding panels or siding panel systems.~~
- C. ~~Industrial buildings fronting on other than arterial streets may utilize the following materials:~~
1. ~~Fronts of all buildings facing a street shall incorporate a minimum of 50 percent of the approved materials listed in Subsection A. above.~~
2. ~~Sides and rear of all industrial buildings facing or fronting on other than arterial streets as in Subsection 1. above may utilize the same metal panels as stated in Subsection B. above.~~
- D. ~~Conditional materials. (Only as approved by the Approving Authority.)~~
1. ~~Wood. Only when used to provide compatibility to surrounding buildings or residential districts.~~
2. ~~Vinyl. Only when used to provide compatibility as in Subsection 1. above.~~
3. ~~Any other materials not listed.~~
- E. ~~Temporary materials. Materials for temporary use may only be allowed for a specific period of time as determined by the Approving Authority on a case-by-case basis. Approval of temporary materials shall be established at the time of approval of the preliminary plan and shall be noted on the preliminary and final development plans.~~
- (Ord. No. 10040, § 4(Exh.), 12-17-2024)

Sec. 8.180. Architectural characteristics.

- A. ~~Offsets.~~
1. ~~Horizontal breaks shall be provided on all sides of buildings to provide architectural relief and 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.~~
2. ~~Vertical breaks shall be provided on all sides of buildings to provide architectural relief as in Subsection 1. above.~~
- B. ~~Four-sided architecture. All sides of a building shall include similar architectural details materials and colors to avoid a back side or at least to minimize a back side presentation to other buildings or residential neighborhoods.~~
- C. ~~Roofs.~~
1. ~~Pitched roofs. Pitched roofs shall be used on buildings in lieu of flat roofs to the extent feasible. If pitched roofs are not feasible or practical in a given situation, then, at a minimum, a pitched roof architectural feature shall be required as a detail element, i.e., entry way or tower element to break the horizontal façade. Buildings located adjacent to residential districts shall incorporate the use of pitched roofs for the entire structure.~~
2. ~~Flat roofs. Buildings using flat roofs with a pitch of two inches vertical to 12 inches horizontal or less shall incorporate detailed parapets or exaggerated cornice lines to provide architectural relief.~~
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 the preliminary and final plans to the extent possible.~~

-
- ~~D. Color. Colors of all exteriors including walls, trim, accents, roofs, mechanical equipment, etc., shall be indicated on the preliminary and final development plans and, when required, shall be approved by the Planning Commission and/or by the City Council following recommendation by the Planning Commission.~~
- ~~E. Roof mounted equipment. All roof mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.~~
- ~~F. Ground mounted equipment.~~
- ~~1. Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.~~
 - ~~2. Developments in a Planned Industrial (PI) zoning district located within a specified metal building area, as depicted in Section 8.170, may use:~~
 - ~~a. The screening methods of Section 8.180.F.1 listed above;~~
 - ~~b. Screening consisting of structural steel tube frame construction clad in wood composite material; or~~
 - ~~c. Screening consisting of structural steel tube frame construction clad in the same metal siding as the building located on the same site.~~
- ~~G. Trash enclosures. All exterior trash storage containers shall be screened so that they are not visible from off the property.~~
- ~~1. 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.~~
 - ~~2. Developments in a Planned Industrial (PI) zoning district located within a specified metal building area, as depicted in Section 8.170, may use:~~
 - ~~a. The screening methods of Section 8.180.G.1 listed above; or~~
 - ~~b. Screening consisting of structural steel tube frame construction clad in the same metal siding as the building located on the same site.~~
 - ~~3. Each trash enclosure shall be protected through the installation of four inch bollards along the rear wall of the trash enclosure.~~

~~(Ord. No. 8688, § 1, 7-23-2019)~~

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.