

ARTICLE 6 DESIGN REGULATIONS

6

Article 6, Design Regulations provides standards that deal with coordinating components of development on an individual site in a manner that reinforces the character of districts and neighborhoods. It includes standards for site elements that apply to all districts and sites regardless of use or zoning district, as well as standards for specific districts that require unique design considerations and solutions. It is most useful to development and design professionals and City staff.

UNIFIED DEVELOPMENT CODE

ARTICLE 6 DESIGN REGULATIONS

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6.1 General Provisions

- 6.1.1 Intent
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6.1.1 Intent

The intent of the design standards in this Article 6 are:

- a. To create effective transitions from public areas to private areas of sites, and between adjacent sites along streetscapes.
- b. To coordinate site development with streetscape and street design requirements, whether the streetscape and street design types are existing, constructed in association with development, or planned or programmed as future City improvements.
- c. To coordinate development efficiently across adjacent sites including consideration for existing conditions and planned or anticipated development on these sites.
- d. Ensure that individual sites are developed in an efficient and coordinated manner, meeting all of the design requirements of this Title, and designed to most effectively meet the multiple purposes, intents, and design objectives of the various sections.

6.1.2 Site Design Elements

This Article addresses the following specific design elements, present on most sites and in most districts. The standards apply in addition to all general standards of Article 4 and 5.

- a. Parking, Lot Access and Circulation Standards, coordinating parking and lot access requirements for vehicles with pedestrian access.
- b. Landscape Standards, including area, location, and plant material requirements.
- c. External Lighting Standards;
- d. Sign Standards; and
- e. Special design standards for mixed-density neighborhoods, small-scale commercial and mixed-use development, and large-scale development. Where these standards apply, they address the following additional elements of coordinated site design.

- 1. Streetscapes and Lot Frontages;
- 2. Open Space Design;
- 3. Building Design; and
- 4. Site Screening.

6.2 Parking, Lot Access and Circulation

- 6.2.1 Design Objective
- 6.2.2 Applicability
- 6.2.3 Lot Access and Circulation
- 6.2.4 Required Parking
- 6.2.5 Shared Parking
- 6.2.6 Parking Credits
- 6.2.7 Maximum Parking
- 6.2.8 Parking Design

6.2.1 Design Objective

The Design Objective for the parking, lot access and circulation requirements is to:

- a. Emphasize the importance of site accessibility from a variety of modes of transportation wherever appropriate, including pedestrians, bicycles, automobiles, and any current or potential future transit service.
- b. Provide the optimal amount of vehicle parking for individual sites, recognizing that both too little parking and too much parking create negative impacts.

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- c. Ensure the appropriate site location and design features that mitigate the impact of parking lots on other land uses and urban design goals for surrounding districts.
- d. Create the least visible impact of parking on adjacent private and public property.
- e. Promote parking designs that minimize runoff and incorporate infiltration of stormwater into the ground.
- f. Reduce the need to dedicate areas of individual, adjacent sites to underutilized or redundant vehicle parking.

6.2.2 Applicability

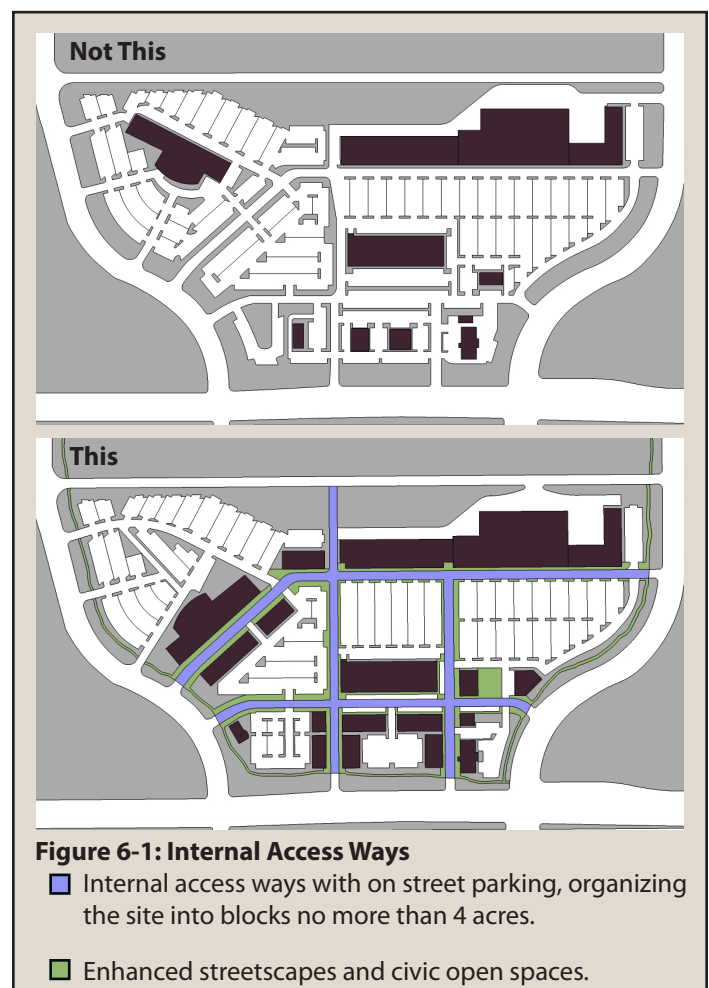
- a. **General Applicability.** The standards in this section shall apply to all new construction and changes of use in all zoning districts, except that no parking is required in the CBD district. When sites do elect to provide parking in the CBD district, all maximum quantity, location, design standards and specific limitations in this Article shall apply.
- b. **Change of Use.** When a new use proposed for a site requires more parking than the existing use according to this section, the new use shall be responsible only for the additional parking required. Any existing parking deficiencies of the required parking for the most recent use may be credited to the new use at the Director's discretion, provided it is reasonably necessary to promote effective infill development. The new use shall be responsible for the additional parking beyond any existing or credited parking.
- c. **Expansion of Existing Parking.** When any existing parking area is expanded, by operation of these standards or by election of the property owner, all design and location standards in this section shall apply to the new parking. Where the proposed expansion is more than 50% of the existing capacity, the design and location standards shall apply to the entire lot. No existing parking may be expanded beyond the maximum quantity specified by this section.

6.2.3 Lot Access and Circulation

- a. **Driveways.** All driveways to individual sites shall be limited to the access point standards in Article 4, Section 4.3.6, based on the street type of the abutting street. All situations where a sidewalk or pedestrian facility intersects with an internal vehicle circulation shall be treated by one of the following manners:

1. The material, layout and grade of the pedestrian access shall be continuous as it crosses the grade of the driveway; or
2. A crosswalk differentiated from vehicle surfaces by different materials, texture or color, or a speed table. Where crosswalks would exceed 32', curb projections may be used to shorten pedestrian crossing distances. Crossings of driveways that exceed 32' shall be treated as intersections according to the design and location standards in section 4.3.5.

- b. **Internal Access Ways.** Any single block, lot or development site larger than 5 acres shall provide a system of internal access ways to establish connectivity and mobility within the site and coordinate with streets and blocks adjacent to the site. Internal access ways shall:



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1. Be designed according to the public street design standards in Article 4, including the standards for vehicle lanes, parking lanes, and streetscape design;
 2. Organize the site into smaller “blocks” between 1 and 4 acres for buildings, open space, and parking; and
 3. Be treated as public streets for interpretation and application of setbacks, build-to lines, curb cuts and driveway access, and building and lot frontage standards. Build-to or setback lines shall be calculated from the outside edge of the sidewalk along internal access ways.
- c. **Pedestrian Access and Circulation.** All development sites shall include direct pedestrian connections and circulation routes at the same or greater frequency as is provided by streets, driveways, and internal access streets.
1. *Generally.* At a minimum, pedestrian access and circulation within a site shall provide dedicated pedestrian facilities directly connecting each of the following:
 - (a) All public entrances of all buildings;
 - (b) The public sidewalk on adjacent streets or internal access streets;
 - (c) On-site parking areas;
 - (d) Required open space and other site amenities; and
 - (e) Adjacent sites, where pedestrian access between sites via the sidewalks on streets or internal access streets is remote.
 2. *Sidewalk widths.* Internal sidewalk widths shall meet the following requirements:

TABLE 6-1: INTERNAL SIDEWALK WIDTHS

| <i>Location</i> | <i>Minimum Width</i> |
|--|---|
| <i>In general</i> | 5' |
| <i>Along any building façade abutting a parking area or along parking with vehicle overhangs</i> | 8' |
| <i>Along any building façade with a primary entrance</i> | 10'; 12' when associated with Section 6.7 |

3. *Pedestrian Amenities.*
 - (a) Pedestrian walkways shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other materials for not less than 50% of its length.
 - (b) Sidewalks shall be located an average of 8' from

the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades, display windows or entryways are part of the facade.

- (c) Internal pedestrian walkways provided in conformance with this sub-section shall provide weather protection features such as awnings or arcades located no further than 30' from all customer entrances.
- (d) To the extent feasible, pedestrian traffic should be separated from vehicles. If not feasible, potential hazards shall be mitigated using the following strategies:
 - (1) Use of special paving, pavement markings, signs, striping and/or bollards;
 - (2) Use of median refuge areas, traffic calming features, and landscaping;
 - (3) Use of lighting or other means to clearly delineate pedestrian areas, day and night.

6.2.4 Required Parking

- a. **Automobile Parking.** The minimum requirements for off-street parking facilities in Table 6-2 are general and are intended to include all similar uses. Where the classification of use is not determinable from the table, the Director shall determine the appropriate classification. The most current version of the ITE Parking Generation standards, APA parking surveys or other similar guidance may be used to aid in the determination of the most appropriate classification. Additional standards for specific zoning districts or specific uses may apply in addition to this table. Each fractional space shall be rounded up to the next whole number.

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TABLE 6-2: REQUIRED AUTOMOBILE PARKING

| <i>Use</i> | <i>Parking Spaces</i> |
|--|--|
| Assembly (auditorium, stadium, church, etc.) | 1 space per each 5 seats (maximum capacity) |
| Bed and breakfasts, boardinghouse and/or lodging house | 1 space per each 2 bedrooms |
| Hospitals | 2 spaces per each bed |
| Hotels and motels | 1 space for each rental unit plus 1 space for each 2 employees at maximum employment on a single shift Plus 1 space for each company vehicle regularly parked on the premises Accessory uses (dining, banquette) shall satisfy their parking requirement separately according to this table. |
| Industrial and Warehousing | 1 space for each two employees at maximum employment on a single shift Plus 1 space for each company vehicle regularly parked on the premises |
| Nursing homes and assisted living facilities | 1 space for each 5 beds for shared living facilities 1 space for each 3 independent living units Plus 1 space for each employee at maximum employment on a single shift Plus 1 visitor space for every 10 beds or 5 independent living units |
| General offices | < 50,000 square feet: 1 space per 300 square feet ≥ 50,000 square feet: 1 space per 400 square feet |
| Medical offices | 1 space per 200 square feet |
| Residential: Detached, Semi-Attached, and Attached Dwellings | 2 spaces per dwelling unit |
| Residential: all others | 1.5 spaces per dwelling unit |
| Retail - generally | < 25,000 square feet: 5 spaces per 1,000 square feet 25,000 to 400,000 square feet: 4 spaces per 1,000 square feet 400,000 to 600,000 square feet: 4.5 spaces per 1,000 square feet > 600,000 square feet: 5 spaces per 1,000 square feet |
| Retail – Large product sales (automobiles, RVs, boats, farm implements, appliances, tree nurseries and garden centers, etc.) | 1 space per 20,000 square feet |
| Restaurants | < 2,000 square feet: 5 spaces per 1,000 square feet 2,001 - 5,000 square feet: 10 spaces per 1,000 square feet > 5,000 square feet: 20 spaces per 1,000 square feet Plus 1 space per each 2 employees at maximum employment on a single shift. |
| Schools | K through 9: 1 space for each 15 students at maximum capacity 10 through 12: 1 space for each 4 students at maximum capacity College and technical schools: 1 space for each 2 students at maximum capacity |

- b. **Exceptions.** The following exceptions apply to interpreting the required parking in Table 6-2, and are in addition to all other provisions for flexibility and discretion in this Section.
1. The Director may grant a reduction of up to 10% of required parking in this table based on specific site conditions, the nature of the proposed use, and finding that the exception will not cause long-term parking issues for adjacent property or anticipated future uses.
 2. Parking requirements for buildings in historic districts, where site and building conditions existed prior to zoning or parking requirements, may be reduced by 50% by the Director through the Administrative Adjustment procedures and criteria in Article 2.

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3. All other reductions over 10%, except as otherwise provided by the standards and credits in this Section, shall be considered by the Board according to the variance procedures in Article 2. The Board cannot reduce required parking through variance action by more than 50%, except for redeveloping properties. For those redeveloping properties, the Board shall take into account the proposed use, anticipated number of employees, the anticipated number and frequency of customers or clients, the availability of nearby on-street parking and the availability of shared parking.
- c. **Bicycle Parking.** All new uses and changes of use shall provide at least 1 bicycle parking space. The following bike parking spaces are recommended for all new uses or change of use permits at the rates provided. This table shall also be used as a guide in determining the sufficiency of bicycle parking when applying the bicycle parking credit in sub-section 6.2.6.
- d. **Accessible Parking.** The number, location, dimensions, and signing of accessible parking stalls shall be in accordance with the current ADA Standards for Accessible Design.
- ### 6.2.5 Shared Parking
- In meeting the requirements of Table 6-2, adjacent land uses, lots, or sites may share parking under the following conditions and standards:
- a. All landowners participating in the shared parking shall execute the necessary cross-access easements to facilitate shared parking and record all documents for the easements with the County.
- b. A written agreement for the joint use of parking facilities shall be executed by the parties and approved by the City.
- c. All shared parking spaces shall be within a reasonable proximity of the main entrance of any building sharing the parking and provide direct pedestrian access to the entrance either by way of pedestrian alleys and passages, or by way of public sidewalks in the streetscape. In general, locations greater than 600' from the site utilizing the shared parking shall not qualify unless exceptional circumstances justify.
- d. Parking requirements shall be the cumulative requirements of the uses sharing the parking, except where different categories of uses (Retail or Service, Employment, Civic, or Dwellings) are participating in the sharing agreement and are likely to generate distinctly different times of peak parking demand. The following table is a base guide for shared parking. Each use should provide a percentage of parking required by these regulations according to Table 6-4 Shared Parking. Whichever time period requires the highest total parking spaces among the various uses should be the amount of parking provided subject to the shared parking agreement. Alternative parking allocations may be approved by the Director based on industry data or other sufficient evidence and analysis of peak parking demands for specific uses.
- e. Guidelines for Preparing a Joint Parking Study in Appendix F shall be used in administering this section.

TABLE 6-3: BICYCLE PARKING

| Use | Parking Spaces |
|----------------------------------|---|
| Primary or Secondary School | 10% of the number of students at maximum capacity; and 3% of the number of employees |
| College or University Classrooms | 3% of the number of students at maximum capacity; and 1% of the number of employees |
| Retail and Office | 10% of the required automobile spaces |
| Sports and Recreation Center | 5% of the number of automobile spaces |
| Movie Theater or Restaurant | 5% of the number of automobile spaces |
| Industrial | 2% of the number of automobile spaces |
| Multi-dwelling Housing | 1 space per 2 units |
| Public Transit Stations | Varies based on usage |

TABLE 6-4: SHARED PARKING

| Land Use | Percentage of Required Parking Spaces by Time Period | | | | |
|----------------------------|--|--------------|-----------------------|--------------|--------------|
| | Weekday Day & Evening | | Weekend Day & Evening | | Nighttime |
| | 6 AM TO 5 PM | 5 PM TO 1 AM | 6 AM TO 5 PM | 5 PM TO 1 AM | 1 AM TO 6 AM |
| Employment | 100 % | 10 % | 5 % | 5 % | 5 % |
| Retail or Service | 75 % | 75 % | 100 % | 90 % | 5 % |
| Restaurant | 50 % | 100 % | 75 % | 100 % | 25 % |
| Entertainment & Recreation | 30% | 100 % | 75 % | 100 % | 5 % |
| Church | 5 % | 25 % | 100 % | 50 % | 5 % |
| School | 100 % | 10 % | 10 % | 10 % | 5 % |
| Dwellings | 25 % | 90 % | 50 % | 90 % | 100 % |
| Lodging | 50 % | 90 % | 75 % | 100 % | 100 % |

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6.2.6 Parking Credits.

A credit may be given to the parking requirements in Table 6-2 under the following conditions. The credits may be cumulative.

- a. **On-street Parking Credit.** On-street parking may be credited to the parking requirement at a rate of one credit for every on-street parking space abutting the lot. On-street parking spaces within the distance parameters may be counted more than once by multiple users.
- b. **Bicycle Parking Credit.** Bicycle parking facilities within 200' of the primary building entrance may be credited at a rate of one credit for every four bicycle parking spaces, up to a maximum of 10% percent of the required vehicle parking. The applicant shall provide sufficient justification that the site can be reasonably accessed by bicycles and that land uses on the site can generate bicycle access in order to receive the bicycle parking credit. The bicycle parking requirements in Table 6-3 shall be used to determine the sufficiency of bicycle parking in applying the credit. Guidelines in Appendix E Pedestrian and Bicycle Guidelines shall be used to determine the appropriate location, design and type of bicycle parking facilities.
- c. **Public Parking Credit.** Public parking within 600' of any lot line may be credited at a rate of one credit for every three public parking spaces. The City or other public entity in charge of management of the public parking facilities reserves the right to restructure the eligibility for parking credits through a parking district management program, subject to approval of the City Council.
- d. **Transit Access Credit.** Any use within 600' of a public transit stop or station may propose that the parking requirements be reduced by up to 10%. The Director may approve the credit based on an assessment of the mix of uses, the accessibility and frequency of transit routes, and the likelihood of the proposed use in generating transit ridership.
- e. **Carpool.** Parking reserved for carpool vehicles within 200' of the primary building entrance may be credited at a rate of two space credits for every space reserved for carpool vehicles up to a maximum of 5% of the required vehicle parking.

- f. **Fuel Efficiency.** Parking reserved for fuel efficient vehicles within 200' of the primary building entrance may be credited at a rate of one space credit for every two spaces reserved for fuel efficient vehicles up to a maximum of 5% of the required vehicle parking. The intent of the credit is to promote fuel efficiency and is enforced by the property owner.
- g. **Motorcycle.** Parking reserved for motorcycles within 200' of the primary building entrance may be counted at the same rate as standard parking spaces up to a maximum of 5% of the required parking. The benefit to the motorcycle spaces is they may be more narrow than standard spaces. The purpose of this credit is to promote fuel efficient vehicles.
- h. **Permeable parking area.** Where over 10% of the surface area of the required parking is a porous surface that allows stormwater to be infiltrated below the surface and the treatment is approved by the City Engineer, the Director may approve a reduction of up to 10% of the required parking. Any porous surface used shall demonstrate that it has at least the same or better performance standard as the required standard parking surface and does not present substantial maintenance issues.

6.2.7 Maximum Parking

- a. No use shall provide more than 25% percent over the minimum required parking in Table 6-2 without exhausting all options for Parking Credits or Shared Parking, and shall only be permitted by the Director to exceed 25% above the minimum requirements, up to 125% of the minimum parking requirement, by incorporating two or more of the mitigating design features of subsections 6.2.7.c. below.
- b. The Director may grant an exception to the maximum parking requirements of this section, provided the Applicant submits a parking study prepared by a Wyoming licensed engineer justifying the need for such additional parking. Such parking study shall be reviewed and approved by the City Engineer. The following criteria shall be reviewed in evaluating the parking study:
 - 1. projected employees,
 - 2. employee density,
 - 3. building and/or occupancy capacity,
 - 4. projected peak attendees/customers,
 - 5. availability of parking on adjacent streets,

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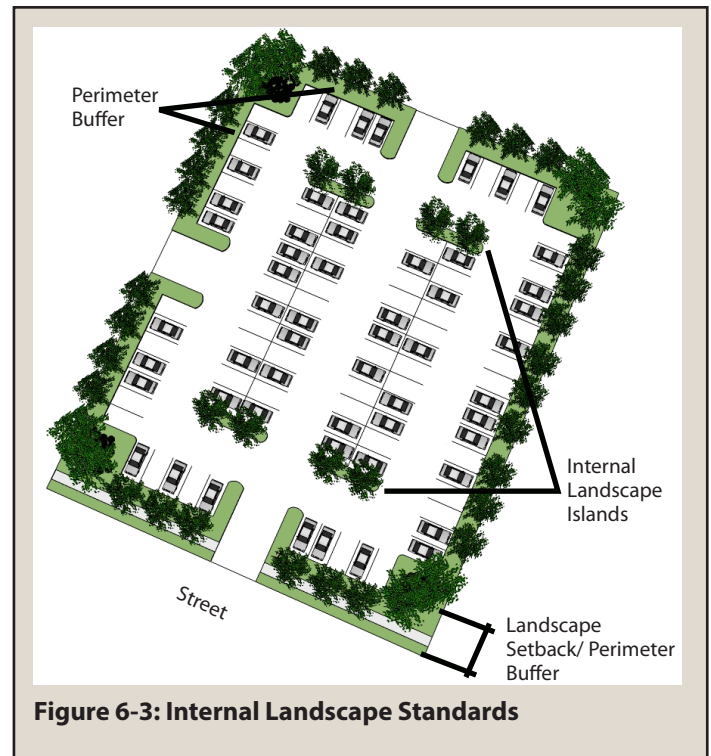
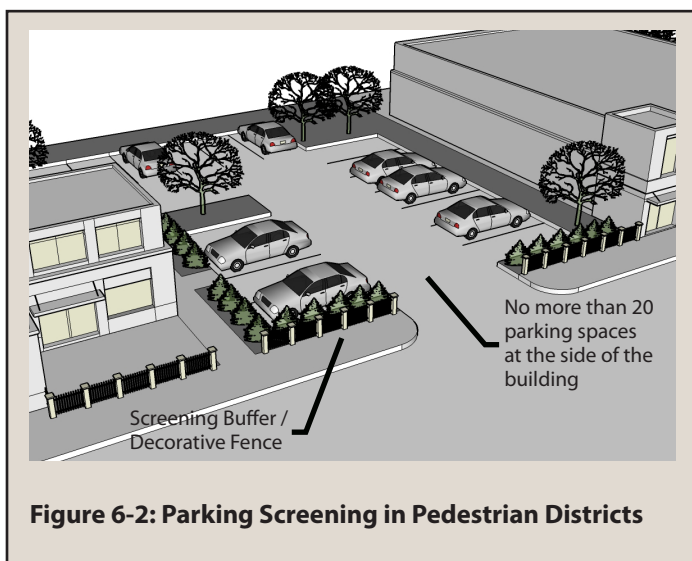
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6. parking turnover rate, and
7. average peak period parking demand.

In conjunction with any exception granted under this subsection, the Applicant shall incorporate mitigating design feature 6.2.7.c.1 and one additional mitigating design feature of subsection 6.2.7.c.

c. Mitigating Design Features

1. Landscape material requirements for the site shall be increased by 15% percent above the minimum amount required in the Landscape Design standards of Section 6.3 and shall be allocated to provide enhanced buffering of all on-site parking.
2. The site shall be required to provide additional area, equal to or greater than the area of parking in excess of the maximum, as public or common open space. This additional open space shall be subject to the Type, Design Standards and Location Criteria of the Civic Open Space System in Section 4.4 of the Subdivision Standards, and shall be in addition the minimum open space requirements for the site. Alternatively, the excess area may be designed as Civic Open Space, that has the capability of accommodating overflow parking at limited peak times, such as a plaza surface or stabilized green surface which can accommodate cars on limited occasions.
3. The surface of lesser used or overflow parking areas shall be a porous surface that allows all stormwater to be infiltrated below the surface, subject to the approval by the City Engineer. Any porous surface used



shall demonstrate that it has at least the same or better performance standard as the required standard parking surface and does not present substantial maintenance issues.

4. Internal landscape areas for the on-site parking shall be increased by an additional 5% percent above the minimum percentage requirements of Section 6.2.8.

6.2.8 Parking Design

- a. **Location, Size and Landscape Requirements.** All on-site parking shall be broken into smaller "parking blocks" and include landscape design according to the following Table 6-5. Specific zoning districts or design standards may further limit the general size and location of on-site parking spaces and parking blocks.

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TABLE 6-5: PARKING LOCATION, SIZE AND LANDSCAPE REQUIREMENTS

| | <i>Front</i> | <i>Side</i> | <i>Rear</i> |
|---------------------|---|--|---|
| 250+ spaces | Must be broken into smaller parking blocks.* | Must be broken into smaller parking blocks.* | <ul style="list-style-type: none"> 5% internal landscape; AND 8' perimeter buffer |
| 151 to 250 spaces | <ul style="list-style-type: none"> 10% internal landscape; AND 12' perimeter buffer | <ul style="list-style-type: none"> 8% internal landscape; AND 10' perimeter buffer | <ul style="list-style-type: none"> 5% internal landscape; AND 8' perimeter buffer |
| 101 to 150 | <ul style="list-style-type: none"> 8% internal landscape; AND 10' perimeter buffer | <ul style="list-style-type: none"> 5% internal landscape; AND 10' perimeter buffer | <ul style="list-style-type: none"> 5% internal landscape; OR 8' perimeter buffer |
| 31 to 100 spaces | <ul style="list-style-type: none"> 5% internal landscape; AND 8' perimeter buffer | <ul style="list-style-type: none"> 5% internal landscape; OR 8' perimeter buffer | No requirement |
| 30 and under spaces | <ul style="list-style-type: none"> 5% internal landscape; OR 8' perimeter buffer | <ul style="list-style-type: none"> 5% internal landscape; OR 8' perimeter buffer | No requirement |

* Where individual sites require or provide parking requirements larger than the maximum size, parking lots shall be broken into "parking blocks" meeting the size, location, and landscape requirements of this table.

- Perimeter Buffer Standards.** Perimeter landscape buffers shall be continuous around the parking block except at vehicle access points or any portion of the parking block that is bordered by buildings. The buffer shall include landscape materials meeting the requirements of Section 6.3. Where the landscape setback required by 6.3.3 is larger than the perimeter parking buffer required by Table 6-5, the greater buffer shall apply. Where perimeter landscape buffers include sidewalks meeting the internal pedestrian circulation requirements, the width of the sidewalk shall be added to the minimum required width for the perimeter buffer. Where parking blocks are located adjacent to one another, they may share the perimeter buffer along the common boundary provided it includes a pedestrian facility.
- Internal Landscape Standards.** Internal landscape area shall be provided as a percentage of the parking area, exclusive of drive aisles, as specified in Table 6-5. Internal landscape area shall be surrounded by raised curbs or other approved edge treatment that

infiltrates stormwater, and shall include landscape materials meeting the requirements of Section 6.3. Internal landscape areas shall be allocated as end caps to parking aisles, as intermediate islands within aisles, or as buffer strips between aisles. All internal landscape areas shall be at least 8' wide in all dimensions, and shall be no less than 150 square feet in area. Where internal landscape areas include sidewalks meeting the internal pedestrian circulation requirements, the width of the sidewalk shall be excluded from the area calculation of the internal landscape area. Internal landscape islands shall include one large canopy tree per every 150 square feet, which may contribute to the tree points required by Section 6.3.4.

- Limitations in the Pedestrian Districts.** In the NB, MUR, and MUB districts, the following additional design standards and limitations shall apply:
 - No individual on-site parking shall be located within 20' of the front lot line unless it is located to the side of a building as provided in sub-section b;
 - Parking may be located to the side of the building in a limited manner provided:
 - the lot includes no more than 20 spaces at the side of the building;
 - the lot provides no more than two rows of spaces served by a single drive aisle, and is otherwise limited in width along the streetscape to the greatest extent possible; and
 - it is screened from the streetscape by a 2.5' to 4' decorative fence or wall matching the materials and architectural style of the building, and extended at the front building line.
 - Shared or public parking, or common "parking blocks" may be located along a street provided that the lot is no larger than 100 spaces, has a 8' perimeter buffer, and is screened from the street by a 2.5' to 4' decorative fence or landscape screen.
- Limitations in Residential Districts.** In all residential districts, where parking lots over 15 spaces are required for any use, the following additional design standards and limitations shall apply:
 - The parking area shall be setback behind the front building line or at least 30' from the front lot line, whichever is greater.

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- (b) All parking areas shall have an 8' perimeter buffer used to screen the area from adjacent residential uses.
- (c) Individual parking blocks shall be no larger than 50 spaces for any one use.

5. *Exceptions.* The Director may approve exceptions to these design and location standards for lots under 10 spaces where:
- (a) It is reasonably necessary to accommodate infill development;
 - (b) There has been no recent investment and is no anticipated investment in the public streetscape that will be negatively impacted by the proposed alternative location and design; and
 - (c) The exception presents the least deviation from the standards necessary, and otherwise furthers the design objectives of this section.

b. Dimensional Requirements.

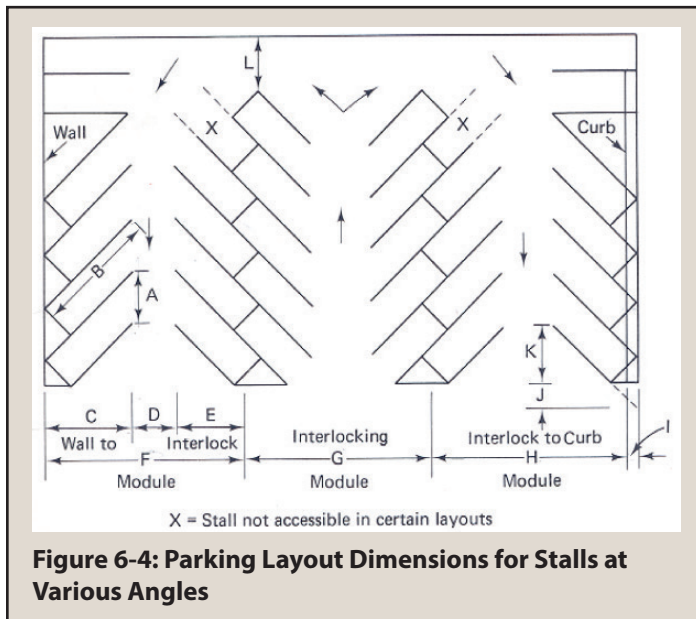
TABLE 6-6: PARKING STALL DIMENSIONS AND LAYOUT

| Parking Angle / Width (A) | Width Parallel to Aisle (K) | Depth to Wall (C) | Depth to Interlock (E) | Aisle Width* (D) | Module** (F, G, H) | | Bumper Overhang (typical) (I) |
|---------------------------|-----------------------------|-------------------|------------------------|------------------|--------------------|----------------------------|-------------------------------|
| | | | | | Wall to Wall | Interlock to Interlock (G) | |
| 45° / 9.0' | 12.7' | 19.5' | 16.5' | 12' | 51' | 45' | 2.3' |
| 45° / 9.5' | 13.4' | 19.5' | 16.5' | 11' | 50' | 44' | 2.3' |
| 60° / 9.0' | 10.4' | 20.5' | 18.5' | 16' | 57' | 53' | 2.3' |
| 60° / 9.5' | 11.0' | 20.5' | 18.5' | 15' | 56' | 52' | 2.3' |
| 75° / 9.0' | 9.3' | 20.0' | 19.0' | 23' | 63' | 61' | 2.5' |
| 75° / 9.5' | 9.8' | 20.0' | 19.0' | 22' | 62' | 60' | 2.5' |
| 90° / 9.0'*** | 9.0' | 18.5' | 18.5' | 26' | 63' | 63' | 2.5' |
| 90° / 9.5'*** | 9.5' | 18.5' | 18.5' | 25' | 62' | 62' | 2.5' |

* Measured between ends of stall lines.

** Rounded to the nearest foot.

*** For back-in parking, aisle width may be reduced 4.0'.



- c. *Grading and Surfacing.* All parking, circulation and loading areas shall be graded for proper drainage and be paved, unless specified otherwise in these regulations. The maximum grade shall not exceed 8%. The maximum desirable grade in any direction is 5%.

6.3 Landscape Standards

- 6.3.1 Design Objective
- 6.3.2 Applicability
- 6.3.3 Required Internal Landscape Area
- 6.3.4 Point System
- 6.3.5 Screening and Buffering
- 6.3.6 Street Trees
- 6.3.7 Landscape Material Specifications
- 6.3.8 Maintenance
- 6.3.9 Tree Reduction and Relief of Requirements

6.3.1 Design Objective

The Design Objective for the landscape standards is to:

- a. Enhance the environmental and ecological function of un-built portions of sites;
- b. Improve the aesthetic character of new development with natural landscape materials;
- c. Integrate common landscape and design approaches across multiple development sites, improving the character of districts and neighborhoods;
- d. Screen and mitigate visual impacts of delivery and service areas, external equipment, site utility areas or other high intensity portions of sites and developments, particularly focusing on the impact on public streetscapes and adjacent property;
- e. Reduce air, noise, and water pollution;
- f. Reduce visual harshness and summer heat gain of large expanses of blank walls and large parking areas;
- g. Improve the relationship and transitions from private development sites to public streetscapes;
- h. Provide flexibility in landscape design while promoting wise and efficient water use and viable long-term landscapes;
- i. Upgrade existing developments, governmental facilities, multifamily residential and street areas to the requirements that new development must meet.

6.3.2 Applicability

A landscape plan is required in association with a site plan, according to the application requirements in Article 2. Specifically it is required for:

- a. All new uses and buildings in any zoning district except detached dwellings, duplexes or townhouse residences;
- b. Any change of use on an existing site; or
- c. Any addition to an existing building or structure, but the requirements of this section shall be pro-rated to that

portion of the site affecting development.

- d. In areas of subdivisions and development sites where landscaping is not required or not anticipated by the department, the developer shall reclaim all disturbed property and replant the entire area with native vegetation. Topsoil shall be stockpiled and placed on disturbed areas. Irrigation shall be provided to the revegetated areas if it is necessary to ensure survival of native species planted. The grading plan shall include a section outlining the type and extent of revegetation proposed to accomplish this requirement.

6.3.3 Required Internal Landscape Area

The Required Internal Landscape Area for the purposes of determining landscape material requirements shall be based on the lot coverage standards in each zoning district. Required landscape materials shall be based on a point system established in this section multiplied by the remainder of the lot area outside of the lot coverage allowances. Required landscape materials shall be planted within the following areas and distributed evenly throughout the site.

- a. **Landscape Setback.** Except where street-front buildings are permitted or required by operation of the zoning district standards, all sites shall have a Landscape Setback beyond the right-of-way at the lot line meeting the following:

TABLE 6-7: REQUIRED LANDSCAPE SETBACK

| Adjacency* | Setback Depth |
|------------------|---------------|
| Arterial Street | 15' |
| Collector Street | 10' |
| Local Street | 6' |

* Based on current master transportation plan.

No parking or other structures shall be allowed within the landscape setback areas. Corner lots and through lots shall have landscape setbacks along each right-of-way.

- b. **Parking Landscape Areas.** The parking landscape area shall consist of internal landscape areas and perimeter buffers as required by Section 6.2.
- c. **Required Open Space.** The required open space shall consist of any Civic Open Space required by Section 4.4, Section 6.6, Section 6.7, or Section 6.8, when applicable.
- d. **Other Open Areas.** Foundation planting areas adjacent to building elevations which form the major public views of the building from adjacent streets and properties, screening and buffering areas required by this section, and other un-built portions of the site shall also be used for allocation of required landscape materials.

ARTICLE 6

DESIGN REGULATIONS

6.3 LANDSCAPE STANDARDS

6.3.4 Point System

The required landscape material within the Landscape Setback Area, Parking Landscape Area, and Required Open Space shall be based on a point system established below. All points shall be distributed evenly across the site.

- a. **Trees.** The sum of all Tree points, as defined in Table 6-8 below, from trees used in the landscape must exceed the required landscape area divided by 500. For the purpose of calculating the Tree Point requirement, utility easements within internal landscape areas, athletic fields, and playgrounds may be subtracted from the required internal landscape area.

| TABLE 6-8: TREE POINTS | | |
|---|------------------|-------------|
| Tree types | Size or Quantity | Point Value |
| Existing mature tree approved by City Forestry. | 1 | 1.5 - 3 |
| New 1.5" caliper deciduous tree (single trunk or clump) with a mature height of 30' or greater and a mature canopy of 30' or greater. | 1 | 1.5 |
| New 1.5" caliper ornamental tree with a mature height less than 30' and a mature canopy less than 30'. | 1 | 1 |
| New 6' evergreen tree with a mature height of 30' or greater and mature spread of 20' or greater. | 1 | 1.5 |
| New 4' evergreen tree with a mature height less than 30' and a mature spread less than 20'. | 1 | 1 |

- b. **Ground Cover and Non-tree Landscape Features.** The sum of all Ground Cover and Non-tree Landscape Feature points, as defined in Table 6-9 below, from ground cover and non-tree landscaping features used in the landscape must exceed the square footage of the required internal landscape area divided by 500.

| TABLE 6-9: GROUND COVER AND NON-TREE LANDSCAPE FEATURE POINTS | | |
|---|------------------|-------------|
| Landscape Feature | Size or Quantity | Point Value |
| Shrubs | | |
| Existing or new evergreen or deciduous shrubs. | 1 | 0.25 |
| Ground Covers | | |
| Kentucky bluegrasses, fescues, or similar sod-forming grasses requiring ½ inch or more of supplemental watering per week during hot, dry periods. | 500 sq. ft. | 0.25 |
| Seeded, native, short-grass prairie species or mixes requiring less than ½ inch of supplemental watering per week during hot, dry periods. | 500 sq. ft. | 0.75 |
| Ornamental grass or perennials. | 100 sq. ft. | 1 |
| Other Landscape Elements | | |
| Gazebo or outdoor structure | 100 sq. ft. | 1 |
| Picnic Tables | 1 | .5 |
| Benches | 1 | 1 |
| Art—As approved by the Art in Public Places Committee or City Council. | 1 | up to 4* |
| Gardening space for residents or development users—Includes signage, fencing, water access and maintenance agreement. | 100 sq. ft. | 1 |
| Athletic field, grass or artificial. | 100 sq. ft. | 2 |
| Hardscaped athletic area or aesthetic plaza. | 100 sq. ft. | .75 |
| Playground with ADA approved surface. | 100 sq. ft. | 2 |
| Path or trail with ADA approved surface. | 100 sq. ft. | 2 |
| Water conservation features—As approved by the Director. | | 1—10 points |
| Other—As approved by the Director. | | varies |

* In no case more than half the required ground cover points.

ARTICLE 6

DESIGN REGULATIONS

6.3 LANDSCAPE STANDARDS

6.3.5 Screening and Buffering

- a. **Required Buffer Level.** The required screening and buffering levels, shown in Table 6-10 below, apply to common property lines and alleys. Screening and buffering requirements do not apply between zone districts not listed in the table.

TABLE 6-10: REQUIRED LANDSCAPE BUFFER LEVELS

| <i>Lowest District to Highest District</i> | | | | | | | | | | | | | | | | |
|--|------|----|------|------|------|----|----|-----|-----|----|-----|----|-----|---|----|----|
| | | LR | NR-1 | NR-2 | NR-3 | MR | HR | MUR | MUB | NB | MUE | CB | CBD | P | LI | HI |
| <i>Highest District to Lowest District</i> | HI | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | |
| | LI | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | 2 | 2 | 1 | | |
| | P | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | | | 1 | 2 |
| | CBD | 2 | | | | 2 | | | | | | | | | 2 | 2 |
| | CB | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | | | 1 | 2 | 2 |
| | MUE | 2 | 1 | | | 1 | | | | | | 1 | | 1 | | 2 |
| | NB | 2 | | | | 1 | | | | | | 1 | | 1 | 2 | 2 |
| | MUB | 2 | | | | 1 | | | | | | 1 | | 1 | 2 | 2 |
| | MUR | | | | | | | | | | | 1 | | 2 | 2 | 2 |
| | HR | 1 | | | | | | | | | 1 | 1 | | 2 | 2 | 3 |
| | MR | | | | | | | | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 3 |
| | NR-3 | | | | | | | | | | | 2 | | 2 | 2 | 3 |
| | NR-2 | | | | | | | | | | | 2 | | 2 | 2 | 3 |
| | NR-1 | | | | | | | | | | 1 | 2 | | 2 | 2 | 3 |
| | LR | | | | | | 1 | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 3 |

- b. **Design of Buffer Levels.** The buffer levels shall be designed according to the standards in Table 6-11.

TABLE 6-11: DESIGN OF BUFFERS

| | <i>Level 1</i> | <i>Level 2</i> | <i>Level 3</i> |
|------------------------|---|---|--|
| Intent and Use | Intended to provide a visual break and soft transitions between different sites, and to blend different sites more seamlessly. | Intended to provide visual break and minimize potential visual impacts on adjacent sites. | Intended to separate potentially incompatible sites and uses and to minimize any visual, physical, or noise impacts on adjacent sites. |
| Landscape Width | 10' | 15' | 25' |
| Plant Materials | <ul style="list-style-type: none"> • 1 deciduous shade or six-foot evergreen tree for each 50 linear feet of buffer or 2 ornamental trees for each 50 linear feet of buffer; plus • 1 shrub for each 10 linear feet of buffer | <ul style="list-style-type: none"> • 2 deciduous shade or six-foot evergreen trees for each 50 linear feet of buffer or 1 deciduous shade or six-foot evergreen tree and 2 ornamental trees for each 50 linear feet of buffer; plus • 3 shrubs for every 10 linear feet of buffer | <ul style="list-style-type: none"> • 3 deciduous shade or six-foot evergreen trees for each 50 linear feet of buffer or 2 deciduous shade or six-foot evergreen trees and 2 ornamental trees for each 50 linear feet of buffer; plus • 3 shrubs for every 10 linear feet of buffer |
| Screen | n/a | n/a | <ul style="list-style-type: none"> • A six-foot-high solid fence with required plant material located to the outside; or • 1 six-foot evergreen tree for every 10 linear feet of buffer. |
| Ground Cover | All remaining areas of the buffer shall be planted with ground cover meeting any of the standards in Table 6-9 | | |

c. **General Design Requirements.**

1. Plant materials in the buffer may satisfy the landscape requirements of Section 6.3.4, but where the buffer would require more plants than otherwise required in Section 6.3.4, the greater requirement shall apply.
2. Parking shall not be permitted in the required buffer, however the required buffer and a parking lot perimeter buffer required by Section 6.2. may overlap with the more stringent of the two standards controlling.
3. Trash collection areas and trash bins shall not be allowed within screening and buffering areas.
4. There shall be no storage of merchandise and supplies within screening and buffering areas.

d. **Location.** Screening and buffering shall be met within the property lines of the higher intense use except:

1. All property within the P District shall provide the required screening and buffering unless it is adjacent to the LI or HI district.
2. If a property is developed with the abutting property having the same zoning district and the owner of the abutting property upzones the abutting property, then that property owner shall provide and install all screening and buffering items.
3. All property within zoned districts AR, AG, or RR shall be treated as if those zoning districts were zoned MR for the requirements of screening and buffering.

e. **Exception.** The Director may approve site designs with alternative compliance to the buffer and transition standards where all of the following are met:

1. The proposed use exhibits exemplary site design that meets the intent and design objectives of all design elements in Article 6.
2. Due to the layout and orientation of the site, no other incompatibility of site design elements exists between the site and what could be built on adjacent sites according to existing regulations.
3. The deviation is the minimum needed for effective site design or is otherwise mitigated by enhanced site elements. For example, to allow effective infill development in urban situations, the width of the buffer may be lessened in exchange for enhanced landscape screens, ornamental walls or other designs that are suitable for an urban context and still meet the design objectives of this section.

6.3.6 Street Trees

In addition to the point system planting requirements in Section 6.3.4, all sites shall include street trees according to this section. However, any zoning district that allows Street-front buildings within 0' to 10' of the lot frontage may count street trees towards the point system requirement.

- a. Trees are required adjacent to arterials, collectors and local streets subject to City Forestry's standards for street trees and the Street Design Standards of Section 4.3.
- b. The projected mature size of a specific tree species will help determine the spacing distance between trees. Trees will be spaced to allow them to reach their full, healthy potential.
- c. As determined by species, the minimum spacing will be 15', and the maximum spacing will be 40'. The City Forester will determine the proper spacing.
- d. Trees may be clustered along a particular frontage, and otherwise located to avoid conflicts with utilities and easements, according to Appendix G, Streetscape Design, Planning, and Maintenance Guidelines. In no case may the spacing exceed forty 40'.
- e. Street trees shall be located in the adjacent public right-of-way unless site development does not allow street trees in the right-of-way. If street trees are placed in the landscaped setback area, the landscaped setback required depth shall be 5' greater than the minimum required depth. However, in any case, the required trees shall be located within 25' of the property line adjacent to a street.

6.3.7 Landscape Material Specifications

- a. **Installation Timing.** All landscaping shall be installed prior to the issuance of a certificate of occupancy, however an exception may be granted by the Director to install the landscape at a later date. To obtain a certificate of occupancy without installed landscaping, future landscape installation shall be secured with an acceptable form of surety for 125% of the value of the landscape, prior to the issuance of a certificate of occupancy. An acceptable form of surety may include an irrevocable letter of credit, bond or cash.
- b. **General Planting Specifications.**
 1. Plant selections should be those known to be able to survive in Cheyenne and Laramie County. Questions about suitability should be directed to the City Forester.
 2. Landscaping shall be installed according to sound

horticultural practices in a manner designed to encourage quick establishment and healthy growth.

3. Tree quality shall meet the most current available American Standard for Nursery Stock (ANSI Z60.1) specifications.
4. Plant spacing should allow for the growth characteristics of the trees without adversely affecting the expected mature size of nearby trees or the function or maintenance of structures, walks, drives or parking.
5. Tree species selection should reflect species historically found in the neighborhood.
6. Soil improvement is required in all soils upon which lawn or turf will be installed. The top six inches of soil, including amendments uniformly worked through the soil, shall have an organic matter percentage greater than 3% and salinity less than 1.0 milliohms per centimeter.
7. Landscaping shall not conflict with traffic visibility requirements in Article 4 of this Title.
8. Clumps of trees (such as aspen, populus tremuloides), where used, shall be credited as only one of the required trees.
9. Landscaping should not interfere with the general function and safety of any gas, electric, water, sewer, telephone or other utility easement. Landscaping shall be limited to an eight-inch mature height within 5' of a fire hydrant.
10. Healthy existing indigenous vegetation on a site may be credited toward required landscaping in this Article.
11. Where two different landscape requirements apply by any section of this code, the greater requirement shall be met.

- c. **Size Specifications.** Minimum planting/installation size and characteristics of plant material shall be as follows:

TABLE 6-12: LANDSCAPE SIZE SPECIFICATIONS

| Plant Type | Minimum Size Specification |
|--------------------------------|--|
| Deciduous shade trees | 1.5" caliper measured 6" above ground |
| Deciduous ornamental trees | 1.5" caliper measured 6" above ground |
| Evergreen trees | 4' or 6' high measured from the ground to the midpoint between the uppermost whorl and the tip of the leader |
| Evergreen and deciduous shrubs | five-gallon container |
| Ornamental grass or perennials | 2.25" container |

- d. **Tree Species Diversity.** To prevent uniform insect or disease susceptibility and eventual uniform senescence on a development site or in the adjacent area or the district, species diversity is required and extensive monocultures are prohibited. In limited areas the City Forester may approve deviations from the minimum requirements to reflect species historically found in the neighborhood. The following minimum requirements shall apply to any development plan:

TABLE 6-13: TREE SPECIES DIVERSITY

| Number of Trees On Site | Maximum Percentage of Any One Species |
|-------------------------|---------------------------------------|
| 10—19 | 50% |
| 20—39 | 33% |
| 40—59 | 25% |
| 60 or more | 15% |

- e. **Percentage of living materials.** Unless otherwise specified, any required landscape area, including the internal landscaping area, screening and buffering areas, landscaped setback and parking strips, shall consist of a minimum 75% ground cover by living grass or other plant materials based on mature size of vegetation.
1. The foliage crown of deciduous trees shall not be used in the 75% or other required percentage calculations.
 2. The remaining 25% of the required landscape area may be covered with bark, wood chips, rock, stone or similar materials. Bark, wood chips, rock, stone or similar materials may be used as an initial ground cover until vegetation matures.
 3. Artificial trees, shrubs, vines, turf or other artificial plants shall not be considered as outside landscape materials, except for turf used in athletic fields.
- f. **Irrigation systems.** An automatic irrigation system shall be provided to regularly irrigate all living plants within all landscape areas according to the plant's water needs.
1. Automatic irrigation system design shall include the following:
 - (a) An electronic automatic controller with battery backup and adjustable calendar capabilities.
 - (b) Each valve shall irrigate a landscaped area with similar site, slope, soil conditions and watering needs of plants. Turf and nonturf areas shall be irrigated on separate valves. Drip and broadcast irrigation shall be on separate valves.

2. *Exception:* Areas landscaped with short-grass prairie that abut land protected by the City of Cheyenne or Laramie County for the purpose of maintaining natural resources, nature-oriented recreation or scenic areas may be excepted from requiring an irrigation system.
 3. *Exception:* Locations utilizing existing landscape may be excepted from requiring an automatic irrigation system.
 4. *Exception:* Areas, including those in the public right-of-way, landscaped with seeded drought tolerant grass ground covers in the LI-Light Industrial and HI-Heavy Industrial Zoning Districts may be excepted from requiring an automatic irrigation system. An automatic drip other appropriate automatic irrigation system shall be provided to regularly irrigate all other required landscaping including trees, shrubs, ornamental grasses and perennials according to their watering requirements. Non-irrigated areas landscaped with drought tolerant grass ground covers shall be seeded according to G-8 Turf Seeding Standards (except for D.5 Watering), G-9 Fine Grading and Soil Preparation Standards, G-10 Streetscape Maintenance Standards and G-11 Establishment Maintenance for Newly Planted Trees.
- c. Performance Standard for Seeded Areas. Seeded landscape areas shall have no bare areas larger than one square foot after germination. Ground cover that dies within the growing season must be replaced within 30 days. Ground cover that dies after the growing season shall be replaced by the following June 1st.

6.3.9 Tree Reduction and Relief of Requirements

- a. A 10% reduction of the required number of internal and/or street trees, for a property requiring a site plan, may be granted by the Director based on specific site conditions and to best meet the Design Objectives of this Section.
- b. If a tree reduction is approved:
 1. A per tree monetary donation shall be made by the applicant to the City, for every tree reduced, to be deposited in a specific fund for use in purchasing trees for the Greater Cheyenne Greenway, and other City lands, including but not limited to, open spaces, park areas and right(s)-of-way.
 2. The City Forester shall determine the monetary donation per tree yearly on January 1st of each year, based on the average wholesale cost of trees from three regional wholesale nurseries. This fee shall be in effect for the calendar year and be available to the public at the Development Office.
 3. Per tree monetary reductions can count toward the point system as a new, non-adapted tree.
- c. If planting trees obstructs wall signs, up to one-half of the required trees that obstruct wall signs, may be substituted by shrubs. 25 shrubs with a minimum container size of five gallons shall be provided for each tree that is replaced.

6.3.8 Maintenance

- a. All landscape elements shall be considered as elements of the project in the same manner as parking, building materials and other site details. The applicant, landowner or successors in interest shall be jointly and severally responsible for the regular and normal maintenance of all landscaping elements in good condition as originally approved. All landscaping shall be maintained free from disease, pests, weeds and litter, and all landscape structures such as fences and walls shall be repaired and replaced periodically to maintain a structurally sound condition.
- b. Plant materials which exhibit evidence of insects, pests, disease and/or damage shall be appropriately treated and all dead plant materials shall be removed and replaced with living plant material. Trees, shrubs and other plant materials (including grasses) which expire during their growing season, shall be replaced within 30 days. Trees, shrubs and other plant materials (including grasses) which expire during their dormant season shall be replaced by July 1st of each year.

6.4 External Lighting

- 6.4.1 Design Objective
- 6.4.2 Applicability
- 6.4.3 Lighting Design

6.4.1 Design Objective

The Design Objective for the external lighting requirements is to:

- a. Protect night skies and surrounding neighborhoods from light pollution and light trespass.
- b. Emphasize pedestrian environments using fixtures designed to a pedestrian scale.
- c. Allow for creative use of lighting to highlight pedestrian, building design and landscape amenities.
- d. Encourage energy conservation.
- e. Encourage a safe and productive environment.

6.4.2 Applicability

A lighting plan is required in association with a site plan, according to the application requirements in Article 2. Specifically it is required for:

- a. All new uses and buildings in any zoning district except detached dwellings, duplexes or townhouse residences;
- b. Any change of use on an existing site that involves alteration of existing exterior lighting. Alterations replacing more the 50% of existing exterior lighting fixtures shall require full compliance with all standards in this Section; or
- c. Any new proposed exterior lighting.

6.4.3 Lighting Design

- a. Unshielded fixtures are not permitted;
- b. Lighting shall be provided at internal sidewalks or pathways, common areas or facilities, primary entrances and in parking areas. Pedestrian scale lighting can be integrated into bollards, wall/ seat walls, building, and pavement;
- c. Freestanding fixtures shall not exceed 20' high within 50' of any residential zoning district. In all other locations, freestanding fixtures shall not exceed 30' or the height of the principal building, whichever is less. Measurements shall be taken from the grade at the base of the fixture to the top of the light fixture;
- d. Building mounted light fixtures shall not be attached to a roof and in no instance shall the light fixture be mounted

at a height exceeding 30' above grade as measured at the nearest base floor elevation;

- e. All lights shall be directed downward and the light source shielded so it is not visible from adjacent properties, except for accent and flagpole lighting, which shall be permitted to be directed upward as long as the light source is shielded and not visible from any adjacent property. Light fixtures used to illuminate flags, statues or any other objects mounted on a pole, pedestal or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object;
- f. Fixtures installed under canopies, awnings and overhangs shall be fully recessed;
- g. Lighting schemes highlighting pedestrian, landscape or building design amenities or features may be considered by the Director on a case by case basis provided the proposed design meets the intent of the ordinance.

6.5 Signs

- 6.5.1 Design Objective
- 6.5.2 Applicability
- 6.5.3 Sign Types
- 6.5.4 Sign Allowances
- 6.5.5 Sign Plans and Permits
- 6.5.6 Compliance and Maintenance
- 6.5.7 Prohibited Signs
- 6.5.8 Billboards

6.5.1 Design Objective

The Design Objective for the sign requirements is to:

- a. Maintain and enhance the visual quality (aesthetics) of the community.
- b. Protect and enhance economic viability by providing the ability to communicate and attract economic growth while ensuring the City will be a visually pleasant place to visit or live.
- c. Provide effective and efficient means of communication and identification for businesses by limiting sign clutter.
- d. Protect property values and private and public investments by minimizing adverse effects of signs on property.
- e. Promote pedestrian and vehicle safety by balancing the need for adequate wayfinding with minimizing distractions or obstructions from views for travelers within streetscapes.
- f. Protect views of the natural landscape and sky.

6.5.2 Applicability

A sign plan is required in association with a site plan, according to the application requirements in Article 2. Specifically it is required for:

- a. All new uses and buildings in any zoning district except detached dwellings, duplexes or townhouse residences;
- b. Any change of use on an existing site that involves alteration of an existing sign. Alterations of existing signs that replace more than 50% of the surface area of the existing sign shall require full compliance with all standards in this Section; or
- c. Any new proposed sign, unless exempt from the sign permit process in this Section.

6.5.3 Sign Types

The following sign types are distinguished for the purposes of the sign requirements in this Section. They are distinguished by category and specific type. Where the standards refer to a category, it shall include all types within that category unless the context and specific application of the standard indicates otherwise. When the standards refer to a specific type, it shall include only that specific type unless the context and specific application of the standard indicates otherwise.

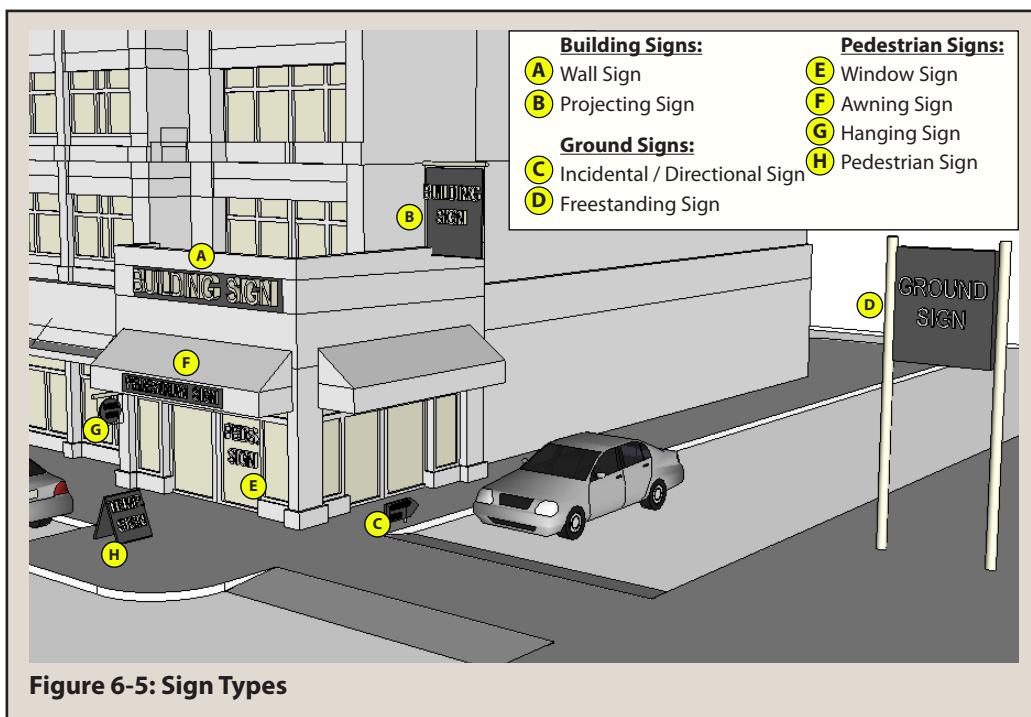
ARTICLE 6

DESIGN REGULATIONS

6.5 SIGNS

TABLE 6-14: SIGN TYPES

| | | |
|---|---|---|
| Building Sign | Any sign associated with and attached to a building or portion of a building and aimed at communicating messages to vehicles in the roadway or pedestrians at a distance from the building. | |
| | Wall sign | A sign painted, printed or attached to the exterior surface of a building, and flat or no more than 12" off the exterior surface. |
| | Projecting Sign | A sign projecting from the exterior surface of a building and extending more than 12" from the surface. |
| Ground Sign | Any sign that is mounted to the ground independent from any building | |
| | Low-profile Sign | A sign built into or placed upon the ground by way of an ornamental structure that is not part of a building, and where the surface area of the structure does not exceed 50% of the sign area of the sign mounted upon it. |
| | Freestanding Sign | A sign placed upon a pole or support that elevates the sign above the ground level by more than 6'. |
| | Incidental Sign / Directional Sign | A ground sign that does not exceed 6 square feet providing directions or instructions that improve the function and use of the site. |
| Pedestrian Sign | Any building sign aimed at communicating directly with pedestrians in front of or immediately adjacent to the building. | |
| | Awning Sign / Canopy sign | A sign painted, printed, or attached on an awning or canopy, and attached flat against the surface of the awning and oriented to the pedestrian flow at the first story along the building frontage. |
| | Hanging Sign | A sign under and mounted to a canopy or awning, mounted on a wall, or projecting from a wall no more than 4' and oriented to pedestrians at the first story along the building frontage. |
| | Window Sign | A sign hanging in or painted on a building window. |
| Temporary Sign | Any sign intended to be used for a limited duration associated with an event or distinct time period and which is easily placed and removed from the ground or building without needing additional structures, construction or specialized equipment. | |
| Neighborhood Identification Sign | Any monument sign identifying a distinct residential neighborhood or complex. | |



6.5.4 Sign Allowances

The following sign allowances apply to zoning districts or groups of zoning districts as the basic standard. Other restrictions in this Section, or other regulations may operate to further reduce the basic sign allowances within each zoning district.

- a. **Rural and Agriculture and Residential Zoning Districts.** The allowances in Table 6-15 apply to the AG, AR, RR, LR, MR, NR-1, NR-2, NR-3, and HR districts.

TABLE 6-15: RESIDENTIAL DISTRICT SIGN ALLOWANCES

| | |
|---|--|
| Temporary Signs | <ul style="list-style-type: none"> Up to 2 per lot No single sign shall be more than 6 square feet Lots larger than 1 acre, or with more than 150' of street frontage may have up to 4 signs, and may exceed the area requirements provided the total area of all temporary signs does not exceed 24 square feet, and no more than 16 square feet per single sign. Signs may be placed up to 10 days prior to and following the event or distinct time period addressed by the sign. |
| Neighborhood / District Identification Signs | <ul style="list-style-type: none"> Up to 2 per each street intersection with an arterial street and no more than 32 square feet for each sign. The area allowance for each arterial intersection may be allocated to more frequent signs at smaller intersections within the neighborhood. No sign or structure supporting the sign shall exceed a height of 6'. |
| Other Signs | <p>1 Building Sign, Ground Sign, or Pedestrian Sign is allowed for each street frontage where any non-residential use is approved as a permitted, administrative, or conditional use within the zoning district. These other signs shall be limited as follows:</p> <ul style="list-style-type: none"> No more than 8 square feet and a height of 8' for residential dwelling building types. No more than 48 square feet and a height of 8' for non-residential or mixed-use building types. Any ground sign shall be setback at least 5' from the property line. No more than 3 square feet and a height of 8' for home occupations. |

- b. **Mixed-Use, Commercial and Industrial Zoning Districts.** The allowances in Table 6-16 apply to the NB, CB, CBD, MUR, MUB, MUE, LI, HI, AD, P, and PUD districts.

TABLE 6-16: NON-RESIDENTIAL DISTRICT SIGN ALLOWANCES

| | |
|---|--|
| Temporary Signs | <ul style="list-style-type: none"> Up to 2 per lot No single sign shall be more than 32 square feet. Signs may be placed up to 45 days prior to and 10 days following the event or distinct time period addressed by the sign. |
| Building Signs | <ul style="list-style-type: none"> Wall Signs up to 20% of the wall area, but no more than 400 square feet total. The NB, MUR, and MUB districts shall count only 10% of the street facing walls up to the height of 20' in calculating the Wall Sign allowance. Only one Wall Sign per each 50' of building frontage is permitted in the CBD. 1 Projecting Sign per street frontage, projecting no more than 5' from the surface, and no greater than 32' in area. Projecting Signs shall have a clearance of at least 10', and shall project no higher than the highest point of the building. |
| Ground Signs | <ul style="list-style-type: none"> 1 Freestanding or Low-profile Sign per street frontage or building complex. The height and area of Freestanding Ground Signs shall be based on Table 6-17. The area shall be limited to 8 square feet for each 25' of lot frontage up to a maximum of 80 square feet. Incidental signs may be provided at 12 square feet per acre, and no more than 6 square feet per sign. |
| Pedestrian Signs | <ul style="list-style-type: none"> Awning Signs / Canopy Signs provided the awning or canopy provides at least 8' clearance and the sign is limited to 3 square feet per linear foot of awning or canopy. Hanging Signs shall be allowed one per every 50 linear feet of building frontage, or one for every building entrance, whichever is greater. Hanging Signs shall not exceed 12 square feet in area. Window Signs shall be allowed in any street-level window. Window signs shall not exceed more than 25% of the window area between 2' and 8' above grade. |
| Neighborhood / District Identification Signs | <ul style="list-style-type: none"> Up to 2 per each street intersection with an arterial street and no more than 32 square feet for each sign. The area allowance for each arterial intersection may be allocated to more frequent signs at smaller intersections within the neighborhood. No sign or structure supporting the sign shall exceed a height of 6'. |

1. *Ground Sign Limits.* Any allowed ground sign in a non-residential zoning district shall be limited according to the following table:

| Distance From Right-of-way | Freestanding Height | Freestanding Area | Low-profile Height | Low-profile Area |
|-----------------------------------|----------------------------|--------------------------|---------------------------|-------------------------|
| 0' – 5'*** | 10' | 20 s.f. | 8' | 40 s.f. |
| 5' – 10'*** | 12' | 30 s.f. | 8' | 60 s.f. |
| 10' – 15'*** | 14' | 40 s.f. | 10' | 70 s.f. |
| 15' – 20' | 16' | 50 s.f. | 12' | 80 s.f. |
| 20' – 25' | 18' | 60 s.f. | 12' | 90 s.f. * |
| 25' + | 20' | 70 s.f. | 12' | 100 s.f. * |

* In the CBD District, low profile ground signs shall not exceed 80 square feet, and shall not exceed 20' in height or the height of the building associated with the sign, whichever is less.

** In the CB, CBD, and AD Districts, freestanding ground signs shall be set back at least 15' from the street right-of-way.

*** Freestanding signs are not allowed in the NB, MUB, or MUR Districts.

2. *Additional Regulations and Distinctions.* The following additional regulations and distinctions apply to signs in the non-residential zoning districts:

- (a) Drive-through signs, where permitted are limited by drive through design and location standards and in no case may exceed more than 32 square feet. Any directional signs associated with the drive through shall be limited by the Incidental / Directional Sign allowances for the site.
- (b) Ground Signs shall be setback at least 15' from any side lot line.
- (c) Not more than one externally illuminated sign shall be allowed per street frontage.
- (d) Illuminated signs and awnings are allowed only with reverse copy with no white or ivory background.
- (e) Sign cabinets shall be finished. Aluminum sign cabinets shall be painted or anodized and shall not be mill finished aluminum. Electrical conduit shall not be routed along the outside of walls to a sign, but shall be routed through the wall at the sign location.
- (f) Indirect lighting shall be shielded so as not to create glare to vehicle or pedestrian traffic.
- (g) Ground Signs shall not exceed 8' in height and 48 square feet in area in the MUR district, and Wall Signs shall not exceed 48 square feet in area in the MUR district.

3. *Incentives / Bonus.*

- (a) A 10% bonus in the maximum permitted sign allowance for Freestanding Signs may be provided

if a Freestanding Sign is designed to integrate with the building structure. The sign is considered integrated if the same or similar building materials and colors are used. If there is disagreement whether a sign is integrated, the Director shall make a final decision.

- (b) A 10% bonus in the maximum permitted sign allowance for Freestanding Signs may be provided if a Freestanding Sign is located within a landscaped area. The bonus may be granted if a minimum of 4 square feet of landscaping is provided for every 1 square foot of sign area. If the Freestanding Sign is integrated into a raised planter box, the landscaped area may be reduced to one square foot of landscaping for every one square foot of sign area.
 - (c) A 10% bonus in the maximum permitted sign allowance for Building Signs and Pedestrian Signs may be provided in the MUR, MUB, NB, and CB districts where the building is located within 10' of the street right-of-way, and where no Freestanding Ground Signs are constructed.
4. *Creative Sign Program.* The purposes of this Creative Sign Program are to; encourage signs of unique design, exhibiting a high degree of thoughtfulness, imagination, inventiveness, spirit and sense of place; and provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the City. No more than one creative sign permit may be approved per lot. A creative sign application will be processed in accordance with

the process for a Special Use Permit in Article 2. The application shall include all information and materials required by the department. In addition to applicable criteria in for the special use permit, the following criteria will be evaluated by staff and the governing body:

- (a) Design Criteria. The proposed sign constitutes a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area by enhancing the character of the building and area; and be of unique design and exhibits a high degree of thoughtfulness, imagination, inventiveness, and spirit; and provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.
- (b) Contextual Criteria. The sign shall contain at least one of the following elements:
 - i. Creative image reflecting current or historic character of the City;
 - ii. Symbols or imagery relating to the use of the property;
 - iii. Inventive representation of the use, name, logo, structure or business.
- (c) Architectural Criteria. The sign utilizes and/or enhances the architectural elements of the building; and placed in a logical location in relation to the overall composition of the building's façade surrounding uses and not cover any key architectural features/details of the façade.

c. **Electronic Message Centers.**

1. Electronic Message Centers shall be permitted accessory uses to any use classified as a Civic Use or as a Service – Entertainment Use in any zone district, subject to the following:
 - (a) Electronic Message Center allowed at up to 40% of the total allowed sign area.
 - (b) Properties utilizing this allowance may only place Electronic Message Centers on low-profile ground signs.
2. Electronic Message Centers shall be permitted accessory uses to any use with a Drive-Through (Drive-in or Drive-up Facility) in any zone district, subject to the following:
 - (a) Electronic Message Center allowed as a Drive-Through sign at up to 100% of the total allowed sign area.
3. Electronic Message Centers may be allowed in the CB, MUB, CBD, P, AD, LI, and HI Districts, subject to the following:
 - (a) Electronic Message Center allowed on a Low-profile sign at up to 40% of the total allowed sign area.
 - (b) Electronic Message Center allowed on a Freestanding sign at up to 25% of the total allowed sign area.
 - (c) Electronic Message Center allowed as a Wall, Canopy, or Window sign at up to 32 square feet per elevation.
4. All Electronic Message Centers shall comply with the following.
 - (a) No animation, video, or other non-static display shall be allowed.
 - (b) No blinking, intermittent, flashing or moving lights shall be allowed.
 - (c) The message shall change no more than once every 8 seconds.
 - (d) Transitions between messages shall be accomplished in 2 seconds or less by employing immediate, dissolve, or fade method.
 - (e) Shall not increase the ambient lighting level by more than 0.3 foot candles when measured via a foot candle meter at any property line. A light-sensing device that adjusts the brightness as ambient light conditions change is required.
 - (f) Shall not be constructed within 50 linear feet of the property line of a Detached Dwelling, Semi-attached Dwelling, or Attached Dwelling unit located in any of the following zone districts: LR, MR, HR, NR-1, NR-2, NR-3, or MUR.
 - (g) Shall be constructed such that the face of the Electronic Message Center is perpendicular to the direction of travel on the adjacent street, and is located within 150 linear feet of the property line of a Detached Dwelling, Semi-attached Dwelling, or Attached Dwelling unit located in any of the following zone districts: LR, MR, HR, NR-1, NR-2, NR-3, or MUR. (Subsection c(4)(g) does not apply to Drive-Through signs.)

6.5.5 Sign Plans & Permits

a. **Plan and Permit Requirement.** A sign plan shall be required on all construction of new buildings, remodeling of 50% or more of the exterior of a building, or change of use as follows:

1. Plans shall be presented to the Development Office with the site plan review application.
2. Plans shall be submitted to the Director with any building plans, and the Director shall determine the issuance of a sign permit(s) at the same time as the building permit.
3. No sign shall be erected without a building permit.

b. **Exemptions.** The following specific applications of sign types are exceptions to the permit requirement. They are in addition to the sign allowances in this section unless specified otherwise below. Any signs that exceed the exemptions provided below shall require a sign permit subject to all applicable district regulations:

1. All signs in place as of 6-14-93; provided that such signs were properly permitted at the time they were erected or no permit was required prior to erecting;
2. The changing of the advertising copy or message on a painted or printed sign allowed by this section, for theater marquees and other signs specifically designed for the use of replaceable copy;
3. Painting, repainting, cleaning or servicing of an advertising structure or the changing of the advertising copy or message of a sign allowed by this section, where no structural change is made;
4. Nonilluminated temporary signs, to the extent allowed by this section;
5. Nonilluminated incidental signs in residential districts, not exceeding three square feet in area, and relating to the safety and function of the site. Examples include "no parking," "no trespassing," "beware of dog" or other signs not related to the principle use of the site;
6. Nameplates and building markers not exceeding 1 square foot for every 10 linear feet of building frontage, but never more than 10 square feet;
7. Holiday, Cheyenne Frontier Days or other special event signs and decorations;
8. Government signs and other public safety symbols;
9. Window signs and signs in the interior of buildings, to the extent allowed by this Section;
10. Flags or banners in residential districts not exceeding 3 per lot, no more than 30 square feet total, and no more than 15 square feet per flag or banner;

11. Flags in non residential districts not exceeding 3 per lot, no more than 60 square feet total, and not more than 30 square feet per flag.
12. Works of art that do not include a commercial message;
13. Nonilluminated barber poles.
14. Banners in non residential districts not exceeding 2 per lot, no more than 60 square feet total, and not more than 32 square feet per banner and attached flush to the wall of a building.
15. Signs which are easily placed and removed from the ground or building without needing additional structures, construction, or specialized equipment which relate to a candidate, issue, proposition, ordinance or other matter to be voted upon by the electors of the city.
16. Signs which are easily placed and removed from the ground or building without needing additional structures, construction, or specialized equipment which convey a philosophical, religious, political, charitable or other similar noncommercial message.

c. **Master Sign Program.** The purpose of a Shared Sign Program is to reduce the need for individual ground signs by integrating signage for multiple buildings or tenants into one or more shared signs. As an alternative to individual ground signs, the owners of lots within building complex such as a shopping center or industrial park may apply for and the Director may grant approval of a Shared Sign Program in accordance with the provisions of this section.

1. **Application Requirements.** An application for a Shared Sign Program shall include all information and materials required by the Department, and the filing fee set by the City's fee resolution. All owners within the area of the Shared Sign Program shall be required to sign a document waiving any rights to individual ground signs in exchange for signage on the shared sign(s). The application materials shall indicate the location of the proposed sign(s) and describe the method for allocating advertising space on the shared sign(s) among the various owners.

6.5.6 Compliance and Maintenance

a. **Maintenance.** All signs shall be properly maintained by the business owner or proprietor. Sign surfaces and parts should remain clean, painted and in good working order.

- b. **Compliance.** Signs shall come into compliance with this Section should any of the following occur:
 - 1. If a sign is damaged or in need of repair, or the owner intends to remodel the sign, and the cost of repair or remodeling exceeds 50% of the sign's replacement cost, the repaired or remodeled sign shall come into compliance with this Section.
 - 2. If the business to which a sign relates changes use or name, the sign shall be brought into compliance with this Section.
 - 3. If a business closes for 12 months or longer and is reopened, the existing signs shall be brought into compliance with this Section.
- c. **Abandonment.** In the event a sign is abandoned for 60 days or longer, the Director shall notify the owner in writing of the violation. The notice shall follow procedures outlined in Section 1.3.
- d. **Certification.** All freestanding, billboard or ground sign permittees shall provide the Development Office and the Building Department, prior to final inspection, a certification attesting to the sign placement, the installed size and the installed height of the signs permitted, prepared and stamped by a Wyoming professional engineer or land surveyor. This certification shall attest to the sign support setbacks from property lines, overall dimensions of sign surface and the overall height of the top of sign from ground level.
- d. Signs placed in or encroaching upon a public right-of-way, except:
 - 1. Awnings, projecting canopies, and marquees which comply with the provisions of these regulations and are at least 8' above the sidewalk;
 - 2. Bus stop benches and shelters, displaying signs on the backs of the benches, approved by the City through a request for proposal (RFP) process and a contract with a provider of the benches; and
 - 3. Portable signs which comply with these regulations.
- e. Building signs that extend vertically above the highest portion of the roof line or parapet, whichever is less.
- f. Portable signs, except that one sign per building entrance may be allowed as a permitted Pedestrian Sign in the CBD, NB, or MUB district, subject to the following:
 - 1. The sign consists of non-illuminated chalkboards or similar devices mounted on tripods, easels or pedestals;
 - 2. The sign shall not exceed 12 square feet and shall not exceed 5' height;
 - 3. The sign shall be located no more than 25' from the principal entrance to the building and removed from the premises during non-business hours; and
 - 4. If located in the right-of-way it shall be located in a manner that allows at least 6' clear area for pedestrian flow and meet all sight line triangle requirements.
- g. Signs on corner lots within the sight line triangle, except:
 - 1. Signs which do not exceed 2.5' above street grade, and
 - 2. Freestanding signs which have at least 12' of clearance above street grade and which do not have a support pole larger than 12" in diameter;
- h. Animated signs, except in the CB, LI, or HI districts.
- i. Off-premise signs located on private property, unless approved as part of a temporary use permit.

6.5.7 Prohibited Signs

The following specific application of sign types are prohibited in all zoning districts, regardless of whether they meet the sign allowances of this Section:

- a. Signs that have been abandoned for sixty (60) days or longer;
- b. Signs imitating or resembling government signs for traffic direction or any other public safety symbol;
- c. Signs placed on vehicles or trailers for the primary purpose of displaying the sign(s), when such vehicle or trailer is parked and visible from the public right-of-way and is not used in the normal day-to-day operations of the owner or a business;

6.5.8 Billboards

There shall be no increase in the overall number of billboard signs within the City limits. All billboard signs within the zoned area shall be brought into compliance with the district requirements upon any upgrade of the structure. This provision does not apply to any advertising copy change out.

- a. Billboards shall be permitted only in the MUB, CB, LI, and HI zoning districts, except as provided in subsections (d) or (e).

- b. For a billboard sign requiring relocation, the billboard sign shall be allowed to be relocated, by the owner of the billboard, within the City, provided the billboard sign is installed and brought into compliance with the district requirements of the new site.
- c. For property being incorporated into the City limits that contains a billboard sign, the billboard sign shall be allowed to remain, if the billboard existed prior to 12-23-95. It shall be the owner's responsibility to provide proof that the billboard existed prior to 12-23-95.
- d. Owners of billboards within the City shall be allowed to remove a billboard and receive a credit to install a new billboard in the same or different location than the existing billboard on a 1 removed billboard for 1 new billboard basis.
- e. Owners of billboards within the City shall be allowed to remove a billboard and receive a credit to install a new digital billboard in the same or different location than the existing billboard on a 3 removed billboards for 1 new digital billboard basis.
- f. Credits issued under subsection a., c, or d, of this subsection are the tangible property of the owner of a removed or relocated billboard and shall be fully transferable or assignable provided the transferee or assignee meets the requirements of this Section and all other applicable provisions of the City Code.
- g. The message, messages, or copy displayed on a digital billboard:
 - 1. Shall not be displayed through blinking, intermittent, flashing, or moving lights.
 - 2. Shall remain fixed for at least 8 seconds.
 - 3. Shall not increase the ambient lighting level by more than 0.3 foot candles when measured by a foot candle meter at:
 - (a) 15' for a digital billboard with a surface area of not more than 242 square feet;
 - (b) 200' for a digital billboard with a surface area greater than 242 square feet but not more than 378 square feet;
 - (c) 250' for a digital billboard with a surface area of greater than 378 square feet but not more than 672 square feet; and
 - (d) 350' for a digital billboard with a surface area greater than 672 square feet.
- In no case shall a digital billboard increase the ambient lighting level by more than 0.3 foot candles at the property line of a single-family dwelling located in a zoned district in which billboards are prohibited. Each digital billboard shall have a light sensing device that will adjust the brightness as ambient light conditions change to conform to the requirements of this subsection.
- 4. Transitions between messages shall be accomplished in 2 seconds or less by employing immediate, dissolve, or fade method.
- h. The support column of a new or relocated billboard shall not be constructed within 150 linear feet of the property line of a duplex, single-family dwelling, or townhouse located in a zoned district in which billboards are prohibited.
- i. Billboards are prohibited on roofs and walls.
- j. Billboards and on-premises signs on properties within 1,000' of Interstate 25 and Interstate 80 right-of-way shall conform to the following:
 - 1. Billboards and on-premises signs shall not exceed 672 square feet in area. Proof of compliance with applicable laws, rules and regulations of the State of Wyoming shall be presented to the building official along with sign permit applications.
 - 2. Billboards and on-premises signs on properties adjacent to interstates on the same side of the interstate shall be at least 500' apart.
 - 3. Billboards and on-premises signs shall not exceed 60' in height.
- k. Billboards on properties outside the 1,000' of Interstate 25 and Interstate 80 rights-of-way shall conform to the following:
 - 1. Billboards shall not exceed 288 square feet in area.
 - 2. Billboards shall be at least 500' apart.
 - 3. Billboards shall not exceed 40' in height.

6.6 Residential Design Standards

- 6.6.1 Design Objective
- 6.6.2 Applicability
- 6.6.3 General Residential Design
- 6.6.4 Compact and Mixed-Density Neighborhood Design
- 6.6.5 Cottage Lots

6.6.1 Design Objective

The Design Objective of the Residential Design Standards is to:

- a. Ensure compatibility and a consistent character throughout the districts and neighborhoods;
- b. Promote a mix of building and dwelling types within the districts and neighborhoods;
- c. Allow for more compact residential development patterns that have a closer relationship of smaller lots and public streetscapes;
- d. Allow neighborhoods of greater density to be better integrated with adjacent mixed-use or commercial areas;
- e. Create neighborhood character and identity through a wide variety of diverse architectural details within a compatible range of residential building types and scales;
- f. Encourage pedestrian-scale design of buildings, breaking up larger elements of mass and volume into smaller scales, creating permeable facades that relate buildings to the public streetscape, and adding interest and details to buildings when viewed from the public realm;
- g. Balance vehicle access to sites with the pedestrian character of streetscapes.

6.6.2 Applicability

The Residential Design standards are grouped according to their applicability.

- a. Section 6.6.3 is generally applicable to all residential development.
- b. Section 6.6.4 is applicable where diverse, walkable and mixed density neighborhoods are desired. Specifically, they apply to the NR-1, NR-2, NR-3, and HR zoning

districts (except previously platted lots in HR), and in limited application to infill projects.

- c. Section 6.6.5. is applicable to cottage lot developments as an option for clustering dwellings on difficult infill sites in association with the NR-2 and NR-3 districts.

6.6.3 General Residential Design

This section is generally applicable to all residential development.

a. *Open Space Design*

1. *Civic Open Space.* Residential developments that subdivide property shall meet all open space requirements through the open space design standards in the Subdivision Regulations, Article 4, Section 4.4.
2. *Site Open Space.* Where site development occurs without the subdivision of land, or where the lot does not have access to existing Civic Open Space systems within the service area guidelines in Section 4.4, each building shall have at least 200 square feet of open space per dwelling unit. Open space shall meet the Type, Design Standards, and Location criteria of Article 4, Section 4.4 with the following exceptions:
 - (a) Detached and Semi-attached dwelling units may count yards to the requirement provided no yard area less than 15' wide in any direction shall contribute to the requirement.
 - (b) Attached dwellings and Multi-dwelling units may count exterior balconies, decks, or other private and semiprivate outdoor space for up to 50% of the requirement.
3. *Reclamation.* To mitigate soil erosion and propagation of noxious weeds, areas of subdivisions and development sites which are not part of the open space design or where landscaping is not otherwise required or anticipated by the department, the developer or the homeowner shall reclaim all disturbed property and replant the entire area with native vegetation or landscaping. Topsoil shall be stock-piled and placed on disturbed areas. Irrigation shall be provided to the revegetated areas if it is necessary to ensure survival of native species planted. The grading plan shall include a section outlining the type and extent of revegetation proposed to accomplish this requirement.

b. *Building Design*

1. *Encroachments.*

- (a) Where the front building line is built at the front setback line, small projections such as bays, balconies, eaves and other minor projections integral to the structure and design may encroach up to 5' in front of the front building line, but in no case beyond the front lot line.
- (b) Porches and stoops associated with a front entrance may encroach up to 10' in front of the front setback line provided any roof or associated structure is no greater than a single story.

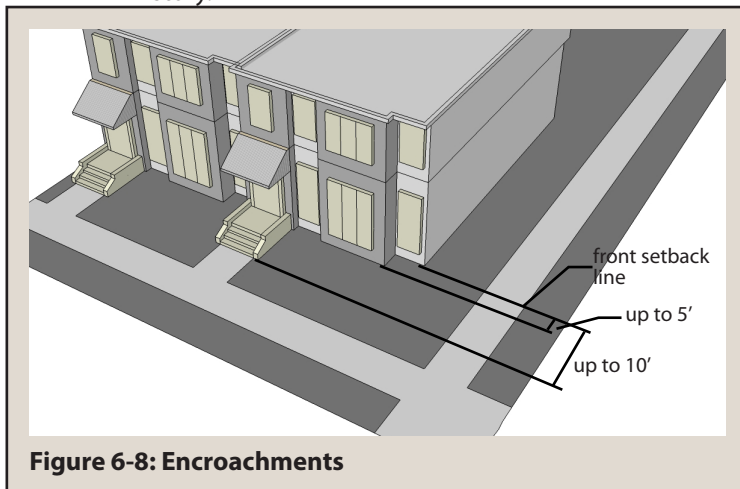


Figure 6-8: Encroachments

- (c) Encroachments for accessibility such as handicap ramps attached and projecting from the foundation are not restricted, except that in no case will these accessibility encroachments extend into adjacent properties, easements or rights-of-way. Where accessibility issues and pedestrian access along the right-of-way are appropriately balanced and the design is consistent with the streetscape design, handicap ramps may be approved by the City Engineer according to the subdivision waiver procedures and criteria in Article 2.
 - (d) These rules apply whether the encroachment as described in the section includes a foundation or not.
- #### 2. *Model Variations.* Any development with 10 or more detached or semi-attached dwellings shall provide the following variations in models:

- (a) At least 3 models for 10 to 99 units; at least 4 models for more than 100 units;
 - (b) Each model shall vary at least 3 characteristics which clearly and obviously distinguish it from other models. Distinguishing characteristics may include different:
 - (1) floor plans that result in a different building footprint;
 - (2) fenestration and exterior materials;
 - (3) entrance features as indicated in Section 6.6.4.a;
 - (4) roof lines;
 - (5) garage placement or orientation on the lot; or
 - (6) façade massing.
 - (c) An applicant for a detached or semi-attached Building Permit shall affirm and certify in the application that the dwelling meets the variation in this section with respect to adjoining lots on the same block face.
 - (d) Alternative Compliance: The Director may approve development without model variations according to this section where the Design Objectives of this section are best met by a different design approach, considering the context of the surrounding neighborhood. Approval shall be through the Administrative Adjustment procedures and criteria in Article 2, with the following additional criteria:
 - (1) Over 70% of each primary structure must be brick, stone or similar materials.
 - (2) No subdivision waiver is allowed for detached sidewalk and one irrigated street tree, of large canopy variety, is required per lot as a requirement of certificate of occupancy.
 - (3) The development includes no more than 20 units and is at least 1320' from any portion of another alternative compliance development area as described above.
- #### 3. *Materials for Multi-dwelling buildings.* All attached dwelling and multi-dwelling building types shall be constructed according to the following material standards. Percentage requirements for materials exclude windows or other openings.
- (a) Primary Materials. All buildings shall have one primary material covering at least 30% of the building facades.
 - (b) Secondary Materials. Buildings may have a secondary material covering up to 70% of the facades.

TABLE 6-18: RESIDENTIAL BUILDING MATERIALS

| <i>Primary Materials</i> | <i>Secondary Materials</i> | <i>Accent / Trim Materials</i> |
|--|--|--|
| Brick, unpainted. Stone, unpainted. | Any of the Primary Materials may be used as Secondary Materials Glass Metal Siding & Roofing Color Concrete Stucco (or equal or better simulated material) Horizontal Wood Clapboard (or equal or better simulated material) Wood shingles (or equal or better simulated material) | Any of the Primary or Secondary Materials may be used as an accent material Wood trim (or equal or better simulated material) Precast stone, or wood moldings or similar architectural details (or equal or better simulated material) |

- (c) Accent Materials. Buildings shall have at least one, and may have up to two accent or trim materials covering between 5% and 10% of the building facades.
- (d) Permitted Materials. Exterior materials shall be permitted in accordance with the Table 6-18.
- (e) Material Changes. Except for accent materials, changes in the façade material shall only occur at horizontal expression lines, with the heavier material below the lighter material. Alternatively, changes in the material may occur at differentiated structural bays that meet the horizontal massing requirements.
- (f) Equal or Better Simulated Materials. Where “equal or better” simulated materials are permitted, they shall only be permitted by the Director as an Administrative Adjustment according to procedures and criteria in Article 2. The Director shall use the following additional criteria:
- (1) The proposed material has an identical physical appearance as the material it intended to simulate, including color and texture, as perceived from any public spaces surrounding the property;
 - (2) The material presents benefits in addition to cost savings, such as reduced maintenance, or enhanced durability and performance;
 - (3) The material has a demonstrated track record of successful application and use that will result in equally long-lasting and sustainable appeal of the neighborhood as that of the permitted materials; and
 - (4) Use of equal or better materials may be conditioned upon compliance with all application and manufacturer specifications.
- c. **Infill.** Development in or adjacent to existing developed areas shall be compatible with the established architectural character, historic character and patterns of the neighborhood by using complementary designs including roof lines, patterns of door and window placement and characteristic entry features. Infill development, including infill in LR and MR districts shall meet the additional design standards in Section 6.6.4, Compact and Mixed-density Neighborhood Design. The Director may approve site designs with alternative compliance to the design standards in 6.6.4 for infill development where all of the following are met:
1. Alternatives to the Streetscape and Lot Frontage Standards in 6.6.4.a are only permitted if alley access is not available.
 2. The deviation is the minimum needed for effective site design or is otherwise mitigated by enhanced site elements.
 3. The proposal reflects historic development patterns in the neighborhood.
- d. **Alternative Compliance.** Detached Dwelling Lot Types and Semi-Attached Dwelling Lot Types may propose a principal building front setback of 15' when the standards in Compact and Mixed-Density Neighborhood Design (6.6.4) and access width standards in Table 4-13 are met. In existing neighborhoods the front setback shall not be less than the context of adjacent detached or semi-attached structures.

ARTICLE 6

DESIGN REGULATIONS

6.6 RESIDENTIAL DESIGN STANDARDS

6.6.4 Compact and Mixed-Density Neighborhood Design

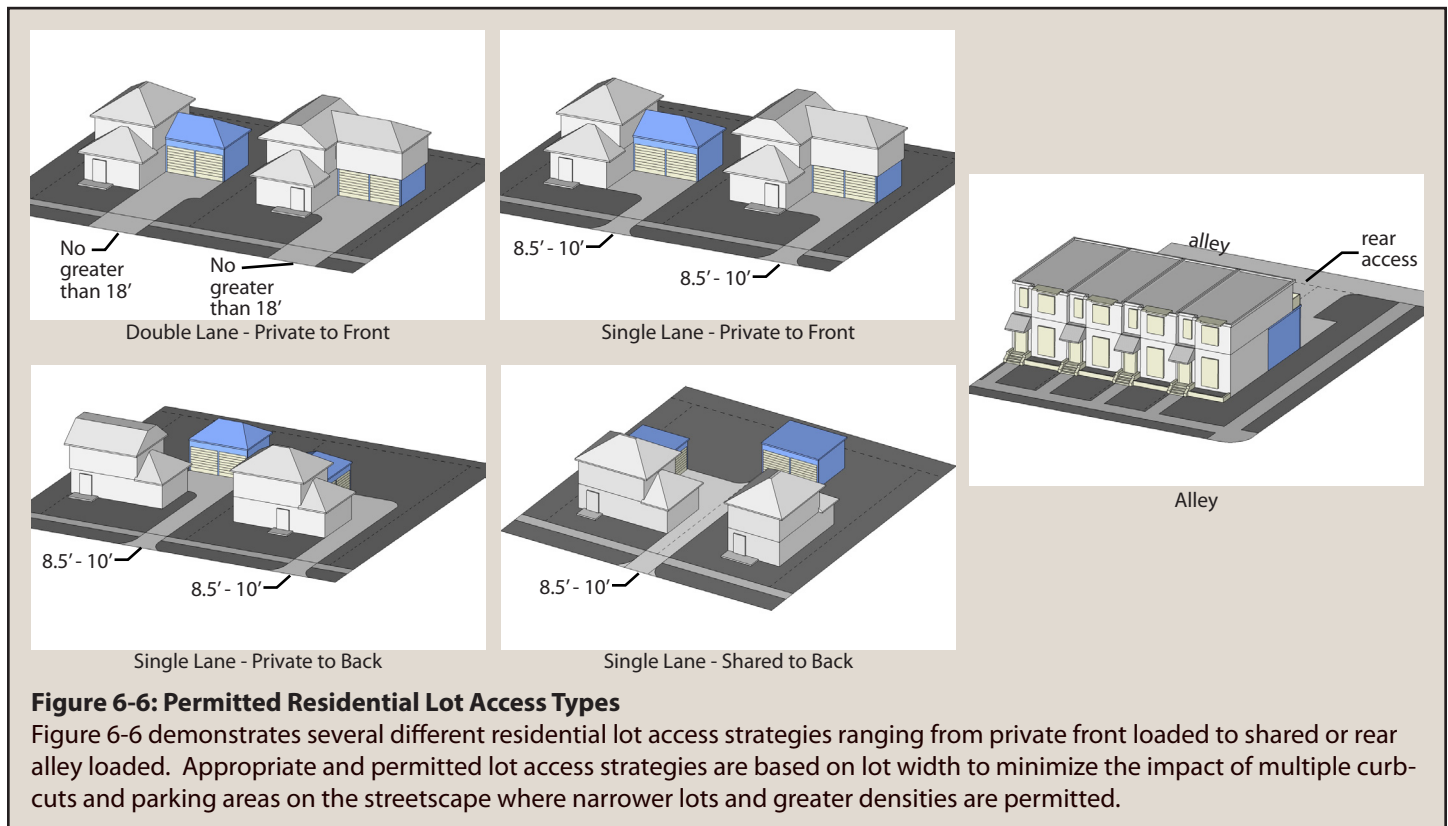
In addition to the general design standards in Section 6.6.3, compact and mixed-density neighborhoods (specifically NR-1, NR-2, NR-3, and HR) shall meet the following design standards.

a. Streetscape and Lot Frontage.

1. *Permitted Access.* The access type permitted for residential lots shall be based upon the lot frontage according to the following table.

| TABLE 6-19: PERMITTED RESIDENTIAL LOT ACCESS | | | | | | |
|--|--------|-------------|------------|------------|------------|-------|
| Lot frontage ► ▼ Access Type | > 120' | 75' to 120' | 65' to 74' | 55' to 64' | 36' to 54' | < 36' |
| Alley / Shared Rear Access | | ☑ | ☑ | ☑ | ☑ | ☑ |
| Single-lane, Shared to Back | ☑ | ☑ | ☑ | ☑ | ☑ | |
| Single-lane, Private to Back | ☑ | ☑ | ☑ | ☑ | | |
| Single-lane, Private to Front | ☑ | ☑ | ☑ | | | |
| Double-lane, Private to Front | ☑ | ☑ | | | | |
| Unlimited, up to 15% Max | ☑ | | | | | |

- (a) Single lane access shall be between 8' to 10' wide.
 - (b) Double lane access shall be no greater than 18' wide.
 - (c) Shared access lanes may be located at or on property lines, subject to appropriate easements indicated on a plat or other similar and recordable instrument.
 - (d) Private access lanes shall be at least 3' from any side property line.
 - (e) Access design within the right-of-way shall be controlled by the standards in Article 4, Section 4.3.
 - (f) The access width limitation shall apply to all areas within the front setback area. It may be expanded beyond the setback to accommodate circulation and access within the lot or lots sharing the access.
2. *Sidewalk Grades.* Vehicle lot access to individual lots shall not interrupt sidewalk grades or materials at sidewalk crossings.



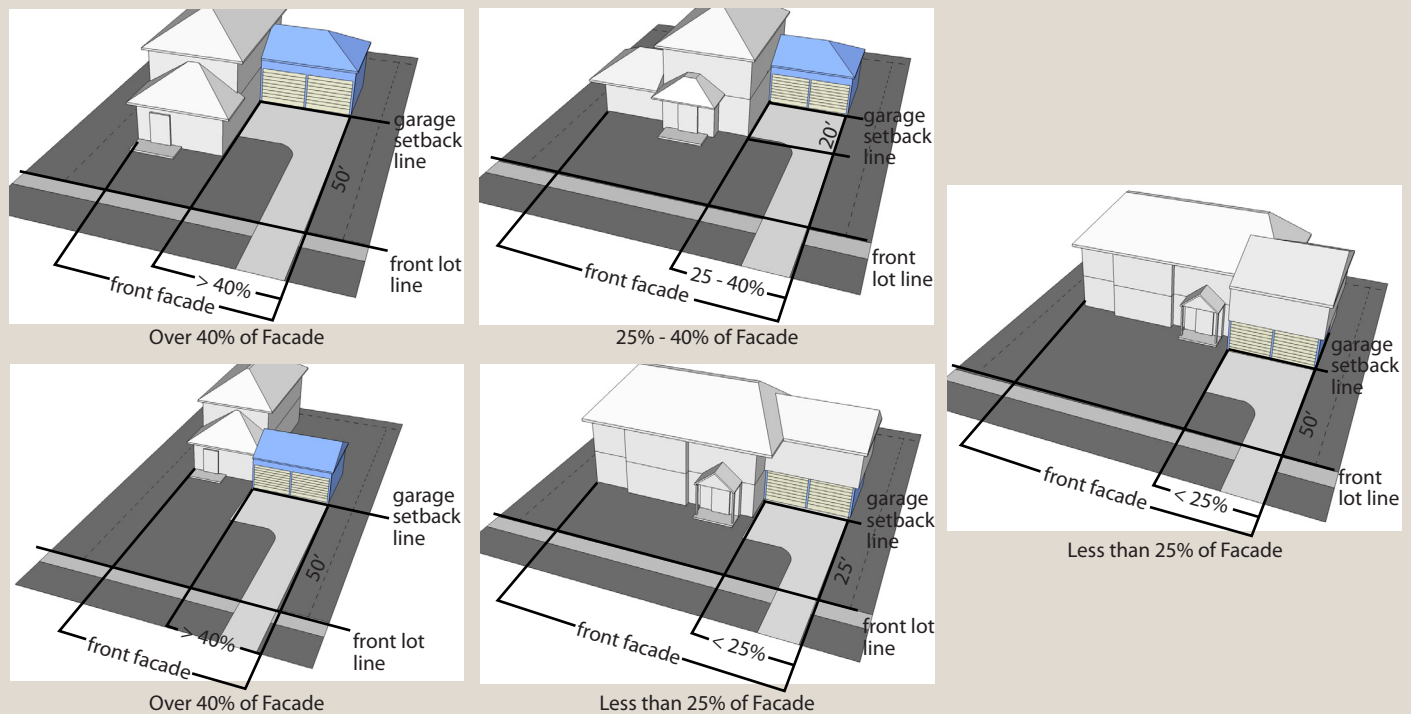


Figure 6-7: Front Loaded Garage Limits

Figure 6-7 demonstrates several different design approaches that minimize the impact of front loaded garages on residential streetscapes. Pedestrian-scale residential building design and orientation – reflected in this case by the percent of the façade dedicated to front-loaded garages - becomes more important for residential streetscapes where narrower lots, greater densities and lesser setbacks are permitted.

3. *Pedestrian Access.* Each building and each front building entrance shall have one direct pedestrian connection from the public streetscape to the building entrance. Where front loaded driveways are permitted according to these standards a connection to the driveway or a combination driveway /pedestrian connection may satisfy this requirement.
4. *Front-loaded Garage Limits.* In addition to any general building setback standards in Article 5, the design of front-loaded, attached garage doors shall be limited as follows:
 - (a) More than 40% of the front façade only permitted if set back greater than 50' from the front lot line.
 - (b) Garage doors that occupy between 25% and 40% of the front façade shall be set back at least 20' from the front building line, or at least 50' from the front lot line, whichever is less.
 - (c) Garage doors that occupy less than 25% of the front façade shall be built behind the front building line, or at least 35' from the front lot line, whichever is less.
 - (d) Where front-loaded garage doors are prohibited by effect of these standards, garages shall be located on the side or back of the principal structure, or in an approved detached accessory structure, subject to the standards in Article 5.
 - (e) In cases where the garage doors face side yard lines, the garage corner nearest the front lot line shall be at least 35' from the front lot line.
 - (f) The Director may approve alternative designs as exceptions to these limitations where, due to topography or other unique elements of the site design and building orientation, the proposed garage doors will have a lesser impact on the public streetscape than is otherwise allowed by the standards.

b. **Building Design.**

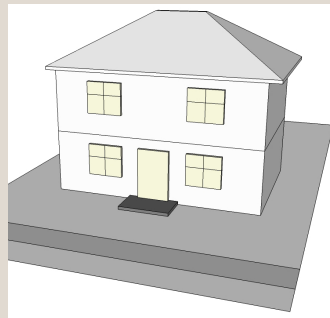
1. **Entrance Features.** All buildings shall have one primary entrance feature on the front façade emphasized with structural components or architectural details and ornamentation that complement the overall building design. See Figure 6-9.
2. **Façade Openings.** The front façade shall have at least 15% of the façade area occupied by openings of windows and doors. Garage doors shall not contribute to the openings, but facing garage doors shall contribute to the facade area. Windows on garage doors may contribute to the openings.
3. **Horizontal Massing.** Any front building façade with a width greater than 50' shall have differentiated horizontal massing through the use of any one or a combination of the following:
 - (a) Differentiated structural bays every 18' to 36', demonstrated by a vertical expression line of trim or ornamental architectural elements that distinguish it from the rest of the facade;
 - (b) Small off-sets in the façade between 2' and 5', associated with internal floor plan of the building and resulting in between 20' and 50' horizontal distance along each off-set segment; or
 - (c) An intervening courtyard, garden or other open space meeting the requirements of Section 6.6.3.a and resulting in no single portion of horizontal façade greater than 50'.
4. **Vertical Massing.** Any building that is 3 stories, or more where specifically permitted, shall have differentiated vertical massing through the following:
 - (a) A base comprised of the first story, differentiated by a horizontal expression line of trim or ornamental architectural elements that distinguish it from the rest of the facade, or by a single story porch or stoop roof structure associated with the entrance and covering at least 50% of the facade;
 - (b) A cap comprised of one of the following:
 - (i) An eave line ornamental trim differentiating the roof structure where pitched roofs are used;
 - (ii) A cornice or similar horizontal expression line differentiating the uppermost 10% to 15% of the façade, including the parapet where flat roofs are used; or

- (iii) Where buildings more than 3 stories are specifically permitted, in addition to the expression line required by sub-section (b)(ii), the upper story shall be differentiated with a similar horizontal expression line or a step back of the upper story of at least 10'.

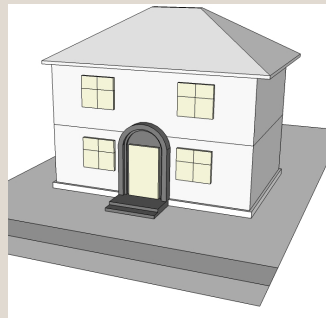
6.6.5 Cottage Lots

The clustering option is intended to allow development on more difficult infill lots by permitting more flexible arrangements of buildings and open spaces, in a manner that best meets the overall civic and urban design goals for the general neighborhood. All lots in the NR-2 or NR-3 zoning districts may be arranged in a cluster option according to the standards of the eligible lot types, except as modified by the following additional standards:

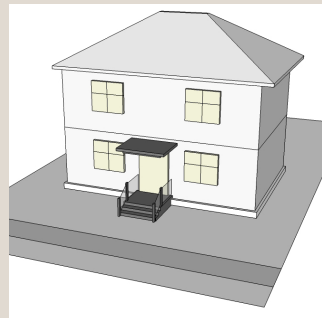
- a. All street connectivity and block standards of these regulations shall apply.
- b. Lots may front on a common open space instead of a public street, provided it is designed according to one of the Civic Open space types in Section 4.4, and provided no more than 10 dwelling units front on the same open space. The open space shall have direct frontage along the public street.
- c. The required lot frontage for each lot on the common open space may be reduced by up to 10' if vehicle access to the lot is provided by a shared alley system.
- d. Lot size requirements may be reduced by up to 30% provided that each lot has direct access to common open space that is equal to or greater than the cumulative reduction for all lots in the cluster.
- e. Front setbacks for lots on common open space may be reduced to 10'.
- f. Rear setbacks abutting non-clustered lots shall be the same as required for that lot type; rear setbacks abutting other clustered lots may be reduced to 10'.
- g. The common open space may provide limited vehicle access to lots, provided that the aesthetic and functional design of this space is primarily for the Civic Open Space design type. Examples include a courtyard or plaza that allows discrete vehicle access across the surface, or a green that includes a small lane of approximately 8' to 10' wide for vehicle access, constructed with materials that complement the primary design intent for the area as Civic Open Space.
- h. All lots abutting a public street shall have buildings oriented to the public street. The side of the building may



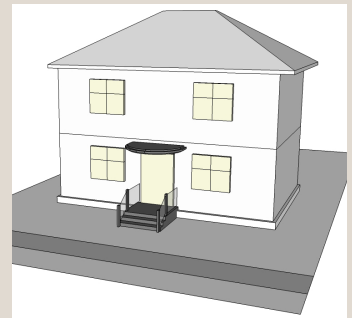
Without Entrance Feature



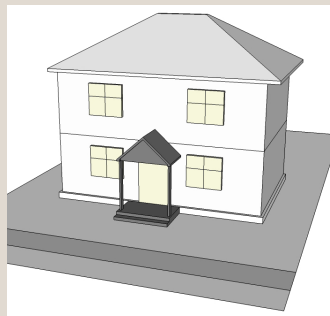
Arch Ornamentation



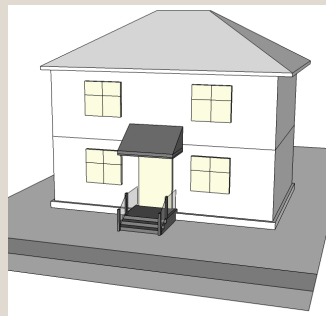
Stoop with Flat Roof



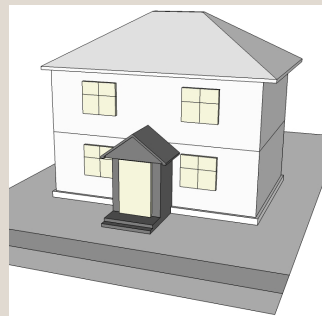
Stoop with Semi-circle Roof



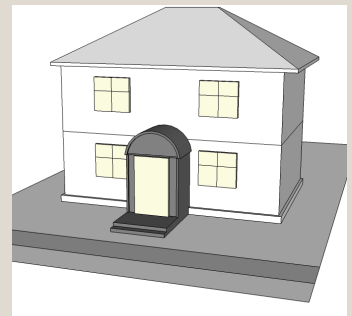
Stoop with Peak Roof



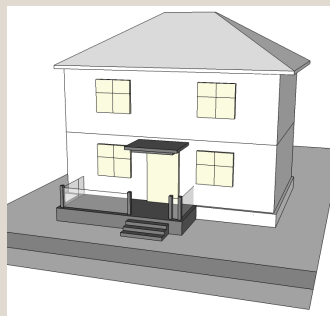
Stoop with Shed Roof



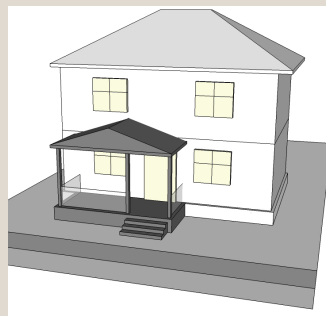
Portico with Peak Roof



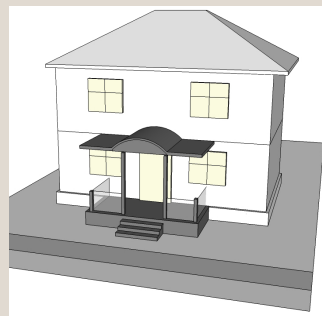
Portico with Arch Roof



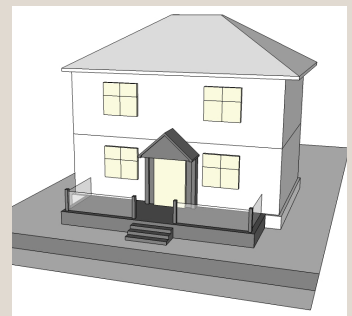
Half Porch-Shifted with Flat Roof



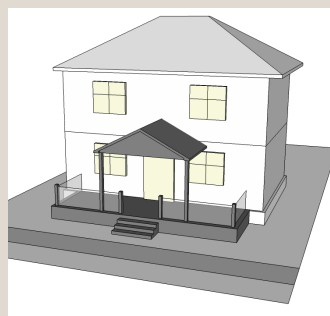
Half Porch-Shifted with Peak Roof



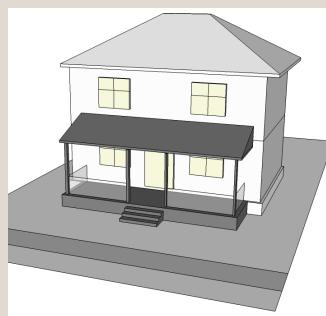
Half Porch with Arch Roof



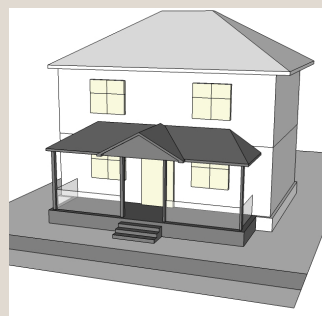
Full Porch with Peak Ornamentation



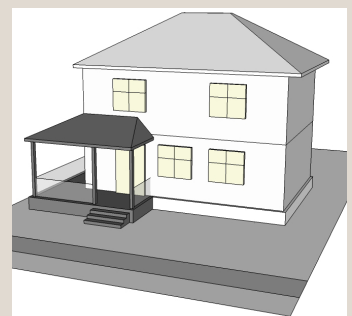
Full Porch with Half-Peak Roof



Full Porch with Shed Roof



Full Porch with Peak Roof



Shifted and Side Porch

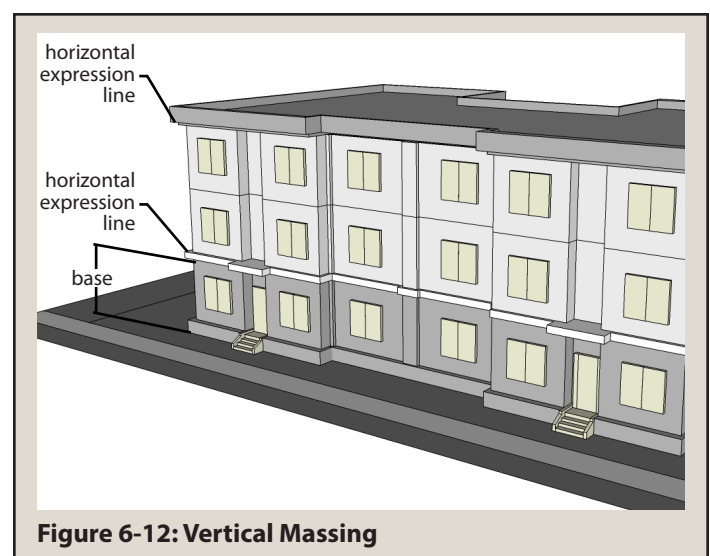
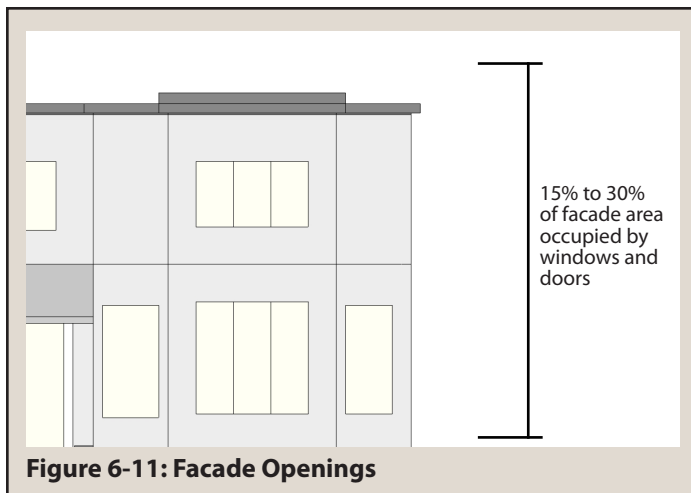
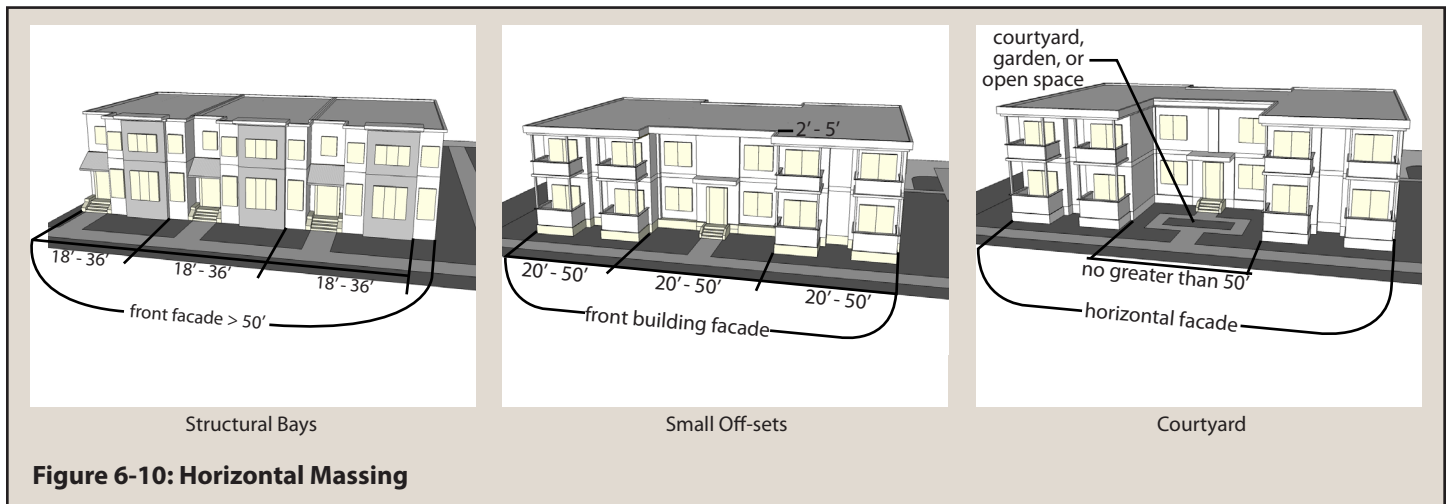
Figure 6-9: Residential Building Entrances

Simple variations in the ornamentation and design of entrance features can add great diversity to the streetscape even when applied to the same or similar building type. These examples show some possibilities of how ornamentation (arch, peak, shed, or flat) and features (stoop, portico, half porch, shifted porch, or full porch) can be combined to add variety within similar scales and mass.

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6.6 RESIDENTIAL DESIGN STANDARDS



be oriented to a public street when all of the following are present:

1. When the front façade of a building is oriented to common open space;
 2. the side of a building may be oriented to the public street provided the side façade is also treated as the front façade for all building design standards;
 3. the setback from the street is treated as a front setback; and
 4. there is a pedestrian connection from the front entrance to the public street sidewalk.
- i. All parking for dwelling units shall be located within 300' of the dwelling unit. Parking, whether surface spaces or
- in garages shall be setback from the public street or lot lines of non-clustered lots by at least 30' and otherwise screened from view by landscape features.
- j. Maintenance and management of common areas shall be provided by a homeowner's association or other similar entity.
- k. Any fencing internal to the project and abutting common open space shall be limited to a maximum of 4' high, and have at least 33% transparency. Examples of this transparency include a 2' 8" solid wall (66% of 4' solid; 33% of 4' void) or a 4' high picket fence with a 2:1 or less solid: void ratio (66% solid; 33% void). All fences shall be designed with materials and style to complement the materials and architectural styles of the buildings, and

complement the urban design concepts in the open space. On rear yards, privacy fences up 6' high may be erected on rear lot lines directly adjacent to the rear lot lines of non-cluster lots and on rear yards within the principle building setback area.

- l. All buildings shall have required front entry features fronting on a public street or Civic Open Space. Porches and stoops shall be at least 64 square feet, and at least 8' wide in its narrowest dimension.
- m. Lots proposed for the clustered option shall submit a site plan in accordance with Section 2.2.3. In addition to all review and submittal requirements in Article 2, the application shall demonstrate the coordination of the construction of common civic open space with the building on individual lots. No Certificate of Occupancy shall be permitted for any building until adequate Civic Open Spaces that serve each lot are constructed.

6.7 Small Scale Commercial and Mixed-use Design Standards

- 6.7.1 Design Objective
- 6.7.2 Applicability
- 6.7.3 Streetscapes and Lot Frontages
- 6.7.4 Open Space Design
- 6.7.5 Building Design
- 6.7.6 Site Screening
- 6.7.7 Interpretation of Design Guidelines

6.7.1 Design Objective

The Design Objective of the Small-scale Commercial and Mixed-use Design Standards is to:

- a. Enhance the community character in more compact commercial or mixed use development patterns.
- b. Improve the design of commercial and mixed use areas to allow a close relationship to supporting neighborhoods.
- c. Create character and identity through a wide variety of diverse architectural details within a range of compatible building forms and scales.
- d. Integrate new buildings into the existing context of the community.
- e. Emphasize the relationship and orientation of buildings and sites to public streetscapes and open spaces, and to complement investment in the public realm.
- f. Improve the pedestrian level of service through directness, continuity, street crossings, visual interest and amenity, and security.
- g. Encourage quality construction and improve sustainability with durable, adaptable, and re-usable buildings.

6.7.2 Applicability

These standards apply to mixed-use activity centers, small scale commercial districts near neighborhoods, or other similar areas where diverse, walkable environments are desired. Specifically, they apply to new construction and additions to buildings in the following zoning districts:

- a. NB
- b. MUR
- c. MUB
- d. PUD, but subject to modification through the planning and review process.

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DESIGN REGULATIONS

6.7 SMALL SCALE COMMERCIAL AND MIXED-USE DESIGN STANDARDS

- e. NR-3, for the urban loft building type.
- f. The City Council may elect to apply all of the Small-Scale Mixed Use and Commercial Design Standards in Section 6.7 as a condition to rezoning to the CB district if it is located in an Activity Center designated in the Comprehensive Plan or if a pedestrian oriented environment is desired.

6.7.3 Streetscapes and Lot Frontages

- a. **Required Building Frontage.** The primary façade shall occupy at least 75% of the required front building line along the frontage, except:
 - 1. Where the primary building entrance is accessed by a courtyard, plaza or similar civic open space along the streetscape, the front building line may be setback as much as 25'. At least 50% of the lot frontage along the street shall be either building façade or an alternative street wall between 2.5' and 4', and matching the materials or ornamentation of the building.
 - 2. On secondary or support streets that are not the primary pedestrian and retail streets for the area, the Director may approve an exception for a building façade that occupies as little as 30% of the front building line, provided it does not impair the design standards for the public streetscape and is consistent with the site design of adjacent property. The Director may require landscape elements, low ornamental walls or similar design details as alternate street walls, particularly at any corner location.
 - 3. Where on-site parking is permitted to the side of the building, according to Section 6.2 the primary façade can occupy as little as 60% of the front building line. An alternative street wall of between 2.5' and 4' and matching the materials or ornamentation of the building shall be at the extension of the front building line to screen parking areas.
 - 4. Buildings designed for Civic Uses may have greater setbacks provided the building façade orients to the street and any space between the building and public street is designed as Civic Open Space.
- b. **Primary Entrance Feature.** Any façade that faces a public street or civic open space shall contain a single-story primary entrance feature subject to the following:
 - 1. The primary entrance feature shall have enhanced architectural details such as a canopy or arcade, recessions of up to 5', and decorative moldings, framing, or roof and awnings.

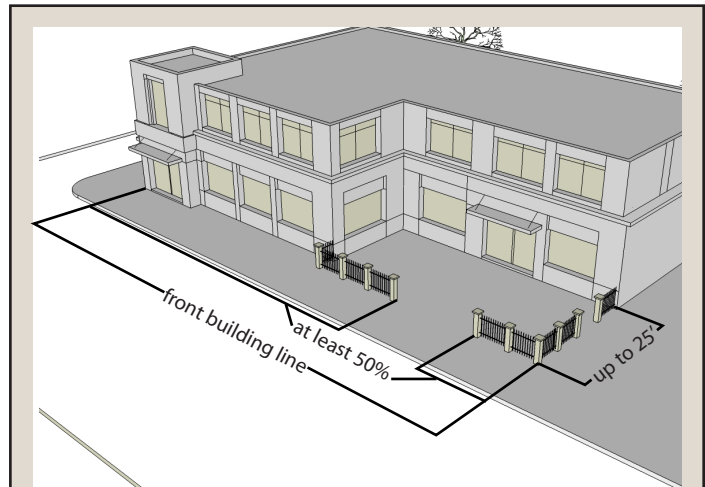


Figure 6-13: Required Building Frontage

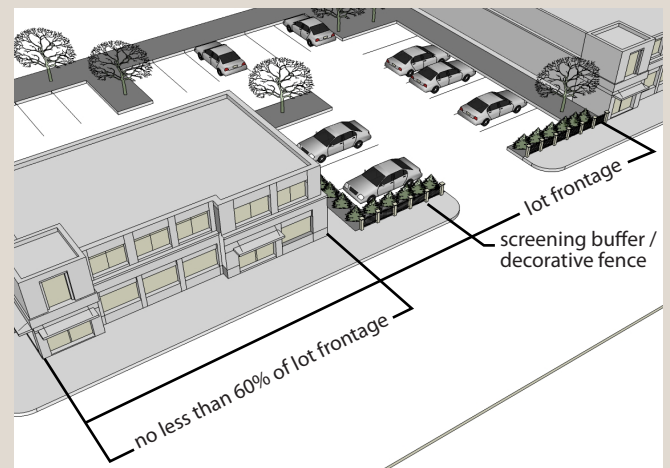


Figure 6-14: Alternative Street Wall

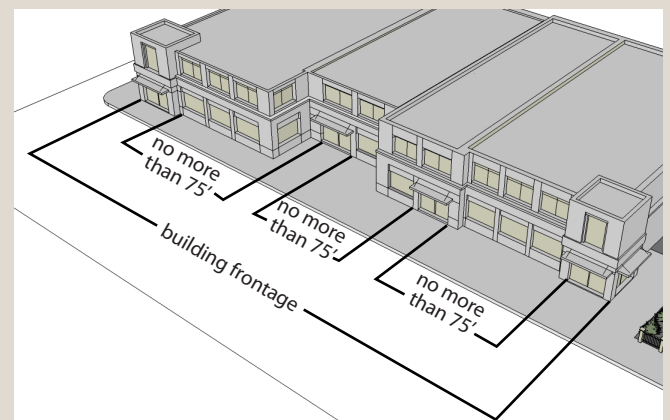


Figure 6-15: Primary Entrance Feature

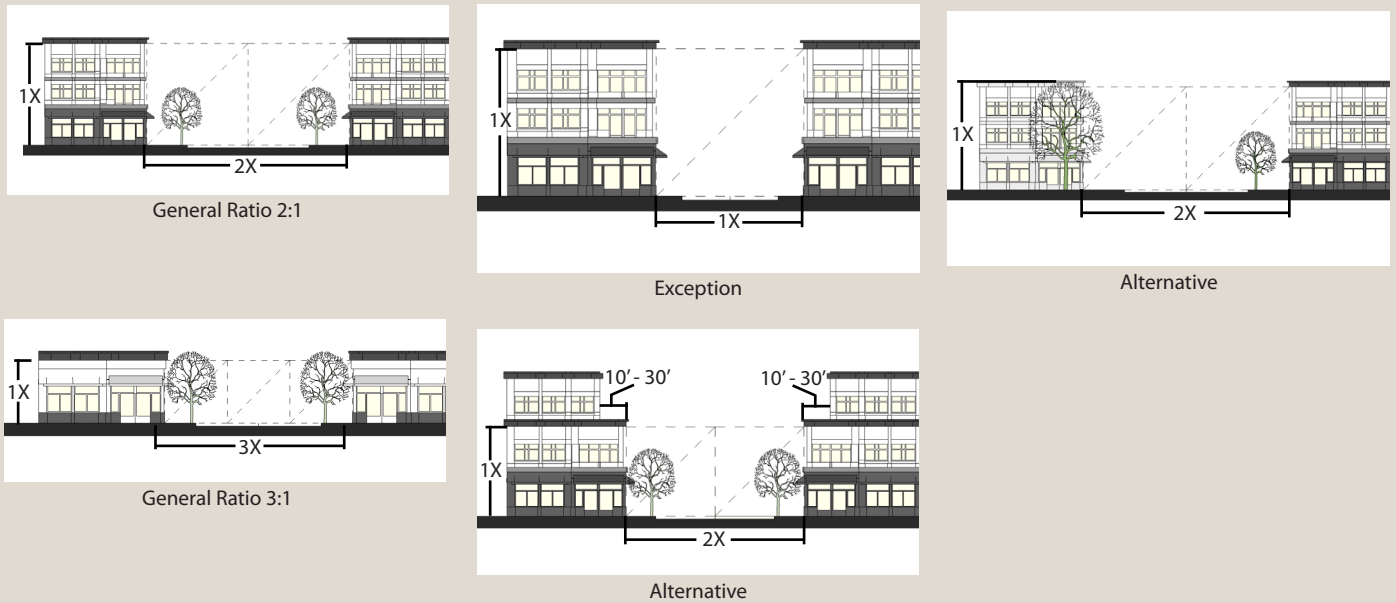


Figure 6-16: Enclosure Ratios

Enclosure ratios should guide the placement, orientation and massing of buildings within the parameters allowed by the zoning district in order to shape well proportioned public spaces.

2. Primary entrance features shall occur at least every 75' along a building frontage. Where a single tenant occupies more than 75' of building frontage, the facade shall be differentiated by horizontal massing techniques specified in Section 6.7.5, and primary entrance features may occur every 125' along the building frontage.
- c. **Enclosure Ratio.** Enclosure Ratio refers to the relationship of opposing building frontages across a streetscape – specifically the building separation (distance between opposing facades) to building height. The enclosure is important for achieving the scale, comfort and character of streets in pedestrian-oriented commercial and mixed-use centers – essentially framing the “public realm” of the streetscape. Spaces greater than the standards below result in ill-defined or poorly proportioned streetscapes and lack a clear public realm. Spaces less than the recommended enclosure can result in the perception of confined or congested areas. The Enclosure Ratio shall not alter any specific or required building height maximums or setbacks and built-to requirements for any particular zoning district, but may guide site and building designs dealing with the placement, orientation and massing of buildings within the parameters allowed by the zoning district.
1. **General Ratio.** In general and on primary retail and pedestrian-oriented streets in commercial development patterns the Enclosure Ratio shall be within a range of 2:1 to 3:1.
 2. **Exception.** Ratios as tight as 1:1 may be appropriate on blocks that are short (less than 400') and on narrower side streets.
 3. **Alternatives.** Where building heights are allowed and approved which would result in less than the recommended enclosure ratio, the lower story(ies) should maintain the ratios, and upper stories should be stepped back between 10' and 30' of the front building line, or other open spaces should occur along the streetscape. Where building heights or building locations are allowed and approved which would result in less than the recommended enclosure ratio, alternative vertical elements such as tall trees or other urban design elements should be used to supplement the enclosure at these specific locations.

ARTICLE 6 DESIGN REGULATIONS

6.7 SMALL SCALE COMMERCIAL AND MIXED-USE DESIGN STANDARDS

6.7.4 Open Space Design

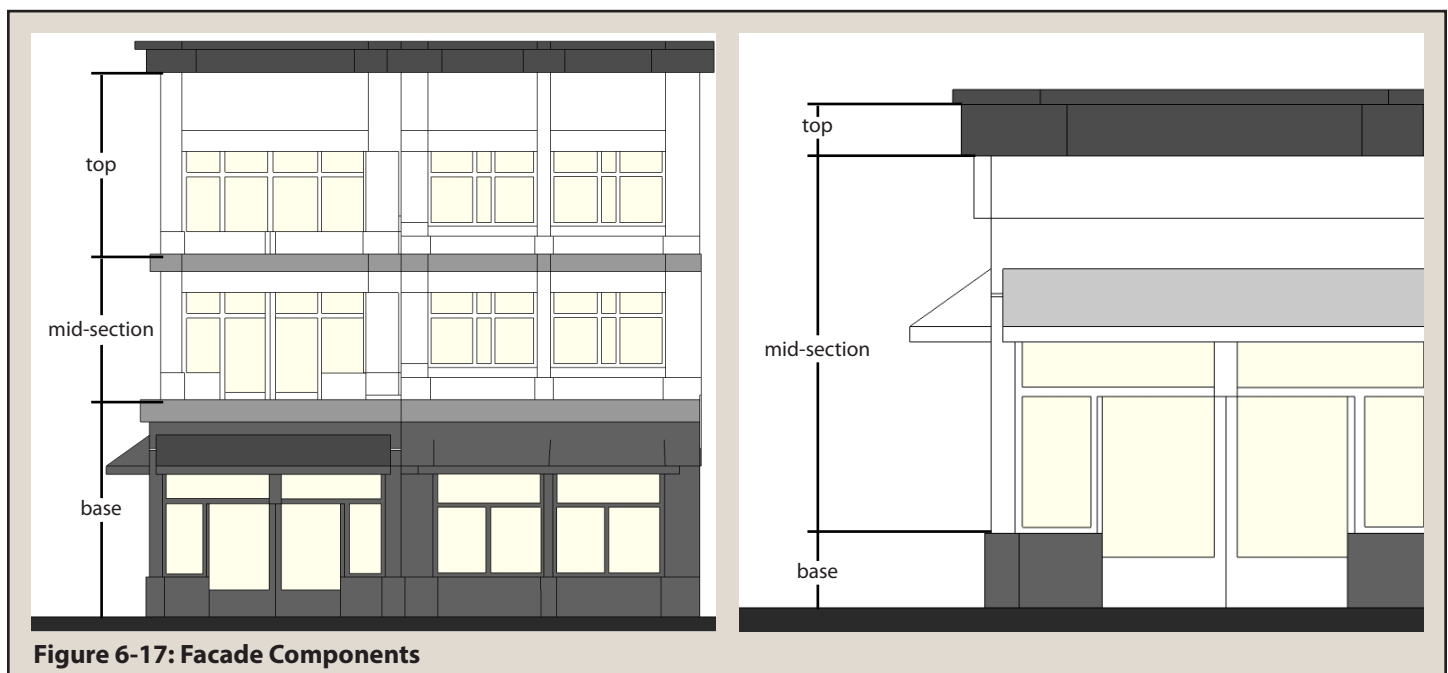
Open space shall be required as provided in the Subdivision Regulations, Article 4, Section 4.4. Where site development occurs without subdivision of land, and where the lot does not have access to the Civic Open Space system within the service area guidelines required by the Subdivision Regulations, open space shall be provided on the lot subject to the following:

- a. *Commercial or Mixed-use Buildings.* On-site open space shall be 5% of the building footprint plus an additional 1% for each story of the building greater than 2 stories.
- b. *Large Buildings.* On-site open space for building footprints with over 50,000 square feet shall be 8% of the building footprint plus an additional 1% for each story of the building greater than 2 stories.
- c. *Residential.* Any residential buildings shall provide at least 150 square feet per dwelling unit, except that up to 40% of this requirement may be accommodated by outdoor decks, balconies or similar private or common open space.
- d. *Design.* On-site open space shall meet the Type, Design Standards and Location Criteria of Article 4, Section 4.4 of the Subdivision Standards.

6.7.5 Building Design

Any façade that faces a public street, Internal Access Street, or Civic Open Space shall contain the following façade design features.

- a. **Façade Components.** Each façade shall have components differentiated with a change in materials, projections or ornamental architecture to decrease vertical massing (base, top, and mid-section) and horizontal massing (structural bays and façade breaks) for longer building facades. Standards for decreasing vertical and horizontal massing are:
 1. *Base.* The base shall be directly at grade and support storefront window sills, and consist of the lower 10% to 35% of the building height, but never more than the first story.
 2. *Top.* The top shall be the upper most 5% to 25% of the façade and differentiated with a continuous horizontal architectural treatment such as a cornice line or parapet, except that on pitched roof structures, the eave and roof structure shall be the top. Where any buildings of 4 stories or more are permitted, the upper story may be differentiated as the top.
 3. *Mid-section.* The mid-section shall be all portions of the façade that are not the base or top and may consist of primary materials, secondary materials and window openings, and shall account for at least 50% of the facade.



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6.7 SMALL SCALE COMMERCIAL AND MIXED-USE DESIGN STANDARDS

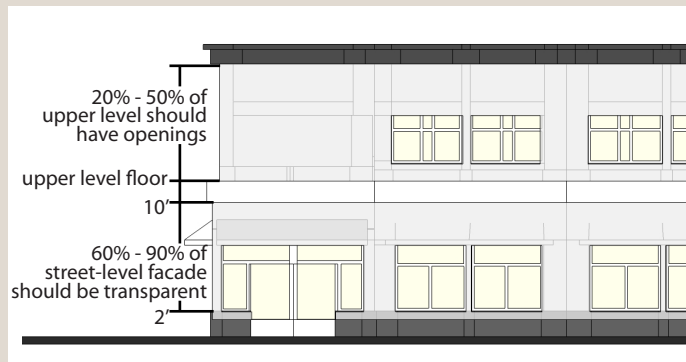


Figure 6-18: Facade Openings

4. **Horizontal Massing.** Any building with a front façade with a width greater than 150' shall have differentiated horizontal massing through any combination of the following:
 - (a) Differentiated structural bays every 25' to 50', demonstrated by a vertical expression line of trim or ornamental architectural elements that distinguish it from the rest of the facade;
 - (b) An intervening courtyard or plaza meeting the requirements of sub-section 6.7.4, resulting in no single portion of horizontal façade greater than 75'.
- b. **Façade Openings.** Each facade facing a street shall have openings at street level and upper levels according to the following:
 1. Between 60% and 90% of all street-level facades between 2' and 10' above grade shall be transparent with views to the interior of the building. No window starting at a level of greater than 3.5' above the street level should be included in the calculation. Where the interior operation or program of the building warrants screening from the street, a closed display window of at least 2.5 feet deep may be substituted along up to 50% of the linear distance of the façade.
 2. No more than 20' of building frontage shall exist at the street level without window or door openings. On secondary or support streets that are not the primary pedestrian and retail streets of the Center, the Director may approve facades with greater than 20' of building frontage without window and door openings.
 3. Upper level openings shall occupy between 20% and 50% of the façade and consist of punched and regularly spaced openings to create a rhythm and pedestrian scale for the façade.
 4. Corner buildings with two street frontages may designate one frontage as the primary frontage; however, at least the first 30' of secondary frontage from the corner shall meet the above minimum opening requirements.
- c. **Building Materials.** All buildings shall be constructed according to the following material standards. Percentage requirements for materials exclude windows or other openings.
 1. **Primary Materials.** All buildings shall have one primary material covering at least 30% of the building facades.
 2. **Secondary Materials.** Buildings may have a secondary material covering up to 70% of the façades.
 3. **Accent Materials.** Buildings shall have at least one, and may have up to two accent or trim materials covering between 5% and 10% of the building facades.

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6.7 SMALL SCALE COMMERCIAL AND MIXED-USE DESIGN STANDARDS

4. *Permitted Materials.* Exterior materials shall be permitted in accordance with the following table:

TABLE 6-20: SMALL-SCALE COMMERCIAL AND MIXED-USE BUILDING MATERIALS

| Primary Materials | Secondary Materials | Accent / Trim Materials |
|--|--|--|
| Brick, unpainted. Stone, unpainted. | Any of the Primary Materials may be used as Secondary Materials Glass Metal Siding and Roofing Color Concrete Stucco (or equal or better simulated material) Horizontal Wood Clapboard (or equal or better simulated material) Wood shingles (or equal or better simulated material) | Any of the Primary or Secondary Materials may be used as an accent material Wood trim (or equal or better simulated material) Precast stone, or wood moldings or similar architectural details (or equal or better simulated material) |

5. *Material Changes.* Except for accent materials, changes in the façade material shall only occur at horizontal expression lines, with the heavier material below the lighter material. Alternatively, changes in the material may occur at differentiated structural bays that meet the horizontal massing requirements of Sub-section a above.
6. *Equal or Better Simulated Materials.* Where “equal or better” simulated materials are permitted, they shall only be permitted by the Director as an Administrative Adjustment according to procedures and criteria in Article 2. The Director shall use the following additional criteria:
- The proposed material has an identical physical appearance as the material it intended to simulate, including color and texture, as perceived from any public spaces surrounding the property;
 - The material presents benefits in addition to cost savings, such as reduced maintenance, or enhanced durability and performance;
 - The material has a demonstrated track record of successful application and use that will result in equally long-lasting and sustainable appeal of the neighborhood as that of the permitted materials; and
 - Use of equal or better materials may be conditioned upon compliance with all application and manufacturer specifications.

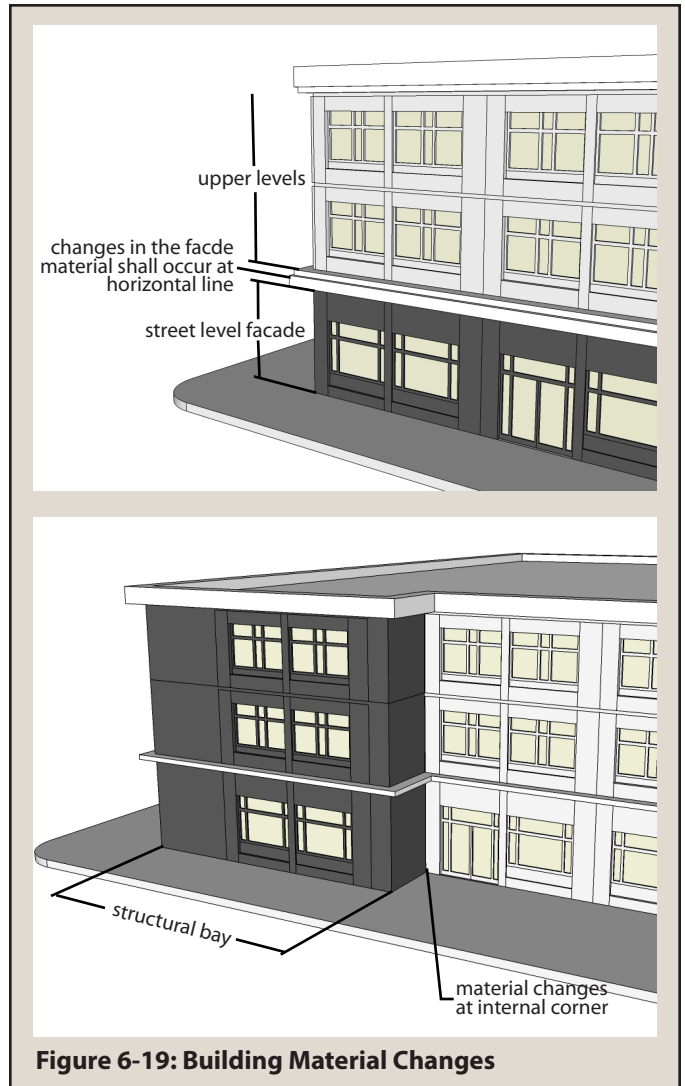


Figure 6-19: Building Material Changes

- d. *Alternatives.* Minor deviations from these standards may be evaluated by the Director in accordance with the process and procedures for an Administrative Adjustment as described in Article 2. In addition to the review criteria described in Article 2 the Director shall also evaluate the proposal using the design objectives of the section as additional criteria. Where a proposal offers a unique building design that is not accommodated by minor adjustments as described above, then the process and procedure for a Planned Development in Article 2 may be followed to establish alternative building design standards for a particular project. The design objectives of the section should be considered as additional review criteria in the Planned Development Process.

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6.7 SMALL SCALE COMMERCIAL AND MIXED-USE DESIGN STANDARDS

6.7.6 Site Screening

Any delivery and service areas, external support equipment, site utility areas, or other similar high-impact elements of site and building design shall be subject to the following:

- a. All delivery or service areas and loading docks shall be located on a discrete façade, and internal to the block wherever possible.
- b. Any rooftop equipment shall be screened from view of the adjacent public streetscape or other public or common open spaces by a parapet on flat roofs, or located on a discrete pitch for pitched roofs.
- c. Any service areas, loading docks, service equipment, or other site utility area that is visible from adjacent property or public right-of-way shall be screened with a landscape buffer.
- d. Any service use that involves vehicle service bays on a primary or secondary façade shall be located on only secondary or support streets, shall have the service bay portion of the building setback at least 30' from the lot frontage, and shall not have service bays that occupy more than 40% of a single façade.

6.7.7 Interpretation of Design Guidelines

In interpreting and applying the Small-scale Commercial and Mixed-use Design Standards, the following design guidelines shall apply. Guidelines are presented for four critical design elements of walkable Activity Centers, with an intent statement followed by the guidelines.

- a. **Streetscapes.** Streets should not only be designed to get people someplace but also be designed to be "someplace," balancing the needs of multiple users of the public rights-of-way. The streetscape is the "destination" in the neighborhood center. Strategies to achieve this goal include:
 - ❑ Minimize the width and number of travel lanes so that vehicle design speeds are compatible with pedestrian travel.
 - ❑ Maximize the use of on-street parking on all streets. On-street parking calms traffic, buffers pedestrians from moving vehicles, gives retail uses many "priority" front-door parking spaces, and allows for more efficient development of building sites.
 - ❑ Use expanded landscape and pedestrian amenity areas to transition from the on-street parking to

the pedestrian areas. Amenities such as landscape beds, tree wells, benches or other street furniture should be regularly spaced in a 4 to 6 foot wide area immediately adjacent to the street edge.

- ❑ Maintain significant pedestrian areas – typically at least 6 to 10 feet in addition the landscape and pedestrian amenity areas.
- ❑ On wide sidewalks where significant areas for through pedestrian traffic remain, areas may be used for street activities related to uses in the buildings, such as sidewalk sales, outside dining or seating areas, and kiosks.
- ❑ Street trees should be densely located to provide shade for pedestrians, yet achieve canopy heights and crown heights that maintain visibility of adjacent buildings and the street level uses. Alternatively, arcades may extend over the entire sidewalk areas.
- ❑ Frequent connections to adjacent neighborhoods should provide multiple alternative routes between the neighborhood and the center.
- ❑ Curb-cuts should be limited in width, frequency, and location. Vehicular access to sites should not occur on any primary street, but be located on secondary streets or alleys. Access points should be combined and shared within blocks. Curb-cuts should always be designed to emphasize the priority of pedestrian movements along the streetscape, maintaining the grade and surface material of the sidewalk across all alley or driveway access points to the interior of the block.
- ❑ Intersections should appropriately balance vehicle turning movements and pedestrian movements.
- ❑ Techniques to slow turning movements and decrease pedestrian crossing distances, such as bump-outs or curb-projections, smaller curb radii, and pedestrian refuge items should be incorporated into the streetscape.

- b. **Buildings.** Buildings should create a "street wall" that defines the streetscape and animates pedestrian areas with active and "permeable" transitions from the public realm to the private realm.
 - ❑ Buildings should be built to the front lot line in most circumstances and occupy a significant portion of the lot frontage.
 - ❑ All buildings should have its primary façade and primary entrance oriented toward the street.

- ❑ Street level facades should be “permeable” to animate the public streetscape and improve the interest, comfort, and safety for pedestrians. Significant proportions of transparent display windows and door openings should occur along street fronts.
 - ❑ Upper level facades should include punched openings with transparent windows. Openings should create transparency and break up the massing of the upper facades. Each story should meet this requirement independently.
 - ❑ No long horizontal blank wall space without openings to the interior of the building should occur along street level facades.
 - ❑ Significant deviations from building alignments may occur along the street wall at limited locations along a block face. These deviations should be strategically located to emphasize and embellish important elements of the public realm and include features such as public art and water fountains.
 - ❑ Examples of significant deviations in the street wall are front entry courts for dining or building entrances, courtyards or plazas.
 - ❑ All facades shall include architectural elements such as accent banding, base plates, cornices, soffits, sills, parapets, transoms, and windows aligned horizontally. The horizontal alignment should differentiate stories in a building and create a base and crown for the building.
 - ❑ Architectural diversity and creativity should be encouraged and rewarded to avoid dull or homogeneous buildings. Buildings should incorporate elements from the vernacular of buildings in Cheyenne (Consult *PlanCheyenne*, Structure Plan Section 2 on Cheyenne’s “Regional Architecture Identity”).
- c. **Sites.** Sites should be designed to emphasize buildings and their relationship to the streetscape, rather than individual lots along a block.
- ❑ Link adjacent sites physically and perceptually, even when they are not being developed simultaneously, and maximize opportunities for multiple sites to share site design elements.
 - ❑ Primary access to most individual sites should be pedestrian oriented, with vehicle access concentrated at shared entrances, provided internal to the blocks, or at central parking facilities and on-street parking.
 - ❑ Any off-street parking should be located behind buildings out of view from public streets, wherever possible. When located on the sides of buildings, parking areas should be screened from the streetscape by a combination of ornamental walls and landscape materials, matching the design and creating a continuation of the street wall.
- d. **Open Spaces.** Open spaces are valuable for their ability to enhance public life in Activity Centers, providing patrons of businesses opportunities for gathering and social interaction.
- ❑ Plazas or courtyards should be located at key focal points along the streetscape with high accessibility and visibility, and be consolidated within blocks.
 - ❑ Open spaces should be designed to provide a balance of “hardscape” for public gathering and “landscape” for ornamental purposes.
 - ❑ Open spaces should include elements of public art.
 - ❑ Any green space in the neighborhood center should be designed to serve multiple functions of storm water mitigation, recreation, aesthetic amenities, or strategic screening. Undevelopable or remnant green space is not valuable to neighborhood centers unless it serves one of these broader functions.
 - ❑ Incorporate sensitive natural areas or prominent topographic features into natural open spaces.

6.8 Large Scale Commercial Design Standards

- 6.8.1 Design Objective
- 6.8.2 Applicability
- 6.8.3 Open Space Design
- 6.8.4 Building Design
- 6.8.5 Screening and Buffering
- 6.8.6 Community Character

6.8.1 Design Objective

The Design Objective of the Large-scale Commercial Design Standards is to:

- a. Promote high quality development projects that are regionally competitive.
- b. Ensure the economic vitality of commercial development within the City and help maintain a robust tax base.
- c. Provide safe, convenient, and accessible pedestrian access to large-scale areas, and promote “park once” environments for automobile oriented centers.
- d. Reduce the massive scale and uniform, impersonal appearances of large retail buildings, and to provide visual interest that will be consistent with the community’s identity, character and scale.
- e. Provide clear, direct pedestrian connections and reduced walking distances through parking areas to building entrances and to surrounding neighborhoods, commercial areas or streets.
- f. Integrate main entrances or driveways with the surrounding street network for vehicles, pedestrians, and bicycles.
- g. Require a level of architectural character for activity centers.

6.8.2 Applicability

These standards apply to community / regional activity centers, large-scale commercial buildings, or other similar areas where larger buildings, with a large market trade area and automobile orientation can impact the community negatively unless designed in a coordinated manner. They apply in addition to any generally applicable design requirements of this Article, and the standards of Articles 4 and 5. Specifically, they apply to the following circumstances:

- a. New retail or mixed use developments that include retail, where the combined gross floor area exceeds 50,000 square feet.

- b. Existing building expansions of 20% gross floor area or 20,000 square feet when the resulting development size is more than 50,000 square feet.
- c. Updates to the exteriors of existing buildings in large commercial developments that do not meet sub-sections a. or b. shall meet the intent of the standards in this Section to the extent feasible.
- d. These standards shall not be construed to necessitate improvements to existing buildings or site conditions beyond those necessary to integrate the proposed improvement with the existing conditions in a manner consistent with these standards.

6.8.3 Open Space Design

Where site development occurs without subdivision of land, and where the lot does not have access to the Civic Open Space system required by the Subdivision Regulations, open space shall be provided on the lot subject to the following:

- a. On-site open space shall be 8% of the building footprint plus an additional 1% for each story of the building greater than 2 stories.
- b. On-site open space shall meet the Type and Design Standards of Article 4, Section 4.4 of the Subdivision Standards, and located as an extension of the public streetscape, and Internal Access Street, or other Civic Open Spaces in the commercial or mixed-use center.
- c. Areas of the right-of-way or any Internal Access Streets that permit enhanced designs beyond the basic street standards, and which also meet the requirements for one of the Civic Open Space types in Section 4.4, may contribute to required open space.

6.8.4 Building Design

- a. ***Facades and Exterior Walls.*** Facades will be articulated to reduce the massive scale and uniform, impersonal appearances of large retail buildings, and to provide visual interest that will be consistent with the community’s identity, character and scale.
 - 1. Facades greater than 100’ in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.
 - 2. Exterior walls that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than 60% of its horizontal length.

- b. **Detail Features.** At least one of following elements 1, 2 or 3 shall repeat horizontally and all elements used shall repeat at intervals of no more than 30' either horizontally or vertically. All building facades shall include a repeating pattern that contains not less than three of the following elements:

1. Color change;
2. Texture change;
3. Material module change; or
4. An expression of architectural or structural bays through a change in plane no less than 12 inches in width, such as an offset, reveal or projecting rib.

c. **Roofs.**

1. **Flat Roofs.** Flat roofs or any roof with a pitch less than 2:12 shall have parapets concealing flat roofs and rooftop equipment from public view. The average height of such parapets shall not exceed 15% of the height of the supporting wall and such parapets shall not at any point exceed one-third of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment.
2. **Pitched Roofs.** Pitched roofs with a slope over 2:12 shall have no less than two of the following features:
 - (a) Overhanging eaves, extending no less than 3' past the supporting walls;
 - (b) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to 1' of vertical rise for every 3' of horizontal run and less than or equal to 1' of vertical rise for every 1' of horizontal run; and
 - (c) Three or more roof slope planes.

- d. **Materials and Colors.** Building materials and colors shall comply with the following:

1. Predominant exterior building materials shall be high quality materials, including, but not limited to, brick, sandstone, native stone, manufactured stone and tinted/textured concrete masonry units.
2. Facade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.
3. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.
4. Exterior building materials shall not include smooth-faced concrete block. When concrete panels or

prefabricated metal panels are visible on building facades they must be textured and colored or otherwise incorporated in a manner consistent with the intent of this Article. Metal panels may be used on roofs, awnings or similar features when incorporated into an architectural design consistent with the intent of this Article.

- e. **Entryways.** Principal buildings in large commercial developments, where possible, shall provide multiple entrances. Multiple entrances reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks and provide convenience where certain entrances offer access to individual stores or identified departments of a store. Multiple entrances also mitigate the effect of unbroken walls and neglected areas that often characterize building facades that face other properties.

1. **Two Entryways.** At least two distinct entryways are required on any front facades over 250' in length proposed to accommodate customer entryways. Customer entryways shall be placed in a manner that best accommodates pedestrian, bicycle and traffic flows and mitigates the effects of unbroken walls.
2. **Design Elements.** Customer entryway design elements and variations should give orientation and aesthetically pleasing character to the building.
 - (a) The following standards identify desirable customer entryway design features. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring not less than three of the following:
 - (1) Canopies or porticos;
 - (2) Overhangs;
 - (3) Recesses/projections;
 - (4) Arcades;
 - (5) Raised corniced parapets over the door;
 - (6) Peaked roof forms;
 - (7) Arches;
 - (8) Outdoor patios;
 - (9) Display windows;
 - (10) Architectural details such as tile work and moldings which are integrated into the building structure and design;
 - (11) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
3. **Multiple Stores.** Where additional stores will be located in a large retail structure, each such store shall have at least one exterior customer entrance, which shall conform to the above requirements.

- f. **Alternatives.** Minor deviations from these standards may be evaluated by the Director in accordance with the process and procedures for an Administrative Adjustment as described in Article 2. In addition to the review criteria described in Article 2 the Director shall also evaluate the proposal using the design objectives of the section as additional criteria. Where a proposal offers a unique building design that is not accommodated by minor adjustments as described above, then the process and procured for a Planned Development in Article 2 may be followed to establish alternative building design standards for a particular project. The design objectives of the section should be considered as additional review criteria in the Planned Development Process.

6.8.5 Screening and Buffering

Screening of utilities, maintenance areas and service areas from public view must be provided using landscaping or architectural elements that are integrated into the building's architecture subject to the following minimum requirements:

- a. Outdoor storage, trash collection and/or compaction, loading or other such uses shall be located in the rear of the lot. If because of lot configuration the Director determines that such placement is not feasible, then the side yard may be used, but in no case shall such area(s) be located within 20' of any on-site pedestrian way or within the setback area.
- b. Outdoor storage, HVAC equipment, trash collection, trash compaction and other service functions shall be incorporated into the overall site design. Views of these areas shall be screened with solid material from visibility from all property lines and streets and separated from sidewalks and on-site pedestrian ways. Screening structures shall be made of the same materials as the principal structure.
- c. Non-enclosed areas for the storage and sale of seasonal merchandise shall be permanently defined and screened with walls and/or fences. Materials, colors and design of screening walls and/or fences shall conform to those used as in the principal structure. If such areas are to be covered, then the covering shall conform to the colors on the building.
- d. Outdoor display and storage shall not encroach on any portion of a walkway, drive aisles, required parking spaces or landscape area.

6.8.6 Community Character

Applicants for projects subject to the requirements of this Article shall submit a statement of authenticity, describing how the proposed design responds to Cheyenne's regional architectural identity. Using the PlanCheyenne Community Design Handbook as a reference, applicants shall present information regarding the architectural precedents which support their proposed design and a brief statement on how the proposed project enhances Cheyenne's unique identity.

6.9 General Commercial Design Standards

- 6.9.1 Design Objective
- 6.9.2 Applicability
- 6.9.3 Open Space Design
- 6.9.4 Building Design
- 6.9.5 Screening and Buffering

6.9.1 Design Objective

The Design Objective of the General Commercial Design Standards is to:

- a. Use quality building and site design to increase the community's awareness of quality design and its contributions to our quality of life and image.
- b. Use quality building and site design to enhance and protect the public realm including public streets, internal access ways and Civic Open Spaces.
- c. Reduce the massive scale and uniform, impersonal appearances of large buildings, and to provide visual interest that will be consistent with the community's identity, character and scale.
- d. Require a level of architectural character for activity centers.
- e. Encourage quality construction and improve sustainability with durable, adaptable, and re-usable buildings.

6.9.2 Applicability

These standards apply to community / regional activity centers, commercial buildings, or other similar areas where commercial buildings, with automobile orientation can impact the community negatively unless designed in a coordinated manner. They apply in addition to any generally applicable design requirements of this Article, and the standards of

Articles 4 and 5. Specifically, they apply to new construction and additions to buildings in the following zone district:

- a. CB

6.9.3 Open Space Design

Where site development occurs without subdivision of land, and where the lot does not have access to the Civic Open Space system required by the Subdivision Regulations, open space shall be provided on the lot subject to the following:

- a. On-site open space shall be 2% of the building footprint for lots 2,500 square feet or less; 5% of building footprint for lots over 2,500 square feet and under 40,000 square feet; and 8% of the building footprint for lots 40,000 square feet or more.
- b. On-site open space shall meet the Type and Design Standards of Article 4, Section 4.4 of the Subdivision Standards, and located as an extension of the public streetscape, and Internal Access Street, or other Civic Open Spaces in the commercial or mixed-use center.
- c. Areas of the right-of-way or any Internal Access Streets that permit enhanced designs beyond the basic street standards, and which also meet the requirements for one of the Civic Open Space types in Section 4.4, may contribute to required open space.

6.9.4 Building Design

All buildings shall include the following elements:

- a. **Entryways.** Each public entryway shall have clearly defined, highly visible entrances featuring not less than three of the following:
 - 1. Canopies or porticos;
 - 2. Overhangs;
 - 3. Recesses/projections;
 - 4. Arcades;
 - 5. Raised corniced parapets over the door;
 - 6. Peaked roof forms;
 - 7. Arches;
 - 8. Outdoor patios;
 - 9. Display windows;
 - 10. Architectural details such as tile work and moldings which are integrated into the building structure and design;
 - 11. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

- b. **Roofs/Top.**

- 1. *Top.* The top of buildings shall be the upper most 5% to 25% of the façade and shall be differentiated with a continuous horizontal architectural treatment such as a cornice or parapet line. Except that on pitched roof structures, the eave and roof structure shall be the top. Differentiation of the top of the building is not required on buildings of three stories or more, using over 90% primary materials (excluding Concrete Masonry Units), provided the building includes three or more window openings on each floor on all facades.
- 2. *Flat Roofs.* Flat roofs or any roof with a pitch less than 2:12 shall have parapets concealing flat roofs and rooftop equipment from view of adjacent public streets, internal Access ways and Civic Open Spaces.
- 3. *Pitched Roofs.* Pitched roofs with a slope over 2:12 shall have no less than two of the following features:
 - (a) Overhanging eaves, extending no less than 3' past the supporting walls;
 - (b) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to 1' of vertical rise for every 3' of horizontal run and less than or equal to 1' of vertical rise for every 1' of horizontal run; and
 - (c) Three or more roof slope planes.

- c. **Facades and Exterior Walls.** Any façade that faces a public street including Interstates, Internal Access Ways, or Civic Open Space shall contain the following façade design features:

- 1. Facades greater than 100' in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of 3' to 10' and extending at least 20% of the length of the facade. No uninterrupted length of any façade shall exceed 100 horizontal feet.
- 2. Arcades, display windows, entry areas, awnings or other such features along no less than 60% of its horizontal length.

- d. **Detail Features.** All building facades shall include a repeating pattern that contains not less than three of the following elements:

- 1. Color change;
- 2. Texture change;
- 3. Material module change; or
- 4. An expression of architectural or structural bays through a change in plane no less than 12 inches in width, such as an off set, reveal or projecting rib.

ARTICLE 6

DESIGN REGULATIONS

6.9 GENERAL COMMERCIAL DESIGN STANDARDS

Note: At least one of elements 1, 2 or 3 shall repeat horizontally. All elements used shall repeat at intervals of no more than 30', either horizontally or vertically.

- e. **Building Materials.** All buildings shall be constructed according to the following material standards. Percentage requirements for materials exclude windows or other openings.
1. *Primary Materials.* All buildings shall have one primary material covering at least 30% of the building facades.
 2. *Secondary Materials.* Buildings may have a secondary material covering up to 70% of the façades.
 3. *Accent Materials.* Buildings shall have at least one, and may have up to two accent or trim materials covering between 5% and 10% of the building facades.
 4. *Permitted Materials.* Exterior materials shall be permitted in accordance with the following table:

TABLE 6-21: GENERAL COMMERCIAL AND MIXED-USE BUILDING MATERIALS

| Primary Materials | Secondary Materials | Accent / Trim Materials |
|---|---|--|
| Brick, unpainted. | Any of the Primary Materials may be used as Secondary Materials | Any of the Primary or Secondary Materials may be used as an accent material |
| Stone, unpainted (or equal or better simulated material). | Glass | Wood trim (or equal or better simulated material) |
| Concrete Masonry Unit – Integrally tinted and textured | Metal Siding and Roofing | Precast stone, or wood moldings or similar architectural details (or equal or better simulated material) |
| | Architectural Metal Panels or Tiles | |
| | Color Concrete | |
| | Horizontal Wood Clapboard (or equal or better simulated material) | |
| | Wood shingles (or equal or better simulated material) | |
| | Stucco (or equal or better simulated material) | |

5. *Material Changes.* Except for accent materials, changes in the façade material shall only occur at horizontal expression lines. Alternatively, changes in the material may occur at differentiated structural bays that meet the horizontal massing requirements above.
6. *Equal or Better Simulated Materials.* Where "equal or better" simulated materials are permitted, they shall

only be permitted by the Director as an Administrative Adjustment according to procedures and criteria in Article 2. The Director shall use the following additional criteria:

- (a) The proposed material has an identical physical appearance as the material it intended to simulate, including color and texture, as perceived from any public spaces surrounding the property;
- (b) The material presents benefits in addition to cost savings, such as reduced maintenance, or enhanced durability and performance;
- (c) The material has a demonstrated track record of successful application and use that will result in equally long-lasting and sustainable appeal of the neighborhood as that of the permitted materials; and
- (d) Use of equal or better materials may be conditioned upon compliance with all application and manufacturer specifications.

- f. **Alternatives.** Minor deviations from these standards may be evaluated by the Director in accordance with the process and procedures for an Administrative Adjustment as described in Article 2. In addition to the review criteria described in Article 2 the Director shall also evaluate the proposal using the design objectives of the section as additional criteria. Where a proposal offers a unique building design that is not accommodated by minor adjustments as described above, then the process and procured for a Planned Development in Article 2 may be followed to establish alternative building design standards for a particular project. The design objectives of the section should be considered as additional review criteria in the Planned Development Process.

6.9.5 Screening and Buffering

Screening of utilities, maintenance areas and service areas from view of adjacent public streetscape must be provided using landscaping or architectural elements that are integrated into the building's architecture subject to the following minimum requirements:

- a. Outdoor storage, trash collection and/or compaction, loading or other such uses shall be located in the rear of the lot. If because of lot configuration the Director determines that such placement is not feasible then the side yard may be used.

- b. Outdoor storage, HVAC equipment, trash collection, trash compaction and other service functions shall be incorporated into the overall site design. Views of these areas shall be screened with solid material from visibility from all property lines and streets and separated from sidewalks and on-site pedestrian ways. Screening structures shall be made of the same materials as the principal structure if not placed behind the building.
- c. Outdoor display and storage shall not encroach on any portion of a walkway, drive aisles, required parking spaces or landscape area unless otherwise authorized by this code.

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