

City of Des Moines

Planning and Design

CHAPTER 135

INCLUDES:

Ordinance No. 15,817 dated 10/16/19 - Chapter 135

Ordinance No. 15,845 dated 12/16/19 - Amendments

Ordinance No. 15,962 dated 12/21/20 - Amendments

Ordinance No. 16,026 dated 06/28/21 - Amendments

Ordinance No. 16,077 dated 11/15/21 - Amendments

Ordinance No. 16,094 dated 12/20/21 - Amendments

Ordinance No. 16,106 dated 03/02/22 - Amendments

Ordinance No. 16,125 dated 05/09/22 - Amendments



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Chapter 135. Planning and Design

ARTICLE 1. INTRODUCTORY PROVISIONS

135-1.1 Title

This chapter of the code is known and may be cited and referred to as the “planning and design ordinance.”

135-1.2 Effective Date

The provisions of this ordinance become effective on December 15, 2019, except as otherwise expressly stated.

135-1.3 Applicability and Jurisdiction

The provisions of this ordinance apply to all public and private use and development of properties within the corporate limits of the city, except as provided by state or federal law or as otherwise expressly stated in this planning and design ordinance, and including public right-of-way unless otherwise expressly stated or determined by the development services director.

135-1.4 Purposes

This ordinance is adopted for the purposes of:

- A. Protecting and promoting the public health, safety, morals and general welfare; and
- B. Implementing the policies and goals of the comprehensive plan and other relevant, officially adopted plans and policies of the city.

135-1.5 Minimum Requirements

The provisions of this planning and design ordinance are the minimum requirements deemed necessary to carry out the ordinance’s stated purposes.

In addition to the requirements of this planning and design ordinance, all uses, buildings and structures must comply with all other applicable ordinances, laws and regulations.

References in this planning and design ordinance to other governmental regulations do not constitute a complete list of such regulations. These references do not imply any responsibility for the city to enforce regulations imposed by other government authorities.

135-1.6 Compliance Required

1.6.1 All lots created or modified must comply with all applicable provisions of this planning and design ordinance.

1.6.2 The permitted use of land, buildings and structures must comply with the provisions of this planning and design ordinance.

1.6.3 Buildings and structures erected, located, moved, reconstructed, extended or structurally altered must comply with the provisions of this planning and design ordinance.

135-1.7 Conflicting Provisions

1.7.1 STATE OR FEDERAL REGULATIONS

If the provisions of this planning and design ordinance are inconsistent with or conflict with state or federal law, the applicable state and federal law or regulation govern.

1.7.2 OTHER CITY REGULATIONS

If the provisions of this planning and design ordinance are inconsistent with one another or if they conflict with provisions found in other adopted ordinances or regulations of the city, the more restrictive provision governs unless otherwise expressly stated. The more restrictive provision is the one that imposes more stringent controls.

1.7.3 PRIVATE AGREEMENTS AND COVENANTS

The city is not responsible for monitoring or enforcing agreements or covenants among private parties. If the provisions of this planning and design ordinance impose a greater restriction than imposed by an agreement or covenant among private parties, the provisions of this planning and design ordinance govern.

1.7.4 PUD, PLANNED UNIT DEVELOPMENT (LEGACY) DISTRICT

A. Land classified in a Planned Unit Development (PUD) zoning district on the effective date specified in section [135-1.2 of this article](#) will continue to be classified in a Legacy PUD district and governed by the ordinance approving the PUD zoning designation and all applicable conditions of approval, conceptual plans, and development plans associated with the approved development until the subject PUD is rezoned to another (non-PUD) classification. If the provisions of this planning and design ordinance are inconsistent with or conflict with an ordinance approving the PUD zoning designation or applicable conditions of approval, conceptual plans, or development plans associated with the approved

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Language and Interpretation

PUD, the applicable provisions of said ordinance, conditions, or plans associated with the approved PUD govern.

- B.** In the event that the ordinance approving a PUD zoning designation and all applicable conditions of approval, conceptual plans, and development plans, including amendments thereto, do not regulate a subject(s) addressed in this chapter, the regulations of this chapter related to said subject(s) shall apply to, and be enforceable on, all land classified in said Legacy PUD district on and after the effective date of this chapter.

135-1.8 Language and Interpretation

1.8.1 CONJUNCTIONS

Unless the context otherwise expressly indicates, conjunctions have the following meanings in this chapter:

- A.** "And" indicates that all connected items or provisions apply.
- B.** "Or" indicates that the connected items or provisions may apply singularly or in combination.

1.8.2 ILLUSTRATIONS

Illustrations are provided for convenience and reference only and do not define or limit the scope of any provision of this planning and design ordinance. In case of any difference of meaning or implication between the text of this ordinance and any figure or illustration, the text governs.

1.8.3 VERSIONS AND CITATIONS

All references in this chapter to other city or state regulations are to be construed as referring to the most up-to-date version and citation for those regulations or successor regulations, unless otherwise expressly indicated. When the referenced regulations have been repealed and not replaced by other successor regulations, ordinance requirements for compliance are no longer in effect.

1.8.4 LISTS AND EXAMPLES

Unless otherwise expressly indicated, lists of items or examples that use "including," "such as," or similar terms are intended to provide examples only. They are not to be construed as exhaustive lists of all possibilities.

1.8.5 DELEGATION OF AUTHORITY

Whenever a provision appears requiring the head of a department or another officer or employee of the city to perform an act or duty, that provision will be

construed as authorizing the department head or officer to delegate that responsibility to others over whom they have authority. Delegation of authority is not allowed when the provisions of this chapter expressly prohibit such delegation.

1.8.6 PUBLIC OFFICIALS AND AGENCIES

Unless otherwise expressly stated, all employees, public officials, and boards and commissions to which references are made are those of the city.

135-1.9 Transitional Provisions

The provisions of this section address the transition to this planning and design ordinance from the regulations and procedures in effect immediately before the effective date specified in section [135-1.2 of this article](#).

1.9.1 APPLICATIONS, PERMITS AND APPROVALS

- A.** Any building, development or structure for which a building permit was issued or a complete building permit application had been accepted for processing before the effective date specified in section [135-1.2 of this article](#) may be completed in conformance with the issued building permit and other applicable permits and conditions, even if such building, development or structure does not comply with provisions of this ordinance. If the building, development or structure is commenced but not completed within the time allowed under the original building permit and any authorized permit extension, the building, development or structure may be constructed, completed and occupied only if it complies with the regulations of this planning and design ordinance.
- B.** Complete applications for design alternatives, site plans, PUDs, and other design-related approvals that are pending approval on the effective date specified in section [135-1.2 of this article](#) must be reviewed wholly under the terms of the zoning and planning and design ordinances in effect immediately preceding the effective date specified in section [135-1.2 of this article](#).
- C.** The development services director is authorized to issue permits for a site plan approved before the effective date specified in section [135-1.2 of this article](#) and for developments pending approval before that effective date even if such building, development or structure does not fully comply with provisions of this ordinance. If building is not commenced and completed within the time allowed under the permit and any authorized

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Severability

permit extension, then the building, development or structure may be constructed, completed and occupied only if it complies with the regulations of this planning and design ordinance.

1.9.2 VIOLATIONS

The adoption of this planning and design ordinance does not affect any pending or future suit, proceeding or prosecution of, or action to abate, violations of the previous ordinance that occurred before the effective date specified in section [135-1.2 of this article](#).

135-1.10 Severability

If one or more provisions of this ordinance, or the application of this ordinance is held to be unlawful, invalid, unenforceable, or preempted by applicable state or federal law or regulations, such provisions are deemed to be severed from this ordinance. The remaining ordinance provisions remain in full force and effect.

Chapter 135. Planning and Design

ARTICLE 2. BUILDING TYPES

135-2.1 General

2.1.1 INTENT

The intent and purpose of Building Types is to define a set of allowable building forms permitted in each district that preserves the existing character or implements the desired character of each node, corridor, neighborhood, or district in the city.

2.1.2 APPLICABILITY

All new construction and renovation of existing structures must comply with the requirements of one of the building types allowed in the district, unless otherwise expressly stated in this ordinance. Refer to section [135-10.3 of this chapter](#) for existing buildings that are not fully compliant with a building type.

2.1.3 GENERAL REQUIREMENTS

All buildings shall conform to a building type, unless otherwise excepted or exempted in section [135-2.1.4 of this article](#). The following general requirements apply to all building types:

- A. Districts.** Building types may be constructed only within districts where the building type is permitted per [Table 135-2.1-1](#) and [Table 135-2.1-2 of this article](#).
- B. Uses.** Uses are allowed to occupy each building type depending on the district in which it is located. Refer to Table 134-3.1-1 of this code to determine the uses allowed in each district. Some building types have additional limitations on permitted uses.
- C. Permanent Structures.** All buildings constructed must be of permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise expressly stated in this ordinance.
- D. Build to the Corner.** All buildings are required to occupy the corner of a lot, defined by the intersection of the two build-to zones or setback lines.
- E. Building Design Requirements.** All buildings shall comply with the building design requirements established in [Article 4 of this chapter](#).
- F. Accessory Structure Requirements.** Except as noted in the building type regulations, accessory structures shall comply with the building design requirements established in section [135-2.22 of this article](#).

2.1.4 EXEMPTIONS AND DESIGN ALTERNATIVES

- A. Historic District Designations.** The regulations in this article are intended to reinforce any local, state, or national historic district or building regulations. Existing structures or portions of structures located within a historic district or designated as historic are subject to the regulations of this article unless determined to be exempt by the development services director.
- B. F District.** All development in an F district is subject to the requirements of chapter 50 of this code.
- C. Outdoor Sports and Recreation Uses.** Outdoor sports and recreation uses are exempted from the building types standards, except the following:
 - 1. An accessory kiosk per section [135-2.22.2.B of this article](#) or the allowed building type may be used.
 - 2. Side and rear setbacks for any applicable building type shall be utilized.
- D. Lots Used for Vehicle Sales, Vehicle Rental and Trucking and Transportation Terminals.** Lots used for vehicle sales, vehicle rental and trucking and transportation terminals must utilize any permitted building type in the district where the use is permitted. For such uses that do not meet a building type in any location or the site design principles of sections [135-8.2.3 of this chapter](#) and [135-8.2.1 of this chapter](#), a Type 2 design alternative may be requested.
- E. Pre-existing Lots.** In any district where houses are permitted, a one- or two-household building type may be located on any lot platted or of record as of the effective date of this chapter, regardless of the lot area or width, subject to section [135-10.2 of this chapter](#).
- F. Utility Structures.** The following structures are exempted from meeting the requirements of a building type:
 - 1. Cell tower structures, which are regulated by chapter 134, article 4 of this code.
 - 2. Utility stations
 - 3. Kiosks for parking lots shall utilize the accessory kiosk building per section [135-2.22.2.B of this article](#).

135-2. BUILDING TYPES

General

TABLE 135-2.1-1. BUILDING TYPES BY DISTRICTS

BUILDING TYPES	DX, MX, RX, CX, EX, I Districts												Reference
	DX1	DX2	DXR	MX1	MX2	MX3	RX1	RX2	CX	EX	I1	I2	
Downtown Storefront	◐	◐	◑										135-2.3
Downtown General	●	●	●										135-2.4
Storefront				●	●	●			●	●	●		135-2.5
Commercial Cottage				●		●	●	●		●	●		135-2.6
General Building						●	●	●	●	●	●	●	135-2.7
Commercial Center						●			●				135-2.8
Workshop/Warehouse										●	●	●	135-2.9
Civic Building	●	●	●	●	●	●	●	●	●	●	●	●	135-2.10
Principal-Use Parking Structure	●	●	●	●	●	●	●	●	●	●	●	●	135-2.17
Flat A and Flat B Building			●				●	●					135-2.11
Row Building			●				●	●					135-2.12
House A													135-2.13
House B													135-2.14
House C													135-2.15
House D													135-2.16

KEY: ●=permitted by right | ◐=required on primary frontages | ◑=permitted only on corner lots, maximum 150 feet in length

135-2. BUILDING TYPES

General

TABLE 135-2.1-2. BUILDING TYPES BY DISTRICTS

BUILDING TYPES	N, NX, NM, A, P Districts														Reference	
	N1a	N1b	N2a, N2b	N3a	N3b	N3c	N4	N5	NX1	NX2, NX2a	NX3	NM	A	P1		P2
Downtown Storefront																135-2.3
Downtown General																135-2.4
Storefront																135-2.5
Commercial Cottage																135-2.6
General Building											●				●	135-2.7
Commercial Center																135-2.8
Workshop/Warehouse															●	135-2.9
Civic Building									●	●	●			●	●	135-2.10
Principal-Use Parking Structure															●	135-2.17
Flat A and Flat B Building										●	●					135-2.11
Row Building									●	●	●					135-2.12
House A	●	●	●										●			135-2.13
House B				●	●											135-2.14
House C					●	●	●		●							135-2.15
House D								●	●	●						135-2.16

KEY: ●=permitted by right | ○=required on primary frontages | ○=permitted only on corner lots, maximum 150 feet in length

135-2. BUILDING TYPES

General

G. Permitted Uses. Any variation from the types of permitted uses required by the building type regulations in this article, or from separation distances required by chapter 134 of this code, may be approved only by board of adjustment approval of a conditional use or use variance or amendment thereto, pursuant to chapter 134 of this code. Variation from the depth, location within a building that does not affect or impact a separation distance required by chapter 134 of this code, percentages of square footage, or percentages of facade requirements related to permitted uses may be approved by Type 1 or Type 2 design alternatives, as applicable per variation, pursuant to this chapter.

H. Design Alternatives. Section [135-9.2 of this chapter](#) defines design alternatives applicable to the building type regulations. Additional design alternatives may be noted throughout this article.

2.1.5 TREATMENT OF YARDS

Paved vehicular areas are limited to specific locations in accordance with the applicable building type regulations. The following further defines the permitted treatments of the yard areas around the buildings.

A. Landscape, Patio, Sidewalks. All yards must consist of landscape areas, patio space, or sidewalk space, unless otherwise expressly stated. Yard area may not exceed the maximum levels of imperviousness and semi-perviousness set for each building type.

B. Driveways. Refer to section [135-6.12 of this chapter](#) for driveway design and location requirements. Driveways may cross through yards as follows:

1. Front and Corner Yards. Where permitted as access to the lot, driveways may cross perpendicularly through the front or street side yards. Circular drop-off drives may be permitted per the building type requirements.
2. Perpendicular Crossing of Side and Rear Yards. In all districts except N districts, driveways may cross perpendicularly through the side and rear yards to connect to parking on adjacent lots.
3. Parallel Crossing of Side and Rear Yards. In N and NX districts, driveways accessing rear yard garages are permitted within the side or rear yard setback, up to the property line. If the driveway is shared, the minimum side yard must be provided outside the driveway.

C. Side Yard Parking Lots. Some building types permit side yard parking lots. Side yard parking lots

may not encroach on the front yard and may not encroach upon the minimum side setback.

D. Rear Yards. Paved vehicular areas (parking lots, loading areas, drives) are typically required to be located in the rear yard; however, minimum rear yard setbacks also apply to parking lots.

2.1.6 PRIMARY FRONTAGES

A primary frontage establishes the fronts of lots and buildings and where to locate the principal entrance to the building. A primary frontage designation requires the highest level of facade treatment and restricts locations for parking, driveways, and garage entrances. Primary frontages must be provided as follows:

A. Primary Street Frontages.

1. Mapped Street Frontages. Primary frontage requirements shall be met along those locations where a primary street is designated on the primary street map. The primary street map is maintained as a geographic coverage layer with the city's geographic information system (GIS), under the direction of the development services director.
2. Residential Street Frontages. In N and NX districts, primary frontage is defined by streets with a majority of front doors fronting the street.
3. Lots with a Single Street Frontage. For lots with only one street frontage, primary frontage requirements shall be met along the street frontage even if that street is not designated as a primary street.
4. Lots with Narrow Street Frontage. For lots with street frontage less than 30 feet in width and access required off that same frontage, the development services director shall determine the primary frontage requirements.

B. Open Space. Where a lot or parcel contains or abuts open space designated as a P1 district, the frontage of a building abutting the open space shall meet primary frontage requirements.

C. River Frontage. Any facade facing a river shall be treated as a primary frontage.

D. Other Public Ways. Pedestrian ways and paseos to parking lots through parcels, blocks, or buildings shall be treated as primary street frontage, unless a Type 1 design alternative per section [135-9.2 of this chapter](#) is approved for a reduction in transparency and facade materials.

E. Multiple Primary Frontages. If multiple primary frontages and no other non-primary frontages exist

135-2. BUILDING TYPES

Reading the Regulations

for a lot, up to two primary frontages may be treated as a non-primary frontage for the building type requirements if the following is met:

1. Approval of the development services director;
2. The configuration of other parcels along the street, including fronts of buildings and locations of vehicular access, are more consistent with non-primary requirements;
3. No plans for primary street designation in the future exist for the proposed non-primary frontage; and
4. At least one frontage meets the primary frontage requirements.

F. Non-Primary Frontages. Non-primary street frontages may utilize the requirements of primary street frontages.

G. Corners. At corners of buildings on streets and public ways, primary frontage treatments, including such items as, but not limited to, ground story transparency, facade materials, and building facade requirements, shall be continued around the corner along the non-primary street or public way for a minimum of 30 feet except as allowed by Section [135-4.2.2.C.2](#).

2.1.7 TRASH, RECYCLING, REFUSE LOCATIONS

Unless otherwise defined by the building type, all trash, recycling, and other refuse areas shall be located and treated as follows:

- A.** Unless located inside a building, all trash, recycling, and other refuse areas for one- or two-household uses shall be located outside of the front yard or screened to the satisfaction of the development services director.
- B.** Unless located inside the building as described below, for all uses other than one- or two-household uses:
 1. Trash, recycling, and other refuse areas must be located in the rear yard of the lot outside of any minimum required setback.
 2. When no rear yard exists or when the rear yard is less than 10 feet in depth, trash, recycling, and other refuse areas may be located in the rear portion of an interior side yard.
 3. Trash, recycling, and other refuse areas may be located inside the building with access doors off the rear or interior side facade. Access doors may be located off a non-primary frontage facade with a Type 1 design alternative per section [135-9.2 of this chapter](#). Access doors

shall be opaque, screening a minimum of 80% of the opening.

4. Refer to section [135-7.10 of this chapter](#) for required screening of trash, recycling, and other refuse areas.

135-2.2 Reading the Regulations

This section explains how to read and interpret the building type regulations.

2.2.1 PERMITTED BUILDING TYPE TABLES

[Table 135-2.1-1](#) and [Table 135-2.1-2 of this article](#) define which building types are permitted within the different districts.

2.2.2 GENERAL BUILDING TYPE REGULATIONS

Refer to section [135-2.1 of this article](#) for general building requirements applicable to all building types.

2.2.3 BUILDING TYPE PAGES

In sections [135-2.3 of this article](#) through section [135-2.17 of this article](#), four pages are provided for each of the building types:

- A. Description of Building Type.** The first page of each specific building type section provides a general description of the building type and several images showing typical examples of the building type. The images are illustrative only and may not fully depict all requirements of this chapter.
- B. Table and Diagrams.** The next two pages of each specific building type section provides the key table and diagrams of information, meant to be viewed as a whole. See [Figure 135-2.2-A of this article](#), "How to Read the Building Type Regulations", for an explanation of the building type tables and diagrams.
- C. Additional Regulations/Notes.** The final page of each specific building type section contains notes referenced from the table of regulations. Specific design situations are explained on these pages and additional graphic diagrams may also be provided.

2.2.4 MEASUREMENT OF REGULATIONS

Refer to [Article 3 of this chapter](#) for rules of measurement for determining compliance with the regulations in the building type tables.

2.2.5 GENERAL DESIGN REQUIREMENTS

Refer to [Article 4 of this chapter](#) for design requirements applicable to all building types. These provisions address such features as building materials, windows, roof types, and balcony design.

135-2. BUILDING TYPES

Downtown Storefront

135-2.3 Downtown Storefront

2.3.1 DESCRIPTION AND INTENT

The Downtown Storefront building type is a mid-rise or high-rise building within the downtown (DX) districts. The Downtown Storefront is built close to the front lot line to create continuous building wall along sidewalks throughout the downtown.

Like the Storefront building type, the key facade elements are the high level of storefront glass on the ground floor front facade and the regularly spaced building entrances. Parking is typically structured or provided off-site for the Downtown Storefront building.

2.3.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 135-2.3-A of this article](#) are intended to illustrate the general character intent for the building type. The buildings and sites in each image may not fulfill all of the building type requirements.

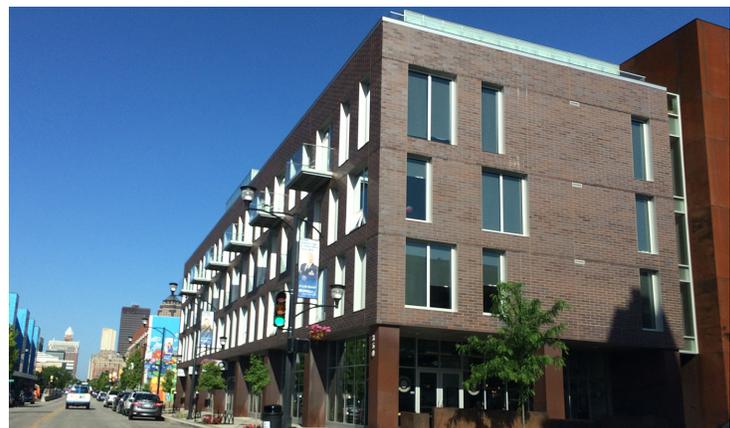
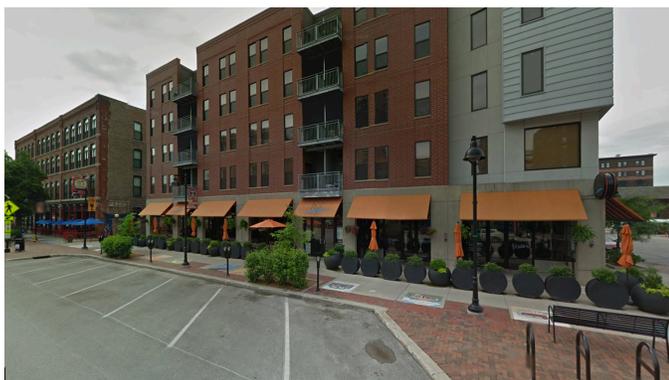


Figure 135-2.3-A. Example illustrations of Downtown Storefront Building Type

135-2. BUILDING TYPES

Downtown Storefront

2.3.3 DOWNTOWN STOREFRONT REGULATIONS

	DX1	DX2	DXR	REFERENCES
A. Building Siting Refer to Figure 135-2.3-B				
1 Multiple Principal Buildings	Permitted	Permitted	Not permitted	
2 Minimum Primary Frontage Coverage	95%	95%	80%	Courtyards permitted per Note 2 . See 135-3.2 for measurement information. See Note 4 for river frontage requirements.
3 Primary Frontage Build-to Zone (ft)	0-5	0-5	0-10	Minimum pedestrian area is required per Note 3 . See 135-3.3 for measurement information. See Note 4 for river frontage requirements.
4 Non-Primary Frontage Build-to Zone (ft)	0-15	0-15	0-15	
5 Minimum Interior Side Setback (ft)	0	0	0	
6 Minimum Rear Setback (ft)	0	0	0	
7 Maximum Impervious Area Additional Semi-Pervious Area	90% 10%	90% 10%	90% 10%	See 135-3.6 for measurement information.
8 Garage/Loading Entrance Location	Any non-primary street or rear facade			See 135-4.3.8 for additional garage door requirements.
9 Permitted Driveway Access	Improved alley; if no improved alley exists or is planned, one driveway off each non-primary street allowed.			See 135-6.12 for additional driveway regulations.
B. Height Refer to Figure 135-2.3-C				
10 Minimum Overall Height	5 stories	3 stories	3 stories	See 135-3.7 for measurement information. See 135-2.18 for height limitations in Capitol Dominance Area.
11 Maximum Overall Base Height	15 stories	8 stories	8 stories	
12 Additional High-Rise Height	Unlimited height	Not permitted	Not permitted	See 135-4.4 for high-rise design requirements.
13 Primary Frontage Ground Story: Minimum Height (ft) Maximum Height (ft)	15 24	15 24	15 18	Story heights are measured floor to floor. Floor heights greater than 20 ft count as 2 stories in overall height. See 135-3.7 for measurement information.
14 All Other Stories: Minimum Height (ft) Maximum Height (ft)	9 14	9 12	9 12	

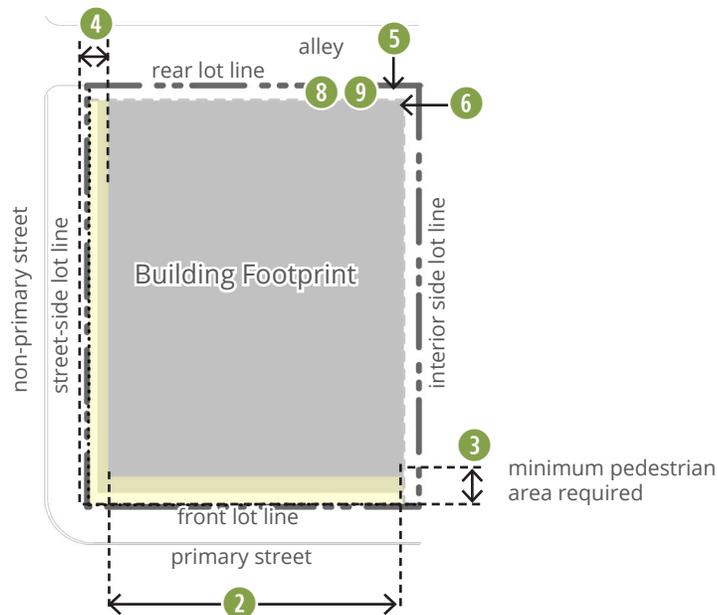


Figure 135-2.3-B. Downtown Storefront: Building Siting

135-2. BUILDING TYPES

Downtown Storefront

	DX1	DX2	DXR	REFERENCES
C. Uses Refer to Figure 135-2.3-C				
15 Primary Frontage Facade Ground Story First 30 ft of depth along frontage	Permitted Public, Civic, and Institutional uses; Commercial uses; Artisan Industrial; and lobbies to upper story uses			See chapter 134, article 3 for permitted uses per zoning district and definition of uses.
16 Non-Primary Frontage, All Upper Stories, & Basement	Any permitted use			
17 Required Occupied Space	Minimum 30-ft depth on all full height floors of primary frontages			See 135-12.1 for definition of occupied space.
18 Parking/Loading within Principal Building	Permitted fully in any basement and rear of all other stories behind occupied space as required above.			Refer to 135-2.17 for design on street frontages.
D. Street, Public Way, & Courtyard Facades and Roof Requirements Refer to Figure 135-2.3-D				
19 Minimum Primary Frontage Ground Story Transparency Ground story requirements supersede requirements per story, below.	70%, measured between 2 ft and 10 ft; blank wall limitations apply			See 135-3.8 for measurement information and the definition of transparency and blank wall limitations. See 135-2.1.6.F for requirements at corners.
20 Minimum Transparency per Each Story & any Half Story	18%; blank wall limitations apply			See 135-3.8 for measurement information and the definition of transparency and blank wall limitations.
21 Entrance Location & Number	Principal entrance required on primary frontage facade; minimum of one door spaced every 60 ft of primary frontage facade; lobby entrance for upper story uses shall be located on a public way or courtyard facade; no expanse on a primary frontage facade shall be greater than 60ft without a principal entrance			See 135-4.3.6 for principal entryway design requirements.
22 Primary Frontage Entryway(s) Configuration Requirement	Recessed between 3ft and 8 ft from the portion of the primary frontage facade closest to the street; maximum 8ft wide if outside the build-to zone			See 135-4.3.6 for principal entryway design requirements.
23 Primary Frontage Entrance & Ground Story Elevation	At least 80% of entrances and the ground story shall be within 1.5 ft vertically of adjacent sidewalk elevation			
24 Primary Frontage Ground Story Vertical Facade Divisions Required	At least one shadow line per every 30 ft of facade width			See 135-12.1 for definition of shadow line. See 135-4.3.9 for building articulation requirements.
25 Horizontal Facade Divisions Required	At least one shadow line within 3 ft of the top of the ground story; for buildings over 5 stories: minimum of one shadow line at the bottom of any story between the 3rd and 6th story			See 135-12.1 for definition of shadow line.
26 Permitted Roof Types	Parapet, flat; Tower permitted; Special roof option for high-rise	Parapet, flat; Tower permitted	Parapet, flat, pitched; Tower permitted	See 135-2.20 for roof types; See 135-2.18 for height and tower limitations in Capitol Dominance Area.

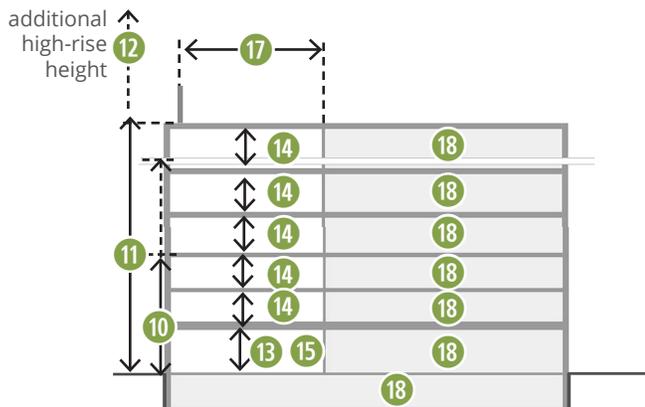


Figure 135-2.3-C. Downtown Storefront: Height & Uses Requirements

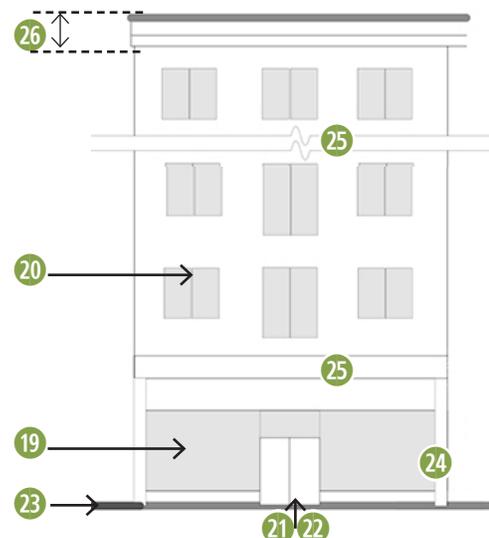


Figure 135-2.3-D. Downtown Storefront: Facade Requirements

135-2. BUILDING TYPES

Downtown Storefront

E. Additional Regulations/Notes

1. Primary Frontage. The Downtown Storefront is required along all frontages of designated primary streets on the primary streets map pursuant to section [135-2.1.6 of this article](#).
2. Courtyards. One courtyard, maximum of 30% of facade width or 50 feet wide, whichever is less, may count towards the minimum primary frontage coverage.
3. Minimum Pedestrian Area. Along all streets where the area from the back of curb to the lot line is less than 13 feet, the build-to zone shall begin at 13 feet from the back of curb and extend into the site the depth defined.
4. River Frontage. The following applies to all lots abutting a river or riverfront park:
 - a. Setback from River. A minimum setback of 100 ft is required from the high water mark of the river.
 - b. Public Right-of-Way. A public right-of-way is required between the development and any riverfront park. Refer to the city's most recent transportation master plan and specifications from the city engineer. This right-of-way shall be treated as a primary frontage.
5. Building Corners. At street intersections, ground story transparency requirements on primary frontage shall extend around the corner of the building a minimum of 30 feet, as measured from the corner of the building down the non-primary frontage. See section [135-2.1.6.F of this article](#) for building requirements at street corners.

135-2. BUILDING TYPES

Downtown General

135-2.4 Downtown General

2.4.1 DESCRIPTION AND INTENT

The Downtown General building type is a mid-rise to high-rise building within the downtown (DX) districts. The Downtown General building is built close to the sidewalk, but may have plazas or courtyards between the building and the sidewalk. Parking is typically structured or provided off-site for the Downtown General building.

The Downtown General building is more flexible than the Downtown Storefront. The level of glass on the ground story is the same as the upper stories. Additionally, the ground story may not match the sidewalk elevation, raised above grade and with or without a visible basement beneath.

2.4.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 135-2.4-A of this article](#) are intended to illustrate the general character intent for the building type. The buildings and sites in each image may not fulfill all of the building type requirements.

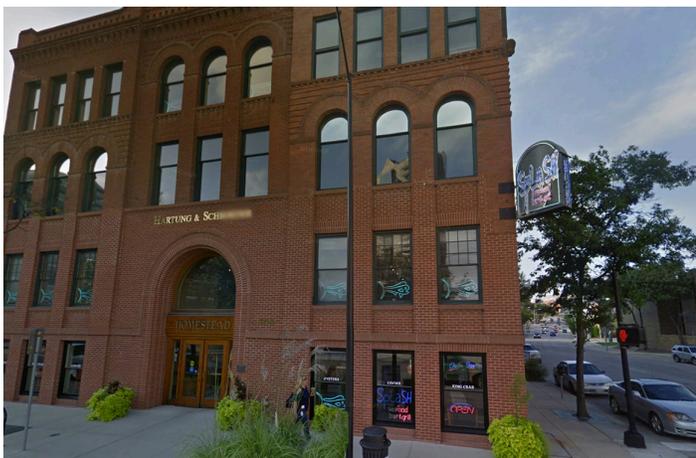


Figure 135-2.4-A. Example illustrations of Existing Downtown General Building Type

135-2. BUILDING TYPES

Downtown General

2.4.3 DOWNTOWN GENERAL REGULATIONS

	DX1	DX2	DXR	REFERENCES
A. Building Siting Refer to Figure 135-2.4-B				
1 Multiple Principal Buildings	Permitted	Permitted	Permitted	
2 Minimum Primary Frontage Coverage	95%	90%	80%	Courtyards permitted per Note 1 . See Figure 135-3.2 for measurement information. See Note 3 for river frontage requirements.
3 Primary Frontage Build-to Zone (ft)	0-10	0-15	0-15	Minimum pedestrian area is required per Note 2 . See 135-3.3 for measurement information. See Note 3 for river frontage requirements.
4 Non-Primary Frontage Build-to Zone (ft)	0-15	0-15	0-20	
5 Minimum Interior Side Setback (ft)	0	0	10	
6 Minimum Rear Setback (ft)	0 except 5 at alley	0 except 5 at alley	0 except 15 at alley	0 allowed at the alley subject to approval of the development services director and city engineer.
7 Maximum Impervious Area Additional Semi-Pervious Area	90% 10%	85% 15%	80% 15%	See 135-3.6 for measurement information.
8 Garage/Loading Entrance Location	Any non-primary street or rear facade			See 135-4.3.8 for additional garage door requirements.
9 Permitted Driveway Access	Improved alley; if no improved alley exists or is planned, one driveway off each non-primary street			See 135-6.12 for additional driveway regulations.
B. Height Refer to Figure 135-2.4-C				
10 Minimum Overall Height	5 stories	3 stories	3 stories	See 135-3.7 for measurement information. See 135-2.18 for height limitations in Capitol Dominance Area
11 Maximum Overall Base Height	15 stories	8 stories	8 stories	
12 Additional High-Rise Height	Unlimited height	Not permitted	Not permitted	See 135-4.4 for high-rise design requirements.
13 Primary Frontage Ground Story: Minimum Height (ft) Maximum Height (ft)	10 24	10 24	10 16	Story heights are measured floor to floor. Floor heights greater than 20 ft count as 2 stories in overall height. See 135-3.7 for measurement information.
14 All Other Stories: Minimum Height (ft) Maximum Height (ft)	9 14	9 12	9 12	

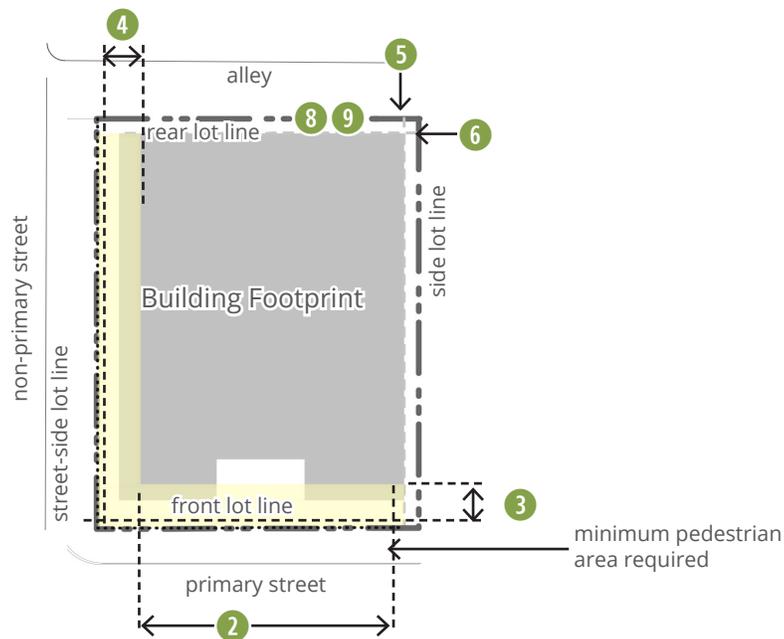


Figure 135-2.4-B. Downtown General: Building Siting

135-2. BUILDING TYPES

Downtown General

	DX1	DX2	DXR	REFERENCES
C. Uses Refer to Figure 135-2.4-C				
15 All Stories & Basement	Any permitted use, except the following are limited to no more than 25% of the ground floor area: Commercial Service; Day Care; Eating and Drinking Places; Retail Sales; Sports and Recreation, Private/Participant; and Vehicle Rental and Fuel Station*			See chapter 134, article 3 for permitted uses per zoning district and definition of uses. *= DX2 and DXR only for fuel station
16 Required Occupied Space	Minimum 30ft depth on all full height floors of primary frontages			See 135-12.1 for definition of occupied space.
17 Parking/Loading within Principal Building	Permitted fully in any basement and rear of all other stories behind occupied space as required above.			Refer to 135-2.17 for design on street frontages.
D. Street, Public Way, & Courtyard Facades and Roof Requirements Refer to Figure 135-2.4-D				
18 Minimum Transparency per Each Story & any Half Story	18%; blank wall limitations apply			See 135-3.8 for measurement information and the definition of transparency and blank wall limitations.
19 Entrance Location and Number	Principal entrance required on primary frontage facade; minimum of one per 100 ft of primary frontage facade; no expanse on a primary frontage facade shall be greater than 100ft without a principal entrance			See 135-4.3.6 for principal entryway design requirements
20 Primary Frontage Entryway(s) Configuration	Recessed between 3ft and 8ft from the portion of the primary frontage facade closest to the street; maximum 8ft wide if outside the build-to zone			See 135-4.3.6 for principal entryway design requirements
21 Primary Frontage Entrance and Ground Story Elevation	At least 80% of entrances and the ground story shall be within 30 inches vertically of adjacent sidewalk elevation OR between 30 inches and 5ft with visible basement (transparency required)			See 135-12.1 for definition of visible basement.
22 Primary Frontage Ground Story Vertical Facade Divisions	At least one shadow line per every 90ft of facade width			See 135-12.1 for definition of shadow line. See 135-4.3.9 for building articulation requirements.
23 Horizontal Facade Divisions	At least one shadow line within 3ft of any story line between 1st and 3rd story; For buildings over 5 stories: minimum of one shadow line within 3ft of any story between the 3rd and 6th story			See 135-12.1 for definition of shadow line.
24 Permitted Roof Types	Parapet, flat; Tower permitted; Special roof option for high-rise	Parapet, flat; Tower permitted	Parapet, flat, pitched; Tower permitted	See 135-2.20 for roof types; See 135-2.18 for height and tower limitations in Capitol Dominance Area.

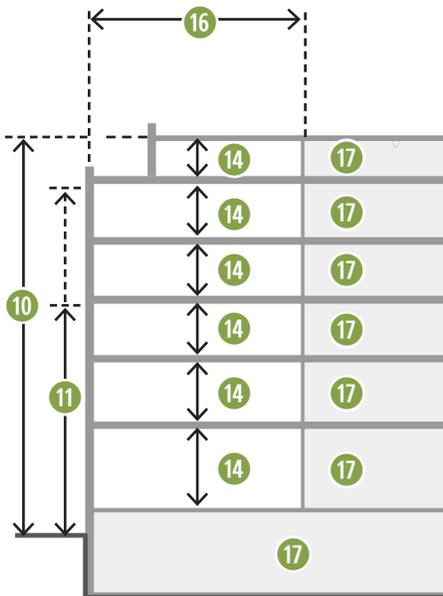


Figure 135-2.4-C. Downtown General: Height & Uses Requirements

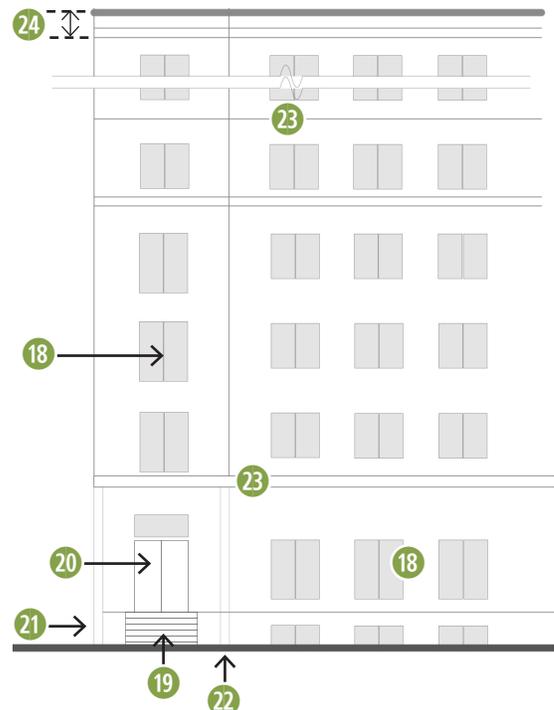


Figure 135-2.4-D. Downtown General: Facade Requirements

135-2. BUILDING TYPES

Downtown General

E. Additional Regulations/Notes

1. Courtyards. One courtyard, maximum of 30% of facade width or 50 feet wide, whichever is less, may count towards the minimum primary frontage coverage.
2. Minimum Pedestrian Area. Along all streets where the area from the back of curb to the lot line is less than 13 feet, the build-to zone shall begin at 13 feet from the back of curb and extend into the site the depth defined.
3. River Frontage. The following applies to all lots abutting a river or riverfront park:
 - a. Setback from River. A minimum setback of 100 feet is required from the high water mark of the river.
 - b. Public Right-of-Way. A public right-of-way is required between the development and any riverfront park. Refer to the transportation master plan and specifications from the city engineer. This right-of-way shall be treated as a primary frontage.

135-2. BUILDING TYPES

Storefront

135-2.5 Storefront

2.5.1 DESCRIPTION AND INTENT

The Storefront building type is a low- to mid-rise building for use at mixed-use nodes and along mixed-use corridors throughout the city. The Storefront building is built close to the front lot line to create continuous building walls along sidewalks with the goal of increased walkability at the node and along corridors. Parking is located in the rear of the lot behind the building or, in some locations, small interior side yard parking lots are permitted.

The key facade elements of the Storefront building type are a high level of storefront glass on the ground floor front facade and regularly spaced entrances along the street sidewalk.

2.5.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 135-2.5-A of this article](#) are intended to illustrate the general character intent for the building type. The buildings and sites in each image may not fulfill all of the building type requirements.



Figure 135-2.5-A. Example illustrations of Storefront Building Type

135-2. BUILDING TYPES

Storefront

2.5.3 STOREFRONT REGULATIONS

	MX1	MX2	MX3	CX, EX, I1	REFERENCES
A. Building Siting Refer to Figure 135-2.5-B					
1 Multiple Principal Buildings	Not permitted	Permitted	Permitted	Permitted	See Note 1 for double frontage lots adjacent to N districts.
2 Minimum Primary Frontage Coverage	85%	90%	60%	60%	See 135-3.2 for measurement information. See Note 1 for double frontage lots adjacent to N districts.
3 Primary Frontage Build-to Zone (ft)	0-5	0-5	0-5	0-10	Minimum pedestrian area is required per Note 2 . See 135-3.3 for measurement information.
4 Non-Primary Frontage Build-to Zone (ft)	0-10	0-10	0-10	0-20	
5 Minimum Interior Side Setback (ft)	0, 5 abutting a district that does not permit a Storefront building			5	See 135-7.8 for landscape buffer.
6 Minimum Rear Setback (ft)	5 except 0 at alley			15 except 0 at alley	See Note 1 for double frontage lots adjacent to N districts.
7 Maximum Impervious Area Additional Semi-Pervious Area	85% 10%	85% 15%	80% 10%	65% 15%	See 135-3.6 for measurement information.
8 Surface Parking/Loading Location; Garage/Loading Entrance Location	Rear yard, limited side yard only; Any non-primary street or rear façade		Rear yard, limited side yard only; Any non-primary street or rear façade		See Note 3 for limited side yard parking; See 135-4.3.8 for additional garage door requirements.
9 Permitted Driveway Access	Improved alley; if no improved alley exists or is planned, one driveway off each non-primary street; if no alley or non-primary street exists, one driveway off a primary street with approval of city engineer				See 135-6.12 for additional driveway regulations.
B. Height Refer to Figure 135-2.5-C					
10 Minimum Overall Height	1 story	3 stories	1 story	1 story	See 135-3.7 for measurement information.
11 Maximum Overall Height	3 stories	5 stories	5 stories	3 stories	
12 Primary Frontage Ground Story: Minimum Height (ft) Maximum Height (ft)	12 18	15 20	12 18	12 20	Story heights are measured floor to floor. See Note 5 for large format-retail heights. See 135-3.7 for measurement information.
13 All Other Stories: Minimum Height (ft) Maximum Height (ft)	9 12	9 14	9 12	9 12	

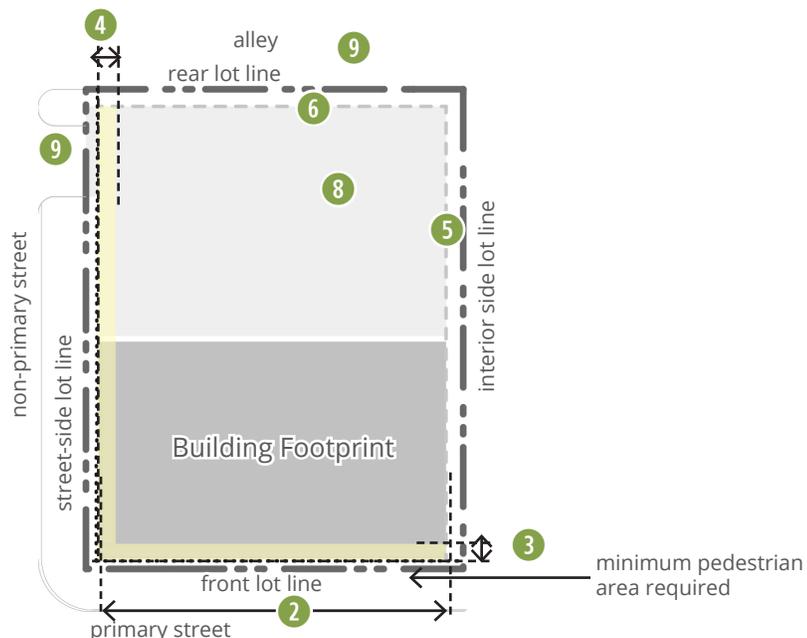


Figure 135-2.5-B. Storefront: Building Siting

135-2. BUILDING TYPES

Storefront

	MX1	MX2	MX3	CX, EX, I1	REFERENCES
C. Uses Refer to Figure 135-2.5-C					
14 Primary Frontage Facade Ground Story First 30 ft of depth along frontage	Permitted Public, Civic, and Institutional uses; Commercial uses except Business and Trade School; Artisan Industrial; and lobbies to upper story uses		Permitted Public, Civic, and Institutional uses; Commercial uses; Artisan Industrial; Wholesale Sales/Distribution; and lobbies to upper story uses		See chapter 134, article 3 for permitted uses per zoning district and definition of uses.
15 Non-Primary Frontage, All Upper Stories, & Basement	Any permitted use				See chapter 134, article 3 for permitted uses per zoning district and definition of uses.
16 Required Occupied Space	Minimum 30ft depth on all full height floors of primary frontages				See 135-12.1 for definition of occupied space.
17 Parking/Loading within Principal Building	Permitted fully in any basement and rear of all other stories behind occupied space as required above.				Refer to 135-2.17 for design on street frontages.
D. Street & Public Way Facades and Roof Requirements Refer to Figure 135-2.5-D					
18 Minimum Primary Frontage Ground Story Transparency Ground story requirements supersede requirements per story, below.	65%, measured between 2 ft and 8 ft; blank wall limitations apply	70%, measured between 2 ft and 10 ft; blank wall limitations apply	65%, measured between 2 ft and 8 ft; blank wall limitations apply	60%, measured between 2 ft and 8 ft; blank wall limitations apply	See 135-3.8 for measurement information and the definition of transparency and blank wall limitations. See Note 4 . for requirements at corners.
19 Minimum Transparency per Each Story & any Half Story	15%; blank wall limitations apply				
20 Entrance Location & Number	Principal entrance required on primary frontage facade; minimum of one per 45 ft of primary street facade; lobby entrance for upper story uses shall be located on a public way; no expanse on a primary frontage facade shall be greater than 45ft without a principal entrance; Any ground floor tenant bay with occupied space along a primary street shall have principal entrance along the primary street. A lobby or vestibule entrance may be shared by two or more tenants provided that a minimum of one principal entrance per 45 lineal feet of building frontage is provided.				See 135-4.3.6 for principal entryway design requirements.
21 Primary Frontage Entryway(s) Configuration	Recessed between 3ft and 8ft from the portion of the primary frontage facade closest to the street; maximum 8ft wide if outside the build-to zone		No requirements		See 135-4.3.6 for principal entryway design requirements.
22 Primary Frontage Entrance & Ground Story Elevation	At least 80% of entrances and the ground story shall be within 1.5ft vertically of adjacent sidewalk elevation				
23 Primary Frontage Ground Story Vertical Facade Divisions	At least one shadow line per every 30ft of facade width				See 135-12.1 for definition of shadow line. See 135-4.3.9 for building articulation requirements.
24 Horizontal Facade Divisions	At least one shadow line within 3ft of the top of the ground story; For buildings over 5 stories: minimum of one shadow line within 3ft of any story between the 3rd and 5th story				See 135-12.1 for definition of shadow line.
25 Permitted Roof Types	Parapet, flat; tower permitted				See 135-2.20 for roof types.

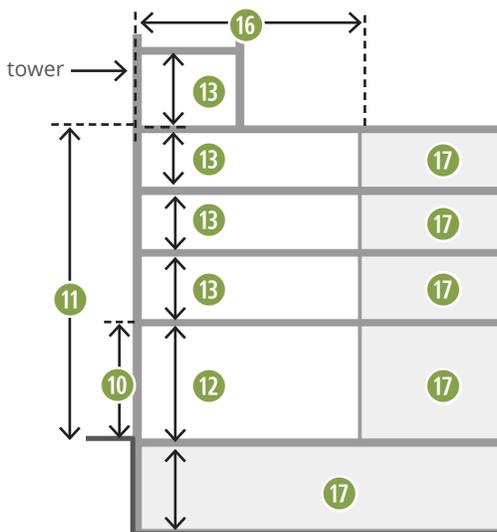


Figure 135-2.5-C. Storefront: Height & Uses Requirements

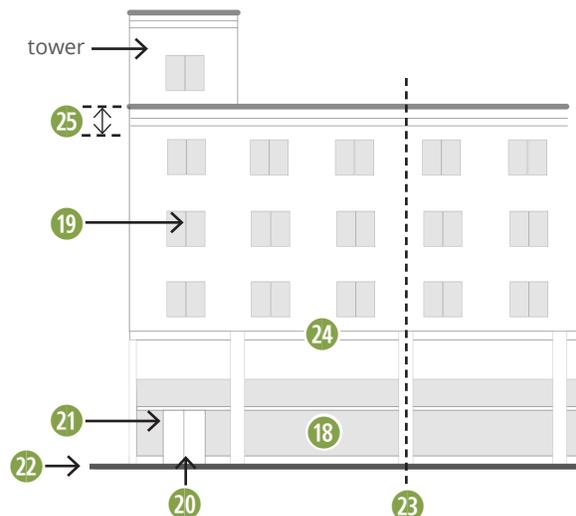


Figure 135-2.5-D. Storefront: Facade Requirements

135-2. BUILDING TYPES

Storefront

E. Additional Regulations/Notes

1. MX to N District Transition. MX district double frontage lots, deeper than 120 feet, that share a primary frontage with an N district shall provide the following:
 - a. One or more of the following building types shall front the adjacent N district primary street:
 - i. House permitted in the adjacent N district.
 - ii. Row or Flat building as permitted in NX2.
 - b. The MX district lot shall incorporate an interior alley, lane, or drive to provide access to both the Storefront building parking and the garage/parking for the House, Row, or Flat building.
 - c. The rear of all buildings shall be fully screened by buildings from both primary streets.
2. Minimum Pedestrian Area. Along all streets where the area from the back of curb to the lot line is less than 13 feet, the build-to zone shall begin at 13 feet from the back of curb and extend into the site the depth defined.
3. Limited Side Yard Parking. Limited side yard parking is one double- or single-loaded aisle, with the centerline of the aisle perpendicular to the street, permitted in the interior side yard. Maximum width of a double-loaded aisle is 60 feet and 40 feet for single-loaded, measured along the right-of-way. Parking may be angled or head-in. Frontage Buffer is required per section [135-7.7 of this chapter](#).
4. Building Corners. At street intersections, ground story transparency requirements on primary frontage shall extend around the corner of the building a minimum of 30 feet, as measured from the corner of the building down the non-primary frontage. See section [135-2.1.6.F of this article](#) for building requirements at street corners.
5. Warehouse-Retail Space. In CX, taller floor to floor heights may be permitted for warehouse-retail space with approval of a Type 1 design alternative per section [135-9.2 of this chapter](#) and where all other primary frontage ground story requirements are fulfilled:
 - a. The maximum height of the primary frontage for up to a 24-foot wide segment may be 28 feet.
 - b. The taller space shall not front any other street.
 - c. The taller space shall not be more than 30 feet from any other side, non-primary, or rear lot line.
6. MX District Deck and Patio. Any deck or patio associated with a non-residential use in any MX district shall be located in the rear, side, or street-side yard. A deck or patio in the front yard may be approved through a Type 1 design alternative, either subject to primary frontage coverage or with a Type 1 design alternative to primary frontage coverage.
7. Fuel Station. Where permitted by chapter 134 of this code, a building on the premises of a fuel station shall be located in the build-to zone and shall occupy any corner. For the CX district only, the building shall fulfill all requirements of the building type with the exception of the minimum primary frontage coverage and the minimum height requirement. For all other districts, the building shall fulfill all requirements of the building type.

135-2. BUILDING TYPES

Commercial Cottage

135-2.6 Commercial Cottage

2.6.1 DESCRIPTION AND INTENT

The Commercial Cottage building type is a small-scale building for use at mixed-use nodes and along mixed-use corridors. This building functions well as a transitional building between commercial uses and residential uses, but can also occur within a neighborhood commercial area.

While this building does not necessarily create streetwall, it can contribute to the walkability of an area by being built close to the front lot line and including an entrance and shop windows facing the street.

Parking is located in the rear of the lot behind the building or, in some locations, small interior side yard parking lots.

2.6.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 135-2.6-A](#) are intended to illustrate the general character intent for the building type. The buildings and sites in each image may not fulfill all of the building type requirements.

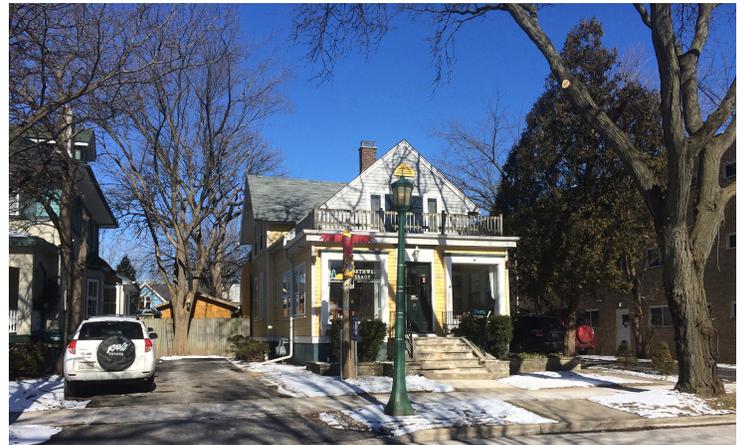


Figure 135-2.6-A. Example illustrations of Commercial Cottage Building Type

135-2. BUILDING TYPES

Commercial Cottage

2.6.3 COMMERCIAL COTTAGE REGULATIONS

	MX1	MX3	RX1, RX2, EX, I1	REFERENCES
A. Building Siting Refer to Figure 135-2.6-B				
1 Multiple Principal Buildings	Permitted	Permitted	Permitted	See Note 1 for double frontage lots adjacent to N districts. See Note 3 for requirements of multiple buildings.
2 Maximum Building Width	45	60	60	See 135-3.5 for measurement information.
3 Primary Frontage Build-to Zone (ft)	5 - 15	5 - 20	5 - 20	Minimum pedestrian area is required per Note 2 . See 135-3.3 for measurement information.
4 Non-Primary Frontage Build-to Zone (ft)	5 - 10	5 - 10	5 - 10	
5 Minimum Interior Side Setback (ft)	7.5, 10 abutting another zone			See 135-7.8 for landscape buffer.
6 Minimum Rear Setback (ft)	25, 15 at alley	25, 15 at alley	25, 15 at alley	See Note 1 for double frontage lots adjacent to N districts.
7 Maximum Impervious Area Additional Semi-Pervious Area	65% 10%	65% 10%	65% 10%	See 135-3.6 for measurement information.
8 Surface Parking/Loading Location; Garage/Loading Entrance Location	Rear yard, limited side yard only; not permitted			See Note 4 for limited side yard parking; See 135-4.3.8 for additional garage door requirements.
9 Permitted Driveway Access	Improved alley; if no improved alley exists or is planned, one driveway off each non-primary street; if no alley or non-primary street exists, one driveway off a primary street with approval of city engineer			See 135-6.12 for additional driveway regulations.
B. Height Refer to Figure 135-2.6-C				
10 Minimum Overall Height	1.5 stories	1 story	1 story	See 135-3.7 for measurement information.
11 Maximum Overall Height	3 stories	3 stories	3 stories	
12 All Stories: Minimum Height (ft) Maximum Height (ft)	8.5 12	8.5 12	8.5 12	Story heights are measured floor to floor. See 135-3.7 for measurement information.

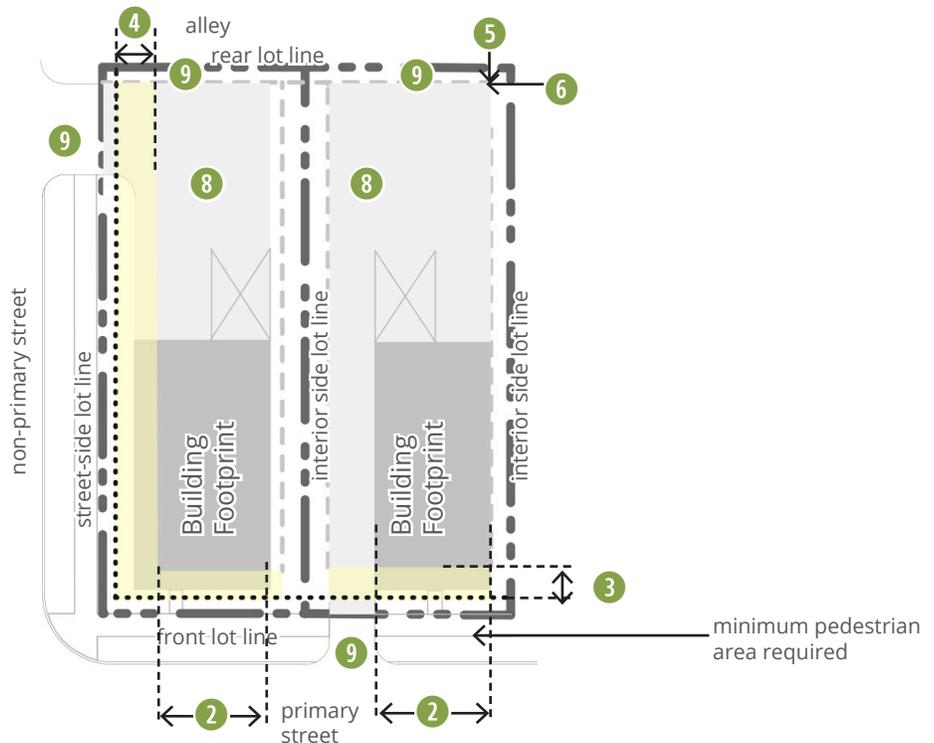


Figure 135-2.6-B. Commercial Cottage: Building Siting

135-2. BUILDING TYPES

Commercial Cottage

	MX1	MX3	RX1, RX2, EX, I1	REFERENCES
C. Uses Refer to Figure 135-2.6-C				
13 Primary Frontage Facade Ground Story First 30 ft of depth along frontage	Any permitted use category except residential			See chapter 134, article 3 for permitted uses per zoning district and definition of uses.
14 Non-Primary Frontage, All Upper Stories, & Basement	Any permitted use			
15 Required Occupied Space	Minimum 20ft depth on all full height floors of primary frontages			See 135-12.1 for definition of occupied space.
16 Parking/Loading within Principal Building	Permitted fully in any basement and rear of ground story behind occupied space as required above.			Refer to 135-2.17 for design on street frontages.
D. Street & Public Way Facades and Roof Requirements Refer to Figure 135-2.6-D				
17 Minimum Primary Frontage Ground Story Transparency Ground story requirements supersede requirements per story, below.	55%, measured between 2 ft and 8 ft; blank wall limitations apply	45%, measured between 2 ft and 8 ft; blank wall limitations apply	15%; blank wall limitations apply	See 135-3.8 for measurement information and the definition of transparency and blank wall limitations.
18 Minimum Transparency per Each Story & any Half Story	15%; blank wall limitations apply			
19 Entrance Location & Number	Principal entrance required on primary frontage facade			See 135-4.3.6 for principal entryway design requirements.
20 Primary Frontage Entryway(s) Configuration	Entrance must transition from the sidewalk via a stoop, minimum 4 ft deep by 4 ft wide, or a porch, minimum 6 ft deep by 6 ft wide			See 135-4.3.6 for principal entryway design requirements. See 135-12.1 for definition of stoop and porch.
21 Primary Frontage Entrance & Ground Story Elevation	Ground story shall be within 30 inches vertically of adjacent sidewalk elevation OR between 30 inches and 5 ft with visible basement (transparency required)			See 135-12.1 for definition of visible basement.
22 Primary Frontage Ground Story Vertical Facade Divisions	None required			See 135-12.1 for definition of shadow line.
23 Horizontal Facade Divisions	None required			See 135-12.1 for definition of shadow line.
24 Permitted Roof Types	Pitched only			See 135-2.20 for roof types.

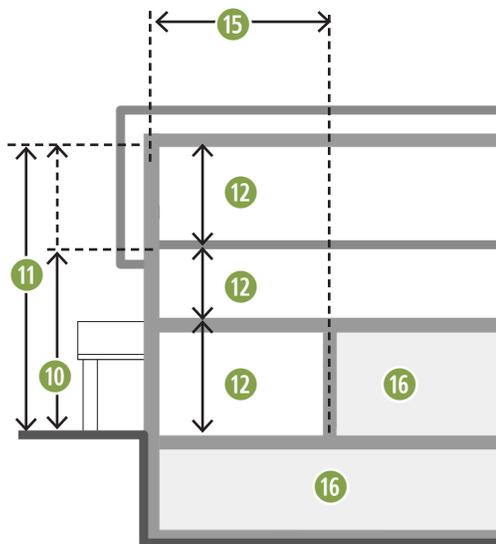


Figure 135-2.6-C. Commercial Cottage: Height & Uses Requirements

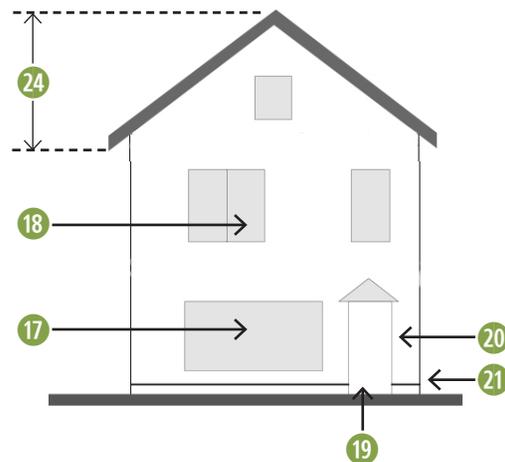


Figure 135-2.6-D. Commercial Cottage: Facade Requirements

135-2. BUILDING TYPES

Commercial Cottage

E. Additional Regulations/Notes

1. MX to N District Transition. MX district double frontage lots, deeper than 120 feet, that share a primary frontage with an N district shall provide the following:
 - a. One or more of the following building types shall front the adjacent N district primary street:
 - i. House permitted in the adjacent N district.
 - ii. Row or Flat building as permitted in NX2.
 - b. The MX district lot shall incorporate an interior alley, lane, or drive to provide access to both the Storefront building parking and the garage/parking for the House, Row, or Flat building.
 - c. The rear of all buildings shall be fully screened by buildings from both primary streets.
2. Minimum Pedestrian Area. Along all streets where the area from the back of curb to the lot line is less than 13 feet, the build-to zone shall begin at 13 feet from the back of curb and extend into the site the depth defined.
3. Commercial Cottage Court. See [Figure 135-2.6-E](#) for one layout of the following requirements. When multiple principal buildings are located on a development site, the following applies:

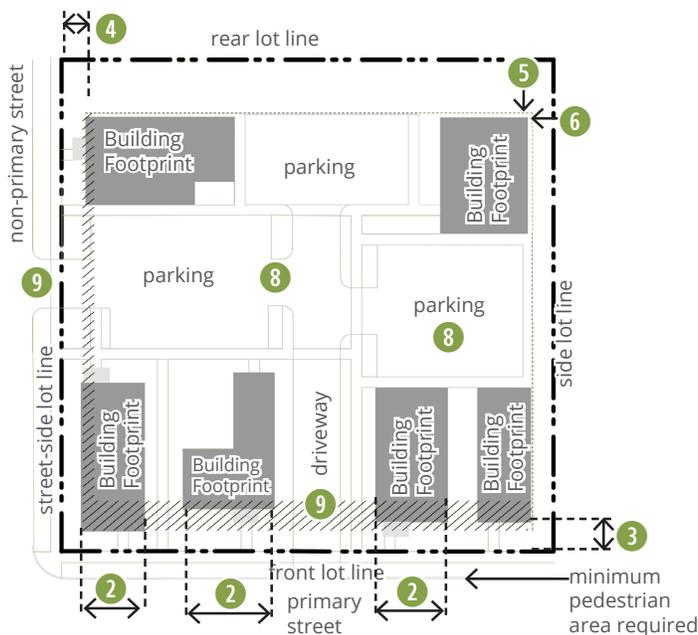


Figure 135-2.6-E. Commercial Cottage Court Plan

- a. For every Commercial Cottage fronting the street and located in the build-to zone, one building may be located on the interior of the lot, not fulfilling the build-to zone requirements.
 - b. The primary frontage on the lot shall have a minimum 60% building coverage, utilizing multiple Commercial Cottages and not exceeding the maximum building width.
 - c. Parking along any street frontage is limited to one limited side yard parking lot per building located along the frontage, not located next to each other.
 - d. Any Commercial Cottages located fully on the interior of the lot shall meet the street facade requirements for facades facing the parking and facades visible from the street.
 - e. The interior side yard setback shall apply to spaces between buildings.
4. Limited Side Yard Parking. Limited side yard parking means that one double- or single-loaded aisle, with the centerline of the aisle perpendicular to the street, is permitted in the interior side yard. Maximum width of double-loaded aisle is 60 feet and 40 feet for single-loaded aisle, measured along the right-of-way. Parking may be angled or head-in. Frontage Buffer required per section [135-7.7 of this chapter](#).
 5. MX District Deck and Patio. Any deck or patio associated with a non-residential use in any MX district shall be located in the rear, side, or street-side yard. A deck or patio in the front yard may be approved through a Type 1 design alternative, either subject to primary frontage coverage or with a Type 1 design alternative to primary frontage coverage.
 6. Fuel Station. Where permitted as a use by chapter 134 of this code, a building on the premises of a fuel station shall be located in the build-to zone and shall occupy any corner. For the EX district only, the building shall fulfill all requirements of the building type with the exception of the minimum primary frontage coverage and the minimum height requirement. For all other districts, the building shall fulfill all requirements of the building type.

135-2. BUILDING TYPES

General Building

135-2.7 General Building

2.7.1 DESCRIPTION AND INTENT

The General building type is a low- to mid-rise building meant for primarily apartments and offices. It is required to be built close to the front lot line with an entrance facing the primary street and parking is located in the rear of the lot behind the building.

More flexible than the Storefront, the level of glass on the ground story of the General building is the same as the upper stories. Additionally, the ground story is not required to match the sidewalk elevation and may be raised above grade with or without a visible basement.

2.7.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 135-2.7-A](#) are intended to illustrate the general character intent for the building type. The buildings and sites in each image may not fulfill all of the building type requirements.



Figure 135-2.7-A. Example illustrations of General Building Type



135-2. BUILDING TYPES

General Building

2.7.3 GENERAL BUILDING REGULATIONS

	RX1	RX2, P2	NX3, MX3, CX	EX, I1, I2	REFERENCES
A. Building Siting Refer to Figure 135-2.7-B					
1 Multiple Principal Buildings	Permitted	Permitted	Permitted	Permitted	See Note 1 for double frontage lots adjacent to N districts.
2 Minimum Primary Frontage Coverage	75%	80%	80%	65%	See Note 1 for courtyards. See 135-3.2 for measurement information. See Note 1 for double frontage lots adjacent to N districts.
3 Primary Frontage Build-to Zone (ft)	10 - 20	15 - 25	15 - 25; front setback averaging applies	5 - 30	Minimum pedestrian area is required per Note 3 . See 135-3.3 for measurement information.
4 Non-Primary Frontage Build-to Zone (ft)	5 - 20	5 - 25	5 - 25	5 - 30	
5 Minimum Interior Side Setback (ft)	10	10	10	15	See 135-7.8 for landscape buffer.
6 Minimum Rear Setback (ft)	15, 5 at alley				See Note 1 for double frontage lots adjacent to N districts.
7 Maximum Impervious Area Additional Semi-Pervious Area	65% 20%	75% 20%	75% 20%	70% 15%	See 135-3.6 for measurement information.
8 Surface Parking/Loading Location; Garage/Loading Entrance Location	Rear yard, limited side yard only; Any non-primary street or rear facade				See Note 3 for limited side yard parking; See 135-4.3.8 for additional garage door requirements.
9 Permitted Driveway Access	Improved alley; if no improved alley exists or is planned, one driveway off each non-primary street if no alley or non-primary street exists, one driveway off a primary street with approval of city engineer				See 135-6.12 for additional driveway regulations.
B. Height Refer to Figure 135-2.7-C					
10 Minimum Overall Height	2 stories	2 stories	3 stories	1 story	See 135-3.7 for measurement information. See Note 1 for double frontage lots adjacent to N districts.
11 Maximum Overall Height	3 stories	5 stories; 3 stories for portions of the building within 100 ft of an N district.	8 stories; 3 stories for portions of the building within 100 ft of an N district.	5 stories	
12 All Stories: Minimum Height (ft) Maximum Height (ft)	9 14	9 14	9 14	9 14	Story heights are measured floor to floor. See 135-3.7 for measurement information.

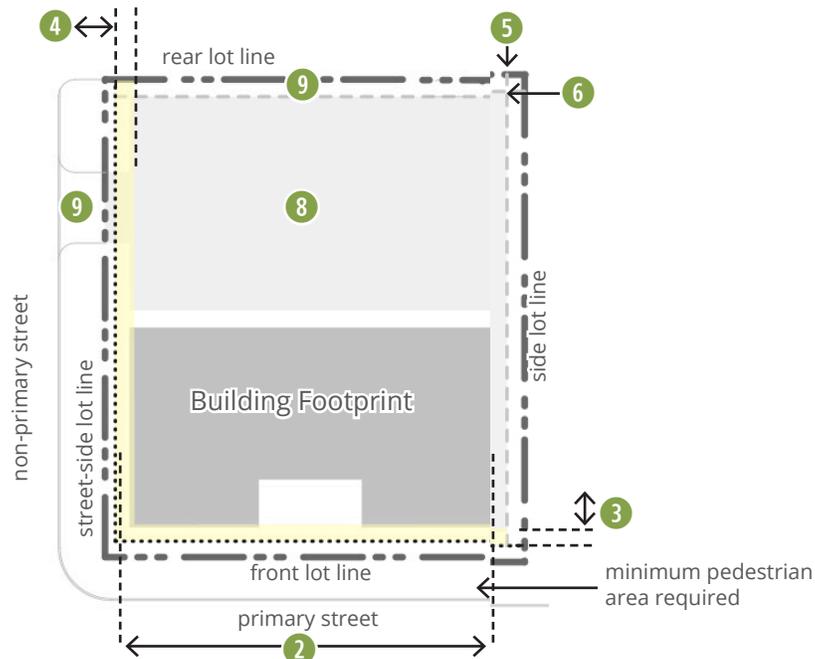


Figure 135-2.7-B. General Building: Building Siting

135-2. BUILDING TYPES

General Building

	RX1	RX2, P2	NX3, MX3, CX	EX, I1, I2	REFERENCES
C. Uses Refer to Figure 135-2.7-C					
13 All Stories & Basement	Any permitted use, except the following are limited to no more than 25% of the ground floor area: Commercial Service; Day Care; Eating and Drinking Places; Retail Sales; Sports and Recreation, Private/Participant; and Vehicle Sales and Service*				See chapter 134, article 3 for permitted uses per zoning district and definition of uses. *= EX, I1 and I2 only for Vehicle Sales and Service
14 Required Occupied Space	Minimum 20-ft depth on all full height floors of primary frontages				See 135-12.1 for definition of occupied space.
15 Parking/Loading within Principal Building	Permitted fully in any basement and rear of all other stories behind occupied space as required above.				Refer to 135-2.17 for design on street frontages.
D. Street, Public Way, & Courtyard Facades and Roof Requirements Refer to Figure 135-2.7-D					
16 Minimum Transparency per Each Story & any Half Story	18%; blank wall limitations apply				See 135-3.8 for measurement information and the definition of transparency and blank wall limitations.
17 Entrance Location & Number	Principal entrance required on primary frontage facade; minimum of one per 100 ft of primary street facade; no expanse on a primary frontage facade shall be greater than 100ft without a principal entrance				See 135-4.3.6 for principal entryway design requirements.
18 Primary Frontage Entryway(s) Configuration	Entry doors shall be off a stoop, minimum 6ft wide and 3ft deep				See 135-4.3.6 for principal entryway design requirements.
19 Primary Frontage Entrance & Ground Story Elevation	At least 80% of entrances and the ground story shall be within 30 inches vertically of adjacent sidewalk elevation OR between 30 inches and 5 ft with visible basement (transparency required)				
20 Primary Frontage Ground Story Vertical Facade Divisions	At least one shadow line per every 120ft of facade width				See 135-12.1 for definition of shadow line. See 135-4.3.9 for building articulation requirements.
21 Horizontal Facade Divisions	At least one shadow line within 3ft of any story line between 1st and 3rd story; For buildings over 5 stories: minimum of one shadow line within 3ft of any story between 3rd and 6th story				See 135-12.1 for definition of shadow line.
22 Permitted Roof Types	Parapet, flat, pitched; tower permitted				See 135-2.20 for roof types.

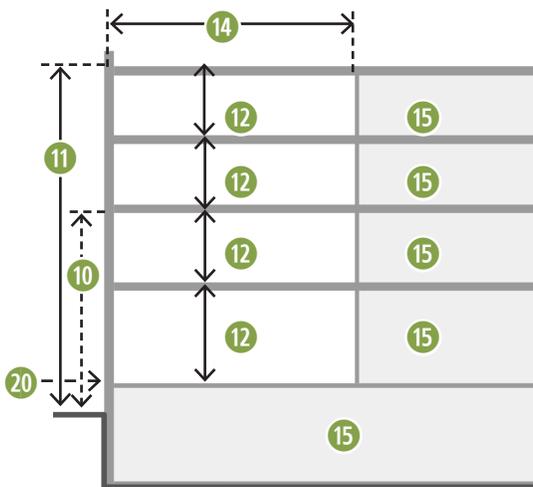


Figure 135-2.7-C. General Building: Height & Uses Requirements

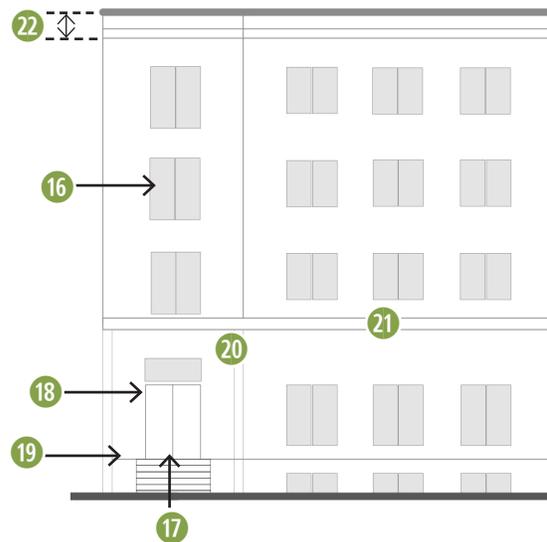


Figure 135-2.7-D. General Building : Facade Requirements

135-2. BUILDING TYPES

General Building

E. Additional Regulations/Notes

1. RX and EX to N District Transition. RX and EX district double frontage lots, as defined in section [135-12.14 of this chapter](#), that are deeper than 120 feet and share a primary frontage with an N district shall provide the following:
 - a. One or more of the following building types shall front the adjacent N district primary street:
 - i. House permitted in the adjacent N district.
 - ii. Row or Flat building as permitted in NX2.
 - iii. General building as permitted but limited to three stories a minimum of depth of 30 feet into lot from the N district primary frontage.
 - b. The RX or EX district lot shall incorporate an interior alley, lane, or drive to provide access to both building parking and the garage/parking for the House, Row, or Flat building.
 - c. The rear of all buildings shall be fully screened by building from both primary streets.
2. Courtyards. One courtyard, maximum of 30% of facade width or 50 feet wide, whichever is less, may count towards the minimum primary frontage coverage.
3. Minimum Pedestrian Area. Along all streets where the area from the back of curb to the lot line is less than 13 feet, the build-to zone shall begin at 13 feet from the back of curb and extend into the site the depth defined.
4. Limited Side Yard Parking. Limited side yard parking means that one double- or single-loaded aisle, with the centerline of the aisle perpendicular to the street, is permitted in the interior side yard. Maximum width of double-loaded aisle is 60 feet and 40 feet for single-loaded aisle, measured along the right-of-way. Parking may be angled or head-in. Frontage Buffer required per section [135-7.8 of this chapter](#).
5. Fuel Station. Where permitted as a use by chapter 134 of this code, a building on the premises of a fuel station shall be located in the build-to zone and shall occupy any corner. For the EX, I1 and I2 districts only, the building shall fulfill all requirements of the building type with

the exception of the minimum primary frontage coverage and the minimum height requirement. For all other districts, the building shall fulfill all requirements of the building type.

135-2. BUILDING TYPES

Commercial Center

135-2.8 Commercial Center

2.8.1 DESCRIPTION AND INTENT

The Commercial Center building type is a modified Storefront building intended to accommodate a higher level of automobile access while maintaining pedestrian accessibility. This building type is limited to use in mixed-use community nodes and corridors.

The Commercial Center building is a collection of multiple buildings with some buildings built close to the front lot line. A high level of storefront glass on the ground floor and regularly spaced entrances along the front and main parking lot facades increase walkability within the node and along corridors. Parking is located in the center of the lot behind street-facing buildings and in interior side yard parking lots.

2.8.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 135-2.8-A](#) are intended to illustrate the general character intent for the building type. The buildings and sites in each image may not fulfill all of the building type requirements.



Figure 135-2.8-A. Example illustrations of the Commercial Center Building Type

135-2. BUILDING TYPES

Commercial Center

2.8.3 COMMERCIAL CENTER REGULATIONS

	MX3	CX	REFERENCES
A. Building Siting Refer to Figure 135-2.8-B			
1 Multiple Principal Buildings	At least 2 separate buildings are required to utilize this type		See Note 1 for double frontage lots adjacent to N districts.
2 Minimum Primary Frontage Coverage	60%	50%	See 135-3.2 for measurement information. See Note 1 for double frontage lots adjacent to N districts.
3 Primary Frontage Build-to Zone (ft)	0-10	0-15	Minimum pedestrian area is required per Note 1 . See 135-3.3 for measurement information.
4 Non-Primary Frontage Build-to Zone (ft)	0-10	0-20	
5 Minimum Interior Side Setback (ft)	0; 10 adjacent to different district		See 135-7.8 for landscape buffer.
6 Minimum Rear Setback (ft)	15, 0 at alley	15, 0 at alley	See Note 1 for double frontage lots adjacent to N districts.
7 Maximum Impervious Area Additional Semi-Pervious Area	75% 15%	75% 15%	See 135-3.6 for measurement information.
8 Surface Parking/Loading Location; Garage/Loading Entrance Location	Center, rear yard, interior side yard; Any non-primary street, interior side or rear façade		See Note 4 for pedestrian pathways; See Note 5 for limited side yard parking; See 135-4.3.8 for additional garage door requirements.
9 Permitted Driveway Access	1 per every 300 ft of primary and non-primary frontage		See 135-6.12 for additional driveway regulations.
B. Height Refer to Figure 135-2.8-C			
10 Minimum Overall Height	1 story	1 story	See 135-3.7 for measurement information.
11 Maximum Overall Height	5 stories	3 stories	
12 Primary Frontage Ground Story: Minimum Height (ft) Maximum Height (ft)	12 18	15 24	Story heights are measured floor to floor. See 135-3.7 for measurement information. See Note 6 for pedestrian pathways.
13 All Other Stories: Minimum Height (ft) Maximum Height (ft)	9 12	9 12	

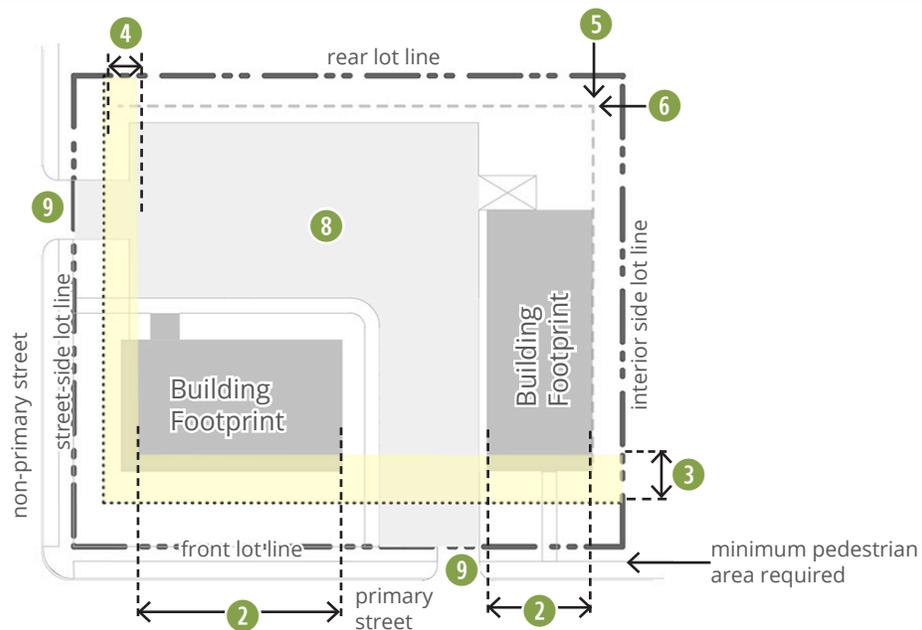


Figure 135-2.8-B. Commercial Center: Building Siting

135-2. BUILDING TYPES

Commercial Center

	MX3	CX	REFERENCES
C. Uses Refer to Figure 135-2.8-C			
14 Primary Frontage Facade Ground Story (First 30 ft of depth along frontage)	Permitted Commercial uses; Artisan Industrial; Wholesale Sales/Distribution*; and lobbies to upper story uses		See chapter 134, article 3 for permitted uses per zoning district and definition of uses.
15 Non-Primary Frontage, All Upper Stories, & Basement	All permitted uses		*= CX only for Wholesale Sales/Distribution
16 Required Occupied Space	Minimum 20-ft depth on all full height floors of primary frontages		See 135-12.1 for definition of occupied space.
17 Parking/Loading within Principal Building	Permitted fully in any basement and rear of all other stories behind occupied space as required above.		Refer to 135-2.17 for design on street frontages.
D. Street, Main Parking, & Public Way Facades and Roof Requirements Refer to Figure 135-2.8-D			
18 Minimum Primary Frontage & Main Parking Lot Ground Story Transparency (Ground story requirements supersede requirements per story, below.)	65%, measured between 2 ft and 8 ft; blank wall limitations apply	60%, measured between 2 ft and 8 ft; blank wall limitations apply	See 135-3.8 for measurement information and the definition of transparency and blank wall limitations. See 135-12.1 for definition of main parking lot.
19 Minimum Transparency per Each Story & any Half Story	20%	15%	See 135-4.3.6 for principal entryway design requirements.
20 Entrance Location & Number	Minimum of one entrance per 90 ft of primary street and main parking facade; a Type 1 design alternative may be approved for fewer entrances		See 135-4.3.6 for principal entryway design requirements. See 135-12.1 for definition of main parking lot.
21 Primary Frontage Entryway(s) Configuration	Recessed between 3ft and 8ft from the portion of the primary frontage facade closest to the street; maximum 8ft wide if outside the build-to zone		
22 Primary Frontage Entrance & Ground Story Elevation	80% of entrances and the ground story shall be within 1.5ft vertically of adjacent sidewalk elevation		
23 Primary Frontage Ground Story Vertical Facade Divisions	One shadow line per every 30ft of facade width		See 135-12.1 for definition of shadow line. See 135-4.3.9 for building articulation requirements.
24 Horizontal Facade Divisions	One shadow line within 3ft of the top of the ground story		See 135-12.1 for definition of shadow line.
25 Permitted Roof Types	Parapet, flat, pitched; tower permitted		See 135-2.20 for roof types.

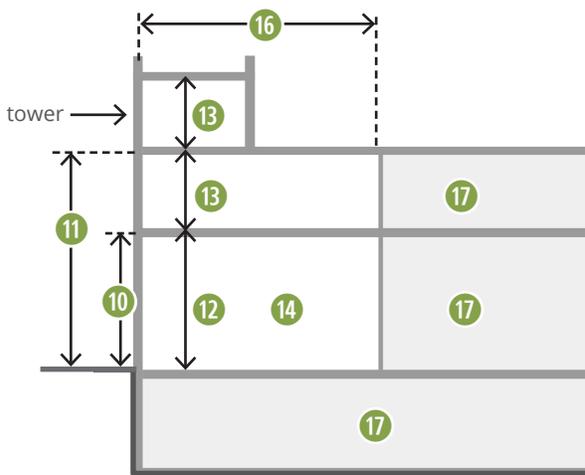


Figure 135-2.8-C. Commercial Center: Height & Uses Requirements

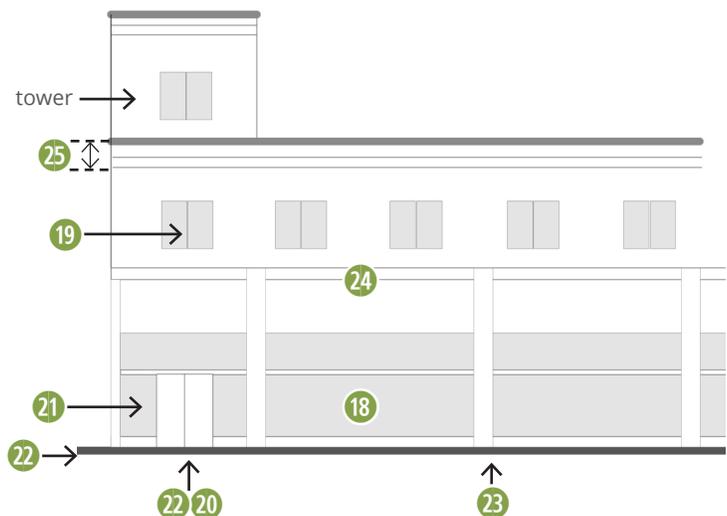


Figure 135-2.8-D. Commercial Center: Facade Requirements

135-2. BUILDING TYPES

Commercial Center

E. Additional Regulations/Notes

1. MX and CX to N District Transition. MX and CX district double frontage lots as defined in section [135-12.14 of this chapter](#) that are deeper than 120 feet and share a primary frontage with an N district shall provide the following:
 - a. One or more of the following building types shall front the adjacent N district primary street:
 - i. House permitted in the adjacent N district.
 - ii. Row or Flat building as permitted in NX2.
 - b. The MX or CX district lot shall incorporate an interior alley, lane, or drive to provide access to both the Storefront building parking and the garage/parking for the House, Row, or Flat building.
 - c. The rear of all buildings shall be fully screened by building from both primary streets.
2. Courtyards. One courtyard, maximum of 30% of facade width or 50 feet wide, whichever is less, may count towards the minimum primary frontage coverage.
3. Minimum Pedestrian Area. Along all streets where the area from the back of curb to the lot line is less than 13 feet, the build-to zone shall begin at 13 feet from the back of curb and extend into the site the depth defined.
4. Pedestrian Pathway. Direct, continuous separate pedestrian pathways are required connecting the sidewalk along the primary frontage to each shop door on the main parking lot frontage, and dividing parking lots into segments no longer than 300 feet in length. The pathway shall include the following:
 - a. Streetscape is required along the pedestrian pathway per section [135-7.10 of this chapter](#). Pavement shall be small unit pavers, concrete scored in less than four-foot increments, or other similar material approved by the development services director.
 - b. Perpendicular crossings of parking drives are permitted, but the pavement shall match the pathway.
 - c. Parallel paths to parking shall be located in a raised median or island.
5. Limited Side Yard Parking. Limited side yard parking means that one double- or single-loaded aisle, with the centerline of the aisle perpendicular to the street, is permitted in the interior side yard. Maximum width of double-loaded aisle is 60 feet and 40 feet for single-loaded aisle, measured along the right-of-way. Parking may be angled or head-in. Frontage Buffer required per section [135-7.7 of this chapter](#).
6. Warehouse-Retail Space. In CX, taller floor to floor heights may be permitted for warehouse-retail space with approval of a Type 1 design alternative per section [135-9.2 of this chapter](#) and where all other primary frontage and main parking lot frontage ground story requirements are fulfilled:
 - a. The maximum height of the primary or main parking frontage for up to a 24-foot wide segment may be 28 feet.
 - b. The taller space shall not front any other street.
 - c. The taller space shall not be more than 30 feet from any side or rear lot line.
7. MX District Deck and Patio. Any deck or patio associated with a non-residential use in any MX district shall be located in the rear, side, or street-side yard. A deck or patio in the front yard may be approved through a Type 1 design alternative, either subject to primary frontage coverage or with a Type 1 design alternative to primary frontage coverage.
8. Fuel Station. Where permitted as a use by chapter 134 of this code, a building on the premises of a fuel station shall be located in the build-to zone and shall occupy any corner. For the CX district only, the building shall fulfill all requirements of the building type with the exception of the minimum primary frontage coverage and the minimum height requirement. For all other districts, the building shall fulfill all requirements of the building type.

135-2. BUILDING TYPES

Workshop/Warehouse

135-2.9 Workshop/Warehouse

2.9.1 DESCRIPTION AND INTENT

The Workshop/Warehouse building type is a modified General building. A limited amount of surface parking or number of loading bays or entrances may be allowed on the front facade of a Workshop/Warehouse building, subject to approval by the development services director in appropriate circumstances identified in section [135-2.9.3.E.4](#) of this article.

In the industrial (I) districts, this building type is very flexible to allow a wide range of forms, accommodating larger-scale truck loading, warehousing, and manufacturing.

2.9.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 135-2.9-A](#) are intended to illustrate the general character intent for the building type. The buildings and sites in each image may not fulfill all of the building type requirements.



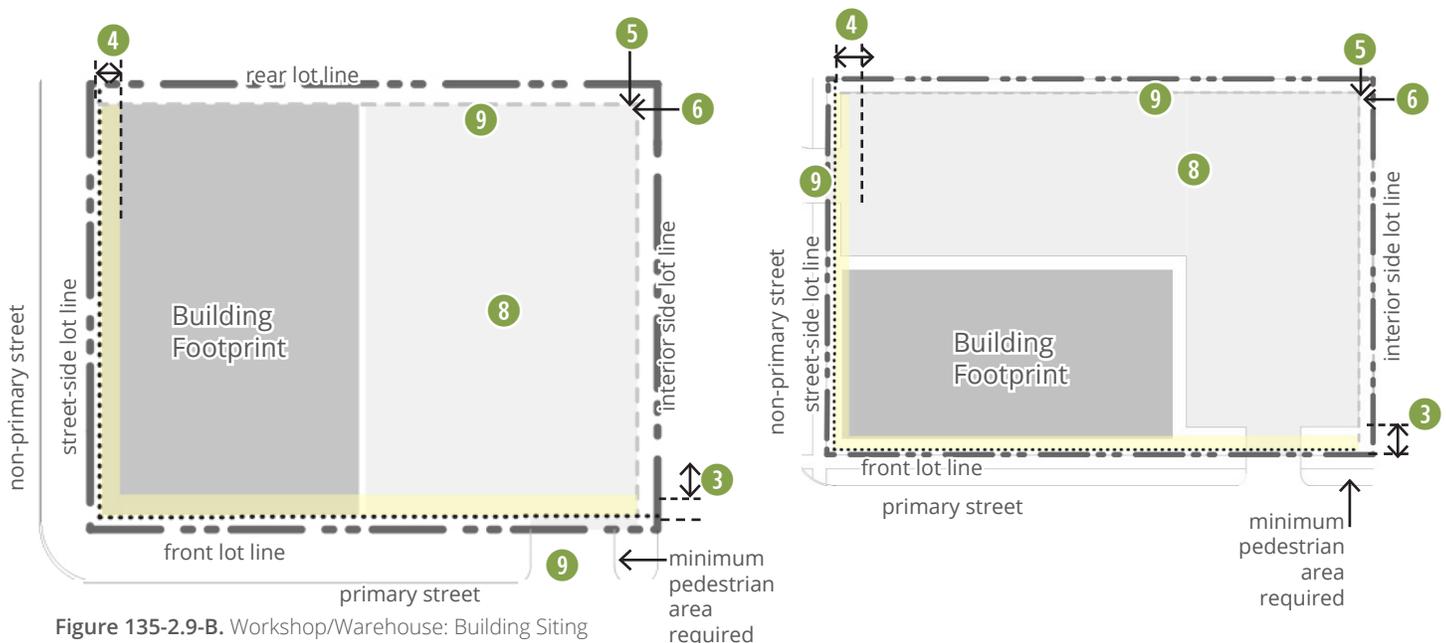
Figure 135-2.9-A. Example illustrations of Workshop/Warehouse Building Type

135-2. BUILDING TYPES

Workshop/Warehouse

2.9.3 WORKSHOP/WAREHOUSE REGULATIONS

	EX	I1, I2, P2	REFERENCES
A. Building Siting Refer to Figure 135-2.9-B			
1 Multiple Principal Buildings	Permitted	Permitted	See Note 1 for double frontage lots adjacent to N districts.
2 Minimum Primary Frontage Coverage	Not required	Not required	
3 Primary Frontage Setback (ft)	15 setback	25 setback	Minimum pedestrian area is required per Note 2 . See 135-3.3 for measurement information.
4 Non-Primary Frontage Build-to Zone/ Setback (ft)	0-15 build-to zone	25 setback	
5 Minimum Interior Side Setback (ft)	0; 10 adjacent to different district	0; 25 abutting N district	See 135-7.8 for landscape buffer.
6 Minimum Rear Setback (ft)	15, 0 at alley	0; 25 abutting N district	See Note 1 for double frontage lots adjacent to N districts.
7 Maximum Impervious Area Additional Semi-Pervious Area	85% 15%	65% 15%	See 135-3.6 for measurement information.
8 Surface Parking/Loading Location; Garage/Loading Entrance Location	Rear yard, interior side yard; Rear and interior side facades only	Rear yard, interior side yard; Rear and interior side facades only	See 135-4.3.8 for additional garage door requirements on primary frontage facades. See section 135-2.9.3.E.4 for consideration of Type 1 design alternative for surface parking/loading and garage/loading entrance locations.
9 Permitted Driveway Access	Improved alley unlimited; 1 per every 300 ft of primary and non-primary frontage		See 135-6.12 for additional driveway regulations.



135-2. BUILDING TYPES

Workshop/Warehouse

	EX	I1, I2, P2	REFERENCES
B. Height Refer to Figure 135-2.9-C			
10 Minimum Overall Height	1 story	1 story	See 135-3.7 for measurement information.
11 Maximum Overall Height	3 stories	5 stories and 75 ft	
12 Primary Frontage Ground Story: Minimum Height (ft) Maximum Height (ft)	15 20	10; 15 for single story none	Story heights are measured floor to floor. See 135-3.7 for measurement information.
13 All Other Stories: Minimum Height (ft) Maximum Height (ft)	9 14	9 none	
C. Uses Refer to Figure 135-2.9-C			
14 All Stories	All permitted uses, except Eating and Drinking Places or Retail		See chapter 134, Article 3 for permitted uses per zoning district and definition of uses.
15 Required Occupied Space	Minimum 20-ft depth on ground story of primary frontages shall be office space.	None required.	See 135-12.1 for definition of occupied space.
16 Parking/Loading within Principal Building	Permitted fully in basement and all stories behind occupied space as required above.		Refer to 135-2.17 for design on street frontages.
D. Street Facades and Roof Requirements Refer to Figure 135-2.9-D			
17 Minimum Transparency per Each Story & any Half Story	15% ; blank wall limitations apply to primary street	12%; blank wall limitations apply to primary street	See 135-3.8 for measurement information and the definition of transparency and blank wall limitations.
18 Entrance Location & Number	Minimum of one entrance per primary street facade	none required	See 135-4.3.6 for principal entryway design requirement.
19 Primary Frontage Ground Story Vertical Facade Divisions	At least one shadow line per every 30ft of facade width	none required	See 135-12.1 for definition of shadow line. See 135-4.3.9 for building articulation requirements.
20 Horizontal Facade Divisions	At least one shadow line within 3ft of the top of the ground story	none required	See 135-12.1 for definition of shadow line.
21 Permitted Roof Types	Parapet, flat, pitched; tower permitted	none required	See 135-2.20 for roof types.

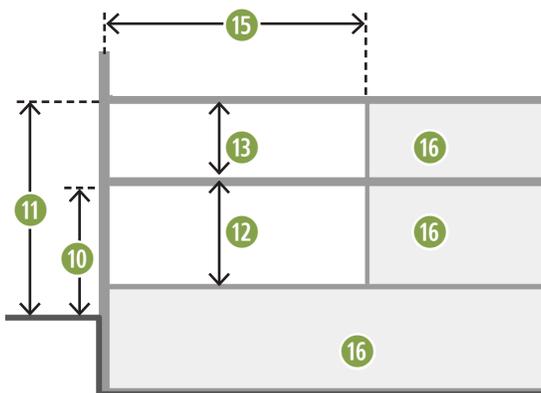


Figure 135-2.9-C. Workshop/Warehouse: Building Siting

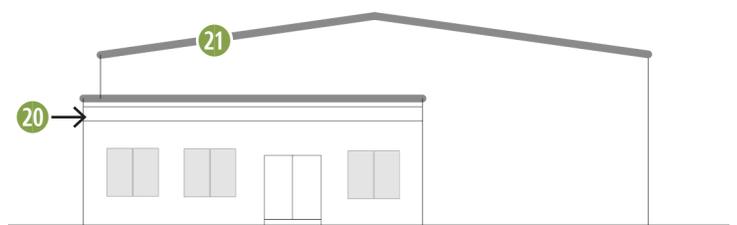
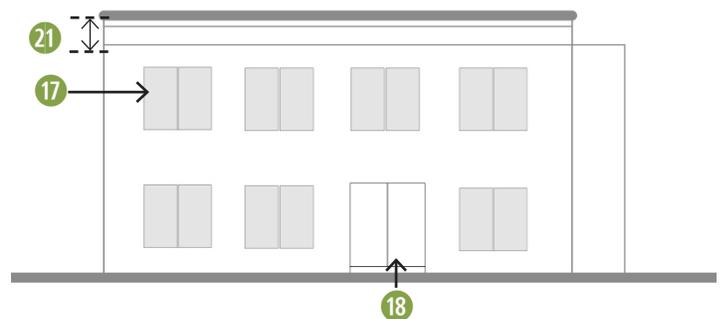


Figure 135-2.9-D. Workshop/Warehouse: Facade Requirements

135-2. BUILDING TYPES

Workshop/Warehouse

E. Additional Regulations/Notes

1. EX and I to N District Transition. EX and I district double frontage lots, as defined in section [135-12.14 of this chapter](#), that are deeper than 120 feet and share a primary frontage with an N district shall provide the following:
 - a. One or more of the following building types shall front the adjacent N district primary street:
 - i. Row or Flat building as permitted in NX2.
 - ii. General building as permitted in RX1.
 - b. The EX or I district lot shall incorporate an interior alley, lane, or drive to provide access to both the Workshop/Warehouse building parking and the garage/parking for the Row, Flat, or General building.
 - c. The rear of all buildings shall be fully screened by building from both primary streets.
2. Minimum Pedestrian Area. Along all streets where the area from the back of curb to the lot line is less than 13 feet, the build-to zone shall begin at 13 feet from the back of curb and extend into the site the depth defined.
3. Self-Service Storage. Self-service storage buildings shall comply with the following:
 - a. A minimum of 10 feet of separation between buildings.
 - b. A maximum building height of 25 feet.
 - c. A maximum building length or depth of 150 feet.
 - d. All siding materials within four feet of grade shall consist of brick, concrete masonry units, concrete surfaces or stone as defined as Major Facade Materials in section [135-4.2.2 of this chapter](#).
 - e. The doors to individual units or to common loading areas shall not face a public street, primary frontage or N district.
 - f. All units shall be located within a fenced and gated compound.
 - g. All fencing shall be wrought iron or tubular steel construction painted earth tones or black to complement the buildings.
 - h. All fencing shall be supported by masonry pillars that generally match the siding materials of the building(s).
4. Surface parking, loading bays, or garage entrances on the front facade may be allowed for Workshop/Warehouse buildings by a Type 1 design alternative, in number and form determined by the development services director, under the following circumstances:
 - a. Workshop/Warehouse building is not fronting a primary street on the city's primary streets map;
 - b. Workshop/Warehouse building is located within a designated business park;
 - c. Constraints of the lot upon which the Workshop/Warehouse building will be located, including dimensions, topography, utility locations or easement, and similar constraints as demonstrated by the applicant and confirmed by the city engineer, prevent construction of the building providing for rear or interior side surface parking, loading bays or garage entrances;
 - d. The properties immediately adjoining the lot upon which the Workshop/Warehouse building shall be located contain surface parking, loading bays, or garage entrances on the front facade; and
 - e. The predominant character of the business park, as determined by the development services director, includes surface parking, loading bays, or garage entrances on the front facades of existing buildings.

135-2. BUILDING TYPES

Civic Building

135-2.10 Civic Building

2.10.1 DESCRIPTION AND INTENT

The Civic Building is the most flexible building type intended only for buildings occupied by uses in public, civic and institutional use category pursuant to section 134-3.4 of this code or by event centers pursuant to section 134-3.5.3 of this code.

These buildings are distinctive within the urban fabric created by the other building types and could be designed as unique, iconic structures.

In contrast to most of the other building types, a minimum landscaped, front yard setback line is set instead of a build-to zone. Parking is typically limited to the rear and small side yard lots.

2.10.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 135-2.10-A](#) are intended to illustrate the general character intent for the building type. The buildings and sites in each image may not fulfill all of the building type requirements.



Figure 135-2.10-A. Example illustrations of the Civic Building Type

135-2. BUILDING TYPES

Civic Building

2.10.3 CIVIC BUILDING REGULATIONS

	DX1, DX2, DXR	MX, RX, CX, EX, I, NX, P	REFERENCES
A. Building Siting Refer to Figure 135-2.10-B			
1 Multiple Principal Buildings	Not permitted	Permitted	
2 Minimum Primary Frontage Coverage	Not required	Not required	
3 Primary Frontage Setback (ft)	5	20	Minimum pedestrian area is required per Note 1 . See 135-3.3 for measurement information.
4 Non-Primary Frontage Setback (ft)	5	15	
5 Minimum Interior Side Setback (ft)	5	15	See 135-7.8 for landscape buffer.
6 Minimum Rear Setback (ft)	15, 0 at alley	20, 5 at alley	See 135-7.8 for landscape buffer.
7 Maximum Impervious Area Additional Semi-Pervious Area	85% 10%	70% 15%	See 135-3.6 for measurement information.
8 Surface Parking/Loading Location; Garage/Loading Entrance Location	Rear, interior structure. Improved alley, non-primary facade.	Rear yard, limited interior side yard. Improved alley, non-primary facade.	See 135-4.3.8 for additional garage door requirements on primary frontage facades.
9 Permitted Driveway Access	Improved alley, one off each non-primary street	Improved alley, 1 off each non-primary street; drop-off drive permitted off any street	See 135-6.12 for additional driveway regulations including circular drop-off drives.

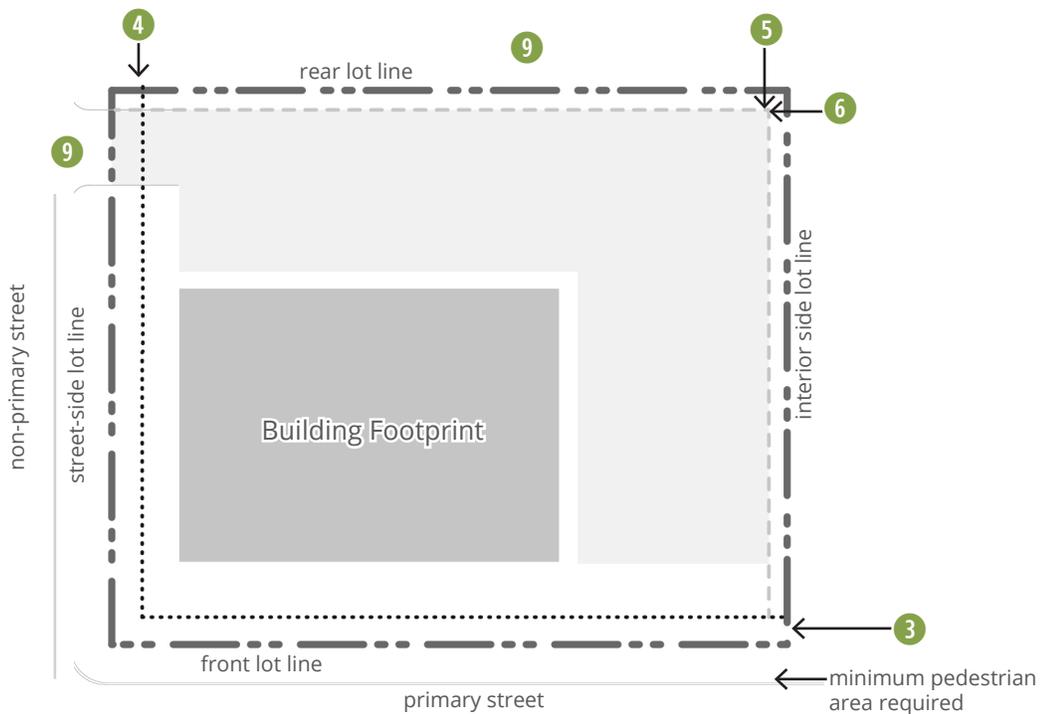


Figure 135-2.10-B. Civic Building: Building Siting

135-2. BUILDING TYPES

Civic Building

	DX1, DX2, DXR	MX, RX, CX, EX, I, NX, P	REFERENCES
B. Height Refer to Figure 135-2.10-C			
10 Minimum Overall Height	1 story	1 story	See 135-3.7 for measurement information. See 135-2.18 for height limitations in Capitol Dominance Area.
11 Maximum Overall Height	5 stories and 75 ft	3 stories	
12 Primary Frontage Ground Story: Minimum Height (ft) Maximum Height (ft)	10 30	10 24	Story heights are measured floor to floor. See 135-3.7 for measurement information.
13 All Other Stories: Minimum Height (ft) Maximum Height (ft)	9 14	9 14	
C. Uses Refer to Figure 135-2.10-C			
14 All Stories	Only permitted Public, Civic, and Institutional uses per 134-3.4 and Assembly and Entertainment per 134-3.5.3		See chapter 134, article 3 for permitted uses per zoning district and definition of uses.
15 Required Occupied Space	Minimum 30 ft deep on full height stories from any primary frontages		See 135-12.1 for definition of occupied space.
16 Parking/Loading within Principal Building	Permitted fully in any basement and rear of all other stories behind occupied space as required above.		Refer to 135-2.17 for design on street frontages.
D. Street, Public Way, & Courtyard Facades and Roof Requirements Refer to Figure 135-2.10-D			
17 Minimum Transparency per Each Story & any Half Story	12%	12%	See 135-3.8 for measurement information and the definition of transparency and blank wall limitations.
18 Entrance Location & Number	Minimum of one principal entrance per primary street facade	Minimum of one principal entrance on a primary street facade	See 135-4.3.6 for principal entryway design requirements.
19 Permitted Roof Types	Parapet, flat, pitched; Tower permitted; Special roof permitted per 135-2.20.2		See 135-2.20 for roof types.

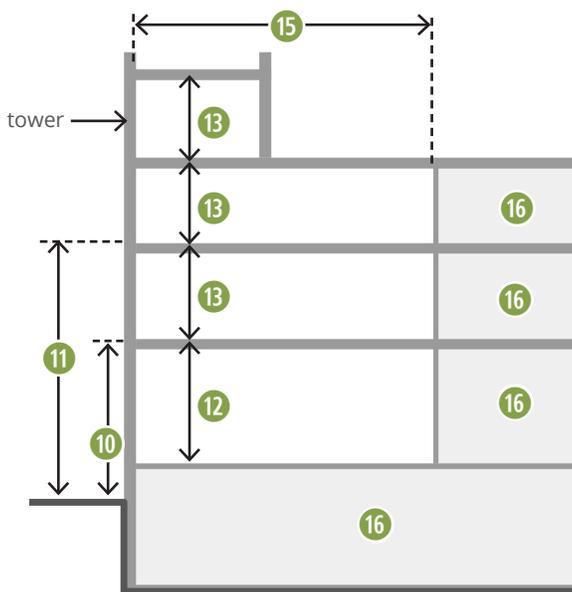


Figure 135-2.10-C. Civic Building : Heights & Uses Requirements

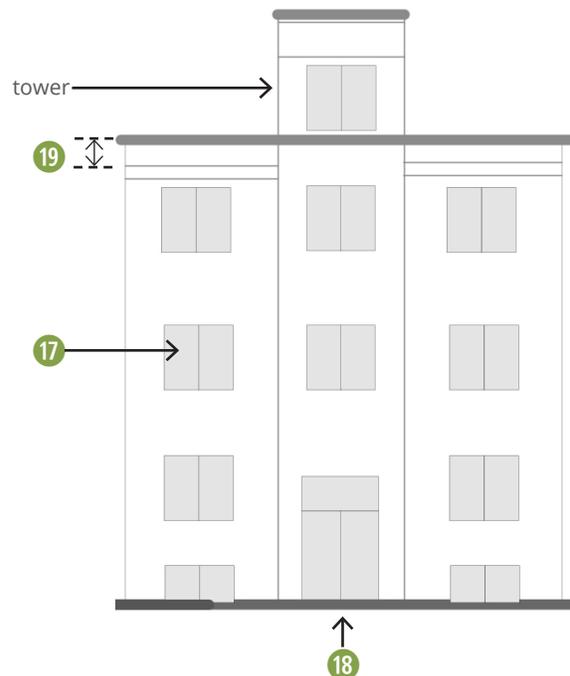


Figure 135-2.10-D. Civic Building: Facade Requirements

135-2. BUILDING TYPES

Civic Building

E. Additional Regulations/Notes

1. Minimum Pedestrian Area. Along all streets where the area from the back of curb to the lot line is less than 13 feet, the setback shall begin at 13 feet from the back of curb and extend into the site the depth defined.
2. MX District Deck and Patio. Any deck or patio associated with a non-residential use in any MX district shall be located in the rear, side, or street-side yard. A deck or patio in the front yard may be approved through a Type 1 design alternative, either subject to primary frontage coverage or with a Type 1 design alternative to primary frontage coverage.

135-2. BUILDING TYPES

Flat Building A and Building B Type

135-2.11 Flat Building A and Building B Type

2.11.1 DESCRIPTION AND INTENT

Flat A and Flat B buildings contain multiple residential units within a building form scaled to fit within existing residential neighborhoods. These building forms are modeled after historic apartment buildings.

Flat A and Flat B buildings can be configured in several ways, from a narrow, stacked-unit building to a larger multi-unit building. However, the width of the building along the street is limited.

Design components of the Flat building include a high level of transparency, such as windows on the front facade, a clearly defined principal entrance on the street, and a yard area surrounding the building similar to adjacent residential development.

The primary distinction between Flat A and Flat B buildings is the building scale. Flat B buildings are intended to be smaller, neighborhood-scale residential buildings. While a Flat A building contains 13 or more units, a Flat B building contains a minimum of 2 units and a maximum of 12 units. Flat B buildings are classified as “missing middle” housing types by the City of Des Moines.

2.11.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 135-2.11-A](#) are intended to illustrate the general character intent for the Flat A building type. The images shown in [Figure 135-2.11-B](#) are intended to illustrate the general character intent for the Flat B building type. The buildings and sites in each image may not fulfill all of the building type requirements.



Figure 135-2.11-A. Example illustrations of Flat Buildings

135-2. BUILDING TYPES

Flat Building A and Building B Type



Figure 135-2.11-B. Example illustrations of Flat B Buildings

135-2. BUILDING TYPES

Flat Building A and Building B Type

2.11.3 FLAT A AND FLAT B BUILDING REGULATIONS

	NX2, NX2a	RX1	RX2, DXR, NX3	REFERENCES
A. Building Siting. Refer to Figure 135-2.11-B.				
1 Multiple Principal Buildings	Permitted	Permitted	Permitted	
2 Accessory Building Locations	Rear yard only			See 135-2.22.2 for accessory buildings.
3 Minimum Front Lot Line Coverage	80%	80%	80%	See Note 1 for multiple building requirements. See 135-3.2 for measurement information.
4 Front Build-to Zone or Minimum Setback as Noted(ft)	Setback: within 5 of front setback averaging, min. 10, max. 50 . Build-to Zone defined for Sherman Hill	12 to 25 Build-to Zone	15 to 25 Build-to Zone; front setback averaging applies	Minimum pedestrian area is required per Note 3. See Note 5 for specific requirements in certain locations. See 135-3.3 for measurement information. See 135-2.19 for Sherman Hill Build-to Zones.
5 Street Side Build-to Zone (ft)	Setback: within 5 of front setback averaging, minimum 10	10 to 15	15 to 20; front setback averaging applies	
6 Minimum Interior Side Setback (ft)	7, 15 total for both	7, 15 total for both	7, 15 total for both	
7 Minimum Rear Setback (ft)	45; 15 when located on block ends	30	25	
8 Minimum Building Width (ft) Maximum Building Width (ft)	30 70, 120 on block ends	30 120	30 120	See 135-3.5 for measurement information.
9 Minimum Lot Width (ft) Minimum Lot Area (sq ft)	45 for single-unit wide; 70 for 2-unit wide 8,400	45 for single-unit wide; 60 for 2-unit wide 7,200	45 for single-unit wide; 60 for 2-unit wide 7,200	
10 Maximum Building Coverage Maximum Impervious Area Additional Semi-Pervious Area	45% 65% 15%	30% 50% 15%	45% 65% 20%	See Note 4 for open space requirements. See 135-3.6 for measurement information.
11 Surface Parking Location; Garage Entrance Location	Rear yard only; Rear or street side facade			See 135-4.3.8 for additional garage door requirements.
12 Permitted Driveway Access	Improved alley; if no improved alley exists, one driveway off non-primary street permitted; if no non-primary street exist, one driveway off primary street permitted.			See 135-6.12 for additional driveway regulations.

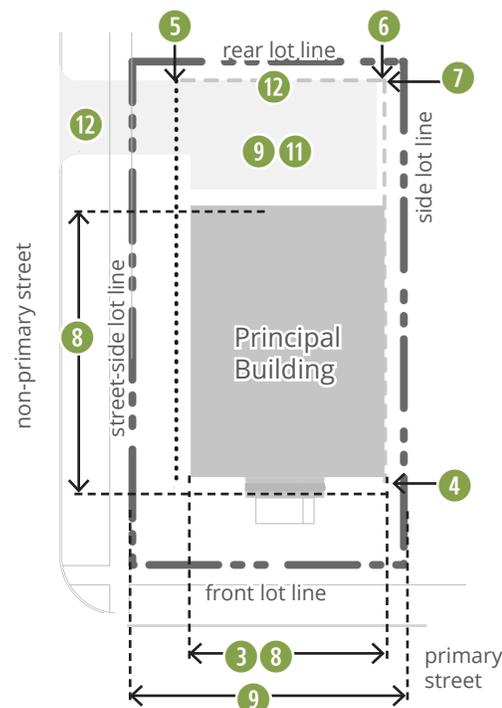


Figure 135-2.11-C. Flat Building: Building Siting

135-2. BUILDING TYPES

Flat Building A and Building B Type

	NX2, NX2a	RX1	RX2, DXR, NX3	REFERENCES
B. Height. Refer to Figure 135-2.11-C				
13 Minimum Overall Height	2 stories	2 stories	3 stories	See 135-3.7 for measurement information. Story heights are measured floor to floor.
14 Maximum Overall Height	3.5 stories; up to 5.5 stories by Type 2 design alternative per 135-9.2 of this chapter	3.5 stories; up to 5.5 stories by Type 2 design alternative per 135-9.2 of this chapter	5.5 stories; up to 10 stories by Type 2 design alternative per 135-9.2 of this chapter	
15 All Full Stories: (Measured floor-to-floor) Minimum Height (ft) Maximum Height (ft)	9 12	9 12	9 14	
C. Uses. Refer to Figure 135-2.11-C				
16 All Stories	Any permitted Residential use Flat A Building: minimum 13 units (cumulative bldg. total) Flat B Building: minimum 2 units - maximum 12 units (cumulative bldg. total)			See chapter 134, article 3 for permitted uses per zoning district and definition of uses.
17 Required Occupied Space	Minimum 20-ft depth on all full height floors of primary frontages			See 135-12.1 for definition of occupied space.
18 Parking within Principal Building	Permitted fully in any basement and rear of all other stories behind occupied space as required above.			Refer to 135-2.17 for design on street frontages.
D. Street & Roof Requirements. Refer to Figure 135-2.11-D				
19 Minimum Transparency per each Full Story & any Visible Basement	15%; blank wall limitations apply	20%; blank wall limitations apply		See 135-3.8 for measurement information and definition of blank wall limitations.
20 Principal Entrance Number; Principal Entrance Location	Minimum one per 90 ft of building façade; Front street façade			See 135-4.3.6 for principal entryway design requirement.
21 Required Entrance Configuration; Entrance Elevation	Stoop or porch; Between 0 and 4.5 ft above public sidewalk	Stoop or porch; Between 2.5 and 6 ft above public sidewalk		See 135-12.1 for definition of stoop and porch.
22 Horizontal Facade Divisions	At least one shadow line within 3 ft of the top of the ground story or any visible basement			See 135-12.1 for definition of shadow line
23 Vertical Facade Divisions	A change in facade plane of at least 12 inches deep required for every 70 ft of front facade			
24 Specific Permitted Major Building Materials	Brick, stone			See 135-4.2 for facade and roof materials
25 Permitted Roof Types	Parapet, low pitched, pitched roof, flat; Tower permitted			See 135-2.20 for roof types

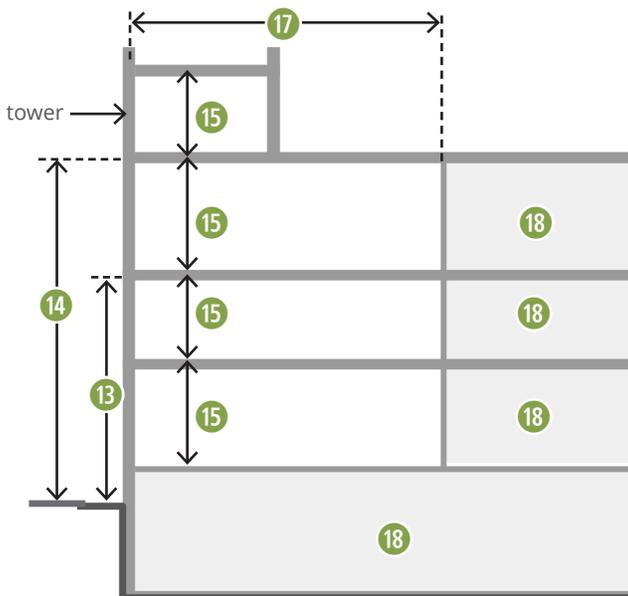


Figure 135-2.11-D. Flat Building: Height and Uses Requirements

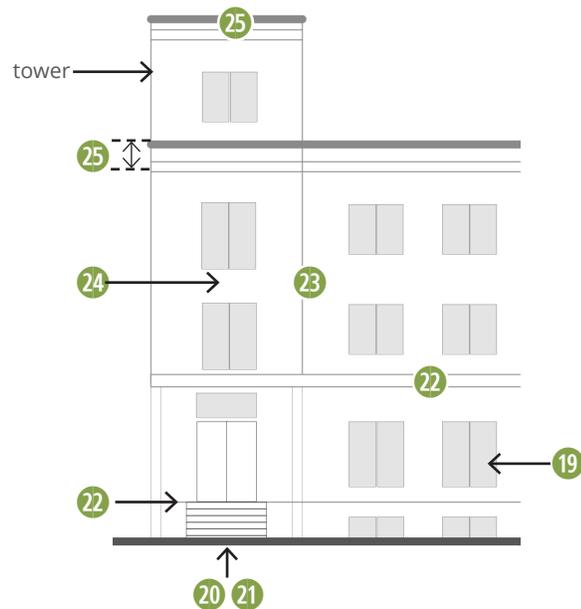


Figure 135-2.11-E. Flat Building: Facade Requirements

135-2. BUILDING TYPES

Flat Building A and Building B Type

E. Additional Regulations/Notes

1. Courtyard. A landscaped courtyard may contribute up to 50% of the front lot line coverage requirement. See section [135-12.5 of this chapter](#) for definition of courtyard. The facades of all buildings on the courtyard shall be treated as primary frontage. With a Type 1 design alternative pursuant to section [135-9.2 of this chapter](#), the courtyard may be enclosed on only two sides, provided the other two sides are street frontage.
2. Front Yard Coverage. Maximum impervious and semi-pervious area in any front yard is 25%.
3. Minimum Pedestrian Area. Along all streets where the area from the back of curb to the lot line is less than 13 feet, the build-to zone shall begin at 13 feet from the back of curb and extend into the site the depth defined.
4. Open Space. When at least 0.10 acres of open space, minimum 30 feet in any direction, is located within 1/8 mile of the building entrance and the building is located on a block end, a building coverage up to 60% may be approved with a Type 1 design alternative per section [135-9.2 of this chapter](#). Existing publicly available open space zoned as a P district fulfills the requirement.
5. Setbacks and Build-to Zones. Setbacks and build-to zones may be modified with a Type 1 design alternative per section [135-9.2 of this chapter](#), provided the setback and build-to zone are consistent with the neighborhood context. The following may also apply:
 - a. The development services director may request different setbacks in newly developing or redeveloping areas.
 - b. Setbacks and build-to zones for specific streets in the Sherman Hill neighborhood are available from the city.
 - c. Setbacks and build-to zones for Grand Avenue are subject to block face averaging and approval of the development services director.

135-2. BUILDING TYPES

Row Building Type

135-2.12 Row Building Type

2.12.1 DESCRIPTION AND INTENT

The Row building is typically comprised of multiple vertical units, each with its own entrance to the street. This building type may be organized as townhouses or rowhouses, or can be utilized for live/work units when non-residential uses are permitted.

Parking is located in the rear yard and may be incorporated either into a detached garage or in an attached garage accessed from the rear of the building. However, when the garage is located within the building, it is behind living space, ensuring the front of the building is occupied.

2.12.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 135-2.12-A](#) are intended to illustrate the general character intent for the building type. The buildings and sites in each image may not fulfill all of the building type requirements.



Figure 135-2.12-A. Example illustrations of Row Building Type

135-2. BUILDING TYPES

Row Building Type

2.12.3 ROW BUILDING REGULATIONS

	NX1	NX2, NX2a	RX1	RX2, NX3	DXR	REFERENCES
A. Building Siting. Refer to Figure 135-2.12-B						
1 Multiple Principal Buildings	Permitted	Permitted	Permitted	Permitted	Permitted	See Note 2 for multiple building requirements.
2 Accessory Building Locations	Rear yard only					See 135-2.22.2 for accessory buildings.
3 Minimum Front Lot Line Coverage	70%	80%	80%	80%	90%	See Note 2 for multiple building requirements. See 135-3.2 for measurement information.
4 Front Build-to Zone (ft)	within 2 of front setback averaging; if front setback averaging not available, 15	within 5 of front setback averaging; if front setback averaging not available, 15; Build-to Zone defined for Sherman Hill	12 to 25	15 to 25; front setback averaging applies	0 to 10	Minimum pedestrian area is required per Note 3 . See Note 6 for specific requirements in certain locations. See 135-3.3 for measurement information. See 135-2.19 for Sherman Hill Build-to Zones.
5 Street Side Build-to Zone (ft)	within 5 of front setback averaging; if front setback averaging not available, 15	15, front setback averaging applies; Build-to Zone defined for Sherman Hill	10 to 15	15 to 20	0 to 10	
6 Min. Interior Side Setback (ft) Min. Space between Buildings (ft)	7.5 12	7.5 12	7.5 10	7.5 10	5 10	
7 Minimum Rear Setback (ft)	30 (rear yard required)	20; 5 on alleys	20; 5 on alleys	20; 5 on alleys	20; 5 on alleys	
8 Minimum Unit Width (ft) Minimum Building Width (ft) Maximum Building Width (ft)	16 3 units; 49 5 units; 110	16 3 units; 49 6 units; 120	16 3 units; 49 6 units; 120	16 3 units; 49 8 units; 160	16 3 units; 49 12 units; 240	See 135-3.5 for measurement information.
9 Minimum Lot Width (ft) Minimum Lot Area (sq ft)	70 8,400	70 8,400	70 7,200	70 9,600		See Note 8 for open space requirements.
10 Maximum Building Coverage Maximum Impervious Area Additional Semi-Pervious Area	35% 55% 20%	45% 65% 20%	45% 65% 20%	50% 65% 20%	80% 75% 20%	See Note 5 for open space requirements. See 135-3.6 for measurement. See Note 4 for front yard coverage.
11 Surface Parking Location; Garage Entrance Location	Rear yard only; Rear or side façade				Rear yard only; Rear façade	See Note 9 for garage door locations. See 135-4.3.8 for additional garage door requirements.
12 Permitted Driveway Access	Improved alley; if no improved alley exists, one driveway off non-primary street permitted; if no non-primary street exist, one driveway off primary street permitted.					See 135-6.12 for additional driveway regulations.

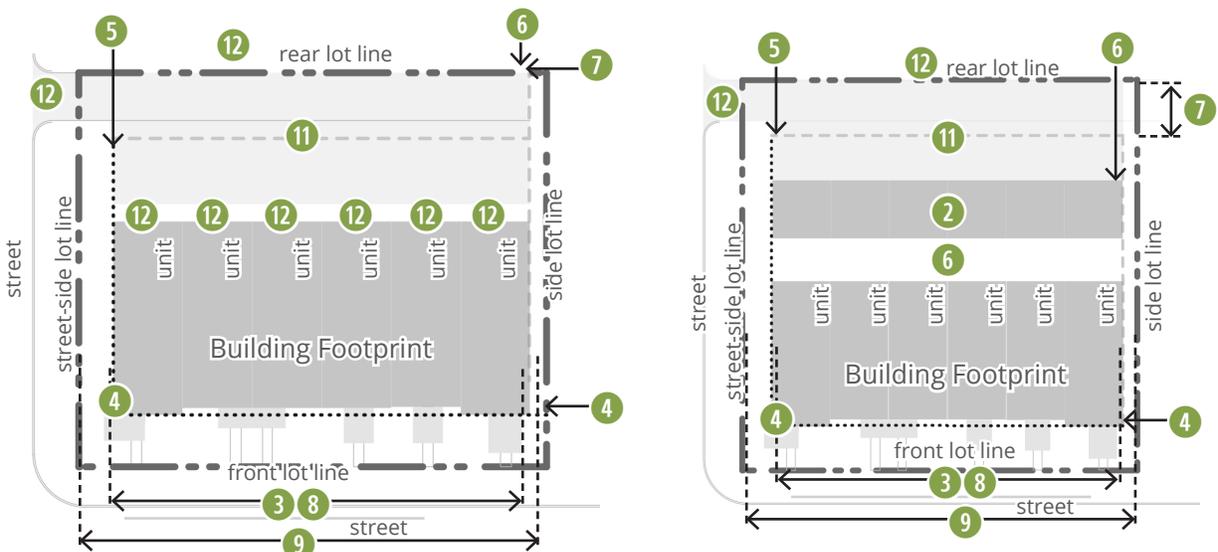


Figure 135-2.12-B. Row Building: Building Siting

135-2. BUILDING TYPES

Row Building Type

	NX1	NX2, NX2a	RX1	RX2, NX3	DXR	REFERENCES
B. Height. Refer to Figure 135-2.12-C						
13 Minimum Overall Height	1.5 stories	2 stories	2 stories	2.5 stories	2.5 stories	See 135-3.7 for measurement information. Story heights are measured floor to floor.
14 Maximum Overall Height	2.5 stories	2.5 stories	3 stories	3 stories	4 stories	
15 All Full Stories: (Measured floor-to-floor) Minimum Height (ft) Maximum Height (ft)	9 12	9 12	9 12	9 14	9 14	
C. Uses. Refer to Figure 135-2.12-C						
16 All Stories	All permitted uses	Residential uses; Lodging - Bed and Breakfast; Short-Term Rental; other permitted uses may be incorporated into the units as live-work units. Live-work units shall be designated on the site plan submittal and located either on block ends, corners, or a continuous block face.			See chapter 134, article 3 for permitted uses per zoning district and definition of uses.	
17 Required Occupied Space	Minimum 20-ft depth on all full floors on front facade				See 135-12.1 for definition of occupied space.	
18 Parking within Principal Building	Permitted fully in any basement and rear of all other stories behind occupied space as required above.				Refer to 135-4.3.8 for design of garage doors.	
D. Street Courtyard Facades & Roof Requirements. Refer to Figure 135-2.12-D						
19 Minimum Transparency per each Full Story & any Visible Basement	15%; blank wall limitations apply			20%; blank wall limitations apply		See 135-3.8 for measurement information and definition of blank wall limitations.
20 Principal Entrance Number; Principal Entrance Location	Minimum one per unit on a street facade or courtyard/open space per Note 1; Front street façade					
21 Required Entrance Configuration; Entrance Elevation	Stoop or porch; between 0 and 4.5 ft above public sidewalk			Stoop or porch; between 2.5 and 6 ft above public sidewalk		See 135-12.1 for definition of stoop and porch.
22 Horizontal Facade Divisions	Within 3 ft of the bottom of the ground story or the top of any visible basement				See 135-12.1 for definition of shadow line.	
23 Specific Permitted Major Building Materials	Finished wood, brick, stone, fiber cement board				See 135-4.2 for facade and roof materials.	
24 Permitted Roof Types	Parapet, pitched roof, flat; One tower permitted per every 20 units				See 135-2.20 for roof types.	

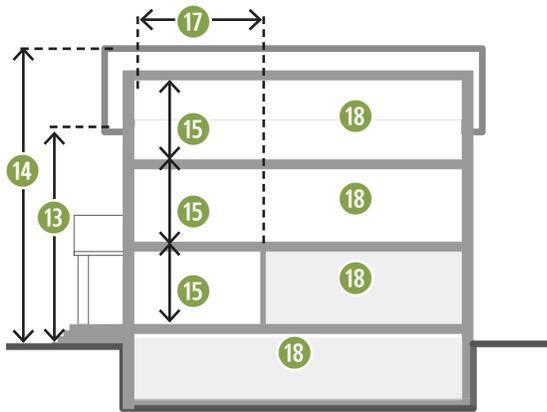


Figure 135-2.12-C. Row Building: Height & Uses Requirements



Figure 135-2.12-D. Row Building: Facade Requirements

135-2. BUILDING TYPES

Row Building Type

E. Additional Regulations/Notes

1. Buildings and Units. For the purposes of the Row building, a building consists of a series of at least three units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building must fulfill all requirements of the building type unless otherwise expressly stated in this ordinance.
2. Multiple Buildings. Where multiple buildings are permitted, each building must be located in the build-to zone, contributing to the front lot line coverage requirement, except one of every two units may front a courtyard.
 - a. Entrances to units on courtyard may be off the courtyard.
 - b. Facades on courtyard may be counted as satisfying street facade requirements.
3. Minimum Pedestrian Area. Along all streets where the area from the back of curb to the lot line is less than 13 feet, the build-to zone shall begin at 13 feet from the back of curb and extend into the site the depth defined.
4. Front Yard Coverage. Maximum impervious and semi-pervious area in any front yard is 25%.
5. At least 0.10 acre of open space, minimum 30 feet in any direction, and located within 1/8 mile of the building entrance must be available for use by each tenant. Existing publicly available space, such as parks, fulfills the requirement.
6. Setbacks and Build-to Zones. Setbacks and build-to zones may be modified with a Type 1 design alternative per section [135-9.2 of this chapter](#), provided the setback and build-to zone is consistent with the neighborhood context. The following may also apply:
 - a. The development services director may request different setbacks in newly developing or redeveloping areas.
 - b. Setbacks and build-to zones for specific streets in the Sherman Hill neighborhood are available from the city.
 - c. Setbacks and build-to zones for Grand Avenue are subject to block face averaging and approval of the development services director.
7. RESERVED.
8. Minimum Lot Width. Minimum lot width applies to the building, regardless of whether the units are each on their own platted lot.
9. Garage Door Locations on Row Buildings. Garage doors on Row buildings shall not be visible from a primary street. Garage doors located off or facing non-primary streets shall be screened to the extent possible.

135-2. BUILDING TYPES

House A Building Type

135-2.13 House A Building Type

2.13.1 DESCRIPTION AND INTENT

The House A building is the most flexible house type -- flexible in different districts for different reasons. This building type allows a wide range of heights, more roof types, and garages on the front facade.

In the N1 estate neighborhoods, the lots are wider and the setbacks are deeper. In these neighborhoods, the houses can range widely in style and design as the large front yards create the neighborhood character. Also, with wider lots, the houses tend to be wider, so front facade garage doors can be accommodated without dominating facade designs.

In other neighborhoods, the lots may be smaller, have shallower setbacks, but the character of the neighborhood is such that front-facing garages are common.

2.13.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 135-2.13-A](#) are intended to illustrate the general character intent for the building type. The buildings and sites in each image may not fulfill all of the building type requirements.



Examples of House A on large lots in N2 district.

Examples of House A on large lots in N1 district.

Figure 135-2.13-A. Example illustrations of Existing House A Building Type

135-2. BUILDING TYPES

House A Building Type

2.13.3 HOUSE A REGULATIONS

	N1a, A	N1b	N2a	N2b	REFERENCES
A. Building Siting. Refer to Figure 135-2.13-B					
1 Multiple Principal Buildings	Not permitted	Not permitted	Not permitted	Not permitted	See Note 5 for minimum building size.
2 Required Accessory Building Accessory Building Locations	Garage for single-unit houses, minimum 288 square feet. Rear or side yard.				See 135-2.22.2 for accessory buildings. See Note 4 for accessory building requirement.
3 Minimum Front Setback (ft)	45, front setback averaging applies	30, front setback averaging applies	25, front setback averaging applies	25, front setback averaging applies	See 135-3.4 for front setback averaging.
4 Minimum Street Side Setback (ft)	25	20	15	15	
5 Minimum Interior Side Setback (ft)	10, 25 total for both	10, 25 total for both	7, 15 total for both	7, 15 total for both	
6 Minimum Rear Setback (ft)	30	30	30	30	
7 Minimum Building Width (ft)	24	24	none	none	See 135-3.5 for measurement. See Note 2 and Note 3 for 2- and 4-unit buildings, where permitted.
8 Minimum Lot Width (ft) Minimum Lot Area (sq ft)	80 10,000	60 8,000	75 9,000	60 7,500	See Note 2 and Note 3 for 2- and 4-unit buildings, where permitted.
9 Maximum Building Coverage Maximum Impervious Area Additional Semi-Pervious Area	25% 40% 15%	30% 50% 15%	35% 50% 15%	35% 50% 15%	See 135-3.6 for measurement. See Note 1 for maximum front yard coverage. See Note 5 for minimum building size.
10 Attached Garage Entrance Location	Any facade, garage door maximum 30% of front facade	Any facade, garage door maximum 30% of front facade	Any facade, garage door maximum 65% of front facade; 3rd stall recessed 3 ft	Any facade, garage door maximum 65% of front facade; 3rd stall recessed 3 ft	See 135-4.3.8 for additional garage door requirements on primary frontage facades.
11 Permitted Driveway Access	One paved driveway per lot; circular drop-off drive permitted with minimum lot width of 100 ft				See 135-6.12 for additional driveway regulations.

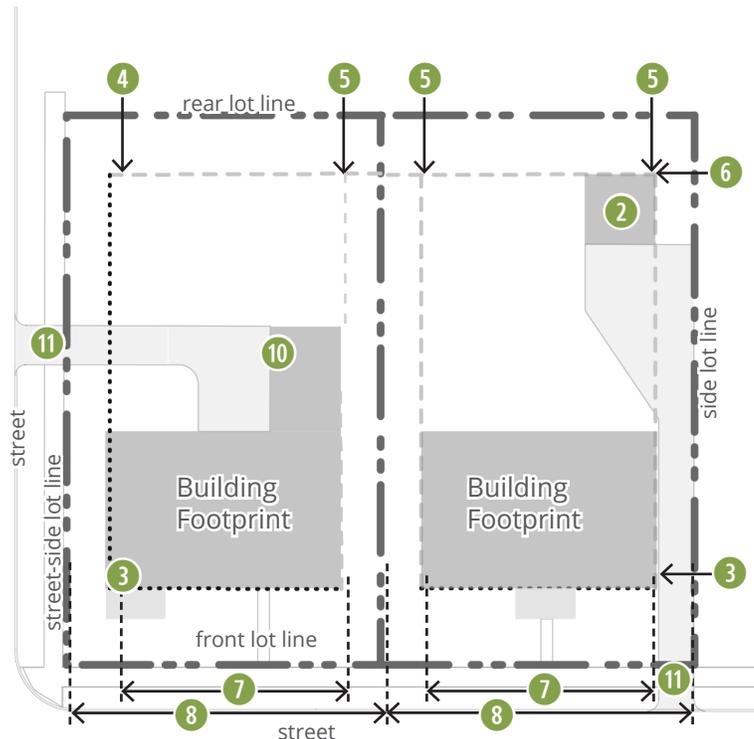


Figure 135-2.13-B. House A: Building Siting

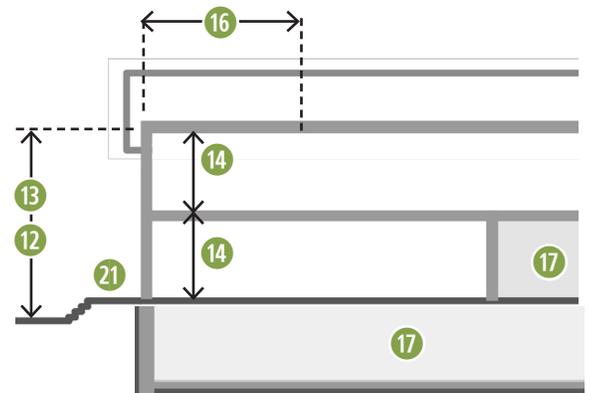


Figure 135-2.13-C. House A: Height & Uses Requirements

135-2. BUILDING TYPES

House A Building Type

	N1a, A	N1b	N2a	N2b	REFERENCES
B. Height. Refer to Figure 135-2.13-C					
12 Minimum Overall Height	1 story plus full basement required	1 story plus full basement required	1 story plus full basement required	1 story	See 135-3.7 for measurement information. See Note 2 and Note 3 for minimum heights of multi-unit houses.
13 Maximum Overall Height	3 stories	3 stories	2.5 stories	2.5 stories	
14 All Full Stories: Minimum Height (ft) Maximum Height (ft)	9 14	9 14	9 12	9 12	
C. Uses. Refer to Figure 135-2.13-C					
15 All Stories	Any permitted use; N1a-2 allows up to 2 units	Any permitted use; N1b-2 allows up to 2 units, N1b-4 allows up to 4 units	Any permitted use; N2-2 allows up to 2 units; N2-4 allows up to 4 units		See chapter 134, article 3 for permitted uses per zoning district and definition of uses. See Note 2 and Note 3 for 2- and 4-unit configuration requirements.
16 Required Occupied Space	Minimum 20-foot depth on all full height stories on at least 60% of front facade		Minimum 20-foot depth on all full height stories on at least 40% of front facade		See 135-12.1 for definition of occupied space.
17 Parking within Principal Building	Maximum 30% of any story		Maximum 50% of any story		Refer to occupied space requirement above. Refer to 135-4.3.8 for design of garage doors.
D. Street Facade & Roof Requirements. Refer to Figure 135-2.13-D					
18 Minimum Transparency per Each Story & any Half Story (Street Frontage Facades)	12%	12% : blank wall limitations apply to front street facades	15% for primary street frontage facade(s); 12% for non-primary street frontage facade(s); blank wall limitations apply to street facades except garage doors		See 135-3.8 for measurement information and definition of blank wall limitations.
19 Principal Entrance Number; Principal Entrance Location	Minimum one per building; Front street façade				See Note 2 and Note 3 for 2- and 4-unit building entrance requirements.
20 Required Entrance Configuration	Stoop or porch				See 135-12.1 for definition of stoop and porch.
21 Permitted Roof Types	Parapet, low pitched, pitched, flat; Tower permitted	Parapet, pitched, flat; Tower permitted	Parapet, pitched, flat; Tower permitted		See 135-2.20 for roof types.

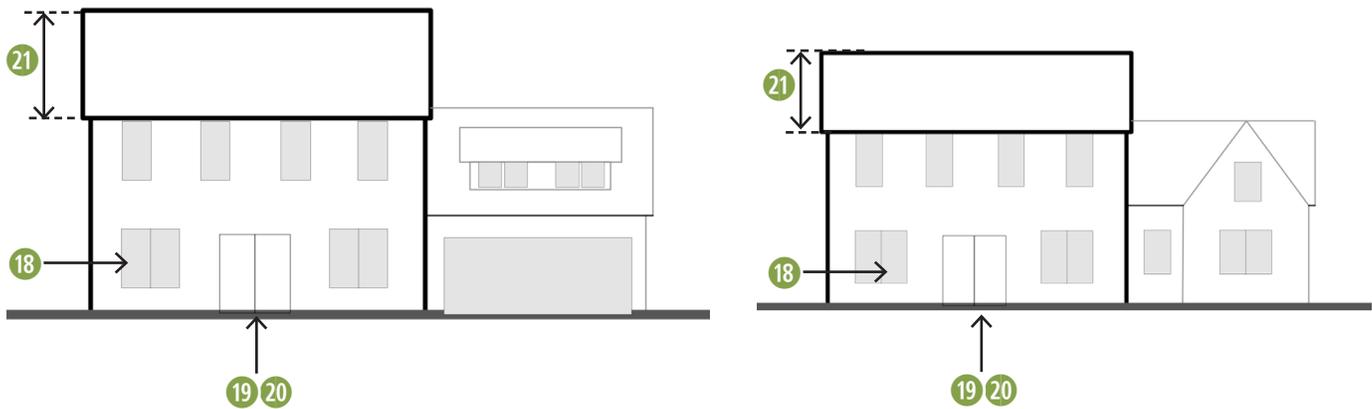


Figure 135-2.13-D. House A: Facade Requirements

135-2. BUILDING TYPES

House A Building Type

E. Additional Regulations/Notes

1. Front Yard Coverage. Maximum impervious plus semi-pervious area in any front yard is 25% total.
2. 2-Unit House A. Where designated on the zoning map with a "-2" extension to the district name, the House A building may be configured with two adjacent houses as follows:
 - a. The two units shall be a side-by-side configuration with a common wall between them and perpendicular to the front lot line.
 - b. The minimum lot width in N1a is 120 feet, in N1b is 100 feet, in N2a is 100 feet and in N2b is 80 feet.
 - c. For fee simple configurations, where each unit is located on its own lot, the building (comprised of all the connected units) shall meet the building type requirements except for interior side yard setback for the lot line associated with a common wall.
 - d. Each unit shall meet all requirements of the building type.
3. 4-Unit House A. Where designated on the zoning map with a "-4" extension to the district name, the House A building may be configured with up to four internal units as follows:
 - a. The four units shall be incorporated into a single-house design in N1a and N1b districts. The four units shall be incorporated into a single-house design or side-by-side design in N2a and N2b districts.
 - b. The minimum lot width in N2a is 100 feet and in N2b is 80 feet.
 - c. The minimum building width is 60 feet.
 - d. For fee simple configurations, where each unit is located on its own lot, the building (comprised of all the connected units) shall meet the building type requirements except for minimum interior setbacks for the lot lines associated with common walls.
 - e. Up to two exterior front doors are permitted. One front door is required on the front facade and a second entrance may be located on the side facade.
 - f. Each unit shall be entered directly from a front door or from a common interior hallway accessed from a front door.
 - g. Additional rear or side doors are permitted for each unit.
 - h. All other requirements of the building type shall be met.
4. Garage Requirement. A minimum 288 square feet garage is required for each House A building and each unit of a 2-unit House A building. A Type 2 design alternative is required for reduction in size of garage size or waiver of garage requirement.
5. Basement Requirement. A full basement shall be required for each House A building and each unit of a 2-unit House A building for property located in an A, N1a, N1b or N2a district. The minimum house size required by section [135-2.13.3.E.6](#) shall exclude the area of the full basement. A Type 2 design alternative is required for reduction in size of basement or waiver of full depth basement requirement; however, a Type 1 design alternative is available in the event of topography, soil, groundwater, sewer connection, or drainage constraints as demonstrated by the applicant and confirmed by the city engineer.
6. Minimum House Size.
 - a. In zoning districts N1a, A, N1b and N2a, single-unit and two-unit House Type A buildings constructed after the effective date of this chapter as defined in section [135-1.2 of this chapter](#) shall meet or exceed the following minimum above grade finished floor areas. Design alternatives are available pursuant to section [135-9.2 of this chapter](#), with consideration thereof subject to the variety of House building types, or the variety of minimum square footages and design features in the same House building type, to be provided for any development other than infill single-unit or two-unit House Type A buildings on lots surrounded by existing buildings:
 - i. Single-story unit shall be a minimum of 1,400 square feet.
 - ii. One-and-a-half story unit shall be a minimum of 1,600 square feet.
 - iii. Two-story unit shall be a minimum of 1,800 square feet.
 - b. In zoning district N2b, single-unit and two-unit House Type A buildings constructed after the effective date of this chapter as defined in section [135-1.2 of this chapter](#) shall meet or exceed the following minimum above grade finished floor areas. Design

135-2. BUILDING TYPES

House A Building Type

alternatives are available pursuant to section [135-9.2 of this chapter](#), with consideration thereof subject to the variety of House building types, or the variety of minimum square footages and design features in the same House building type, to be provided for any development other than infill single-unit or two-unit House Type A buildings on lots surrounded by existing buildings:

- i. Single-story unit with a full basement shall be a minimum of 1,300 square feet.
- ii. Single-story unit without a full basement shall be a minimum of 1,400 square feet.
- iii. One-and-a-half story unit with a full basement shall be a minimum of 1,400 square feet.
- iv. One-and-a-half story unit without a full basement shall be a minimum of 1,500 square feet.
- v. Two-story unit with a full basement shall be a minimum of 1,500 square feet.
- vi. Two-story unit without a full basement shall be a minimum of 1,600 square feet.

135-2. BUILDING TYPES

House A Building Type

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135-2. BUILDING TYPES

House B Building Type

135-2.14 House B Building Type

2.14.1 DESCRIPTION AND INTENT

The House B building is a low-profile building type, typically oriented on a lot parallel to the street. The house is usually wider than it is deep. The roof of this house type has a low pitch, usually hipped or gabled with the ridge line parallel to the street.

This house type can take several forms: a single-story ranch-style house, a two-story house, or a split-level house. The key defining aspects are a lower overall height, lower floor-to-floor heights, and the roof type. This house type also may have a garage located on the front facade.

2.14.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 135-2.14-A](#) are intended to illustrate the general character intent for the building type. The buildings and sites in each image may not fulfill all of the building type requirements.



Figure 135-2.14-A. Example illustrations of Existing House B Building Type

135-2. BUILDING TYPES

House B Building Type

2.14.3 HOUSE B REGULATIONS

		N3a, N3b	REFERENCES
A. Building Siting. Refer to Figure 135-2.14-B			
1	Multiple Principal Buildings	Not permitted	
2	Required Accessory Building Accessory Building Locations	Garage for single-unit houses, minimum 288 square feet. Rear or side yard.	See 135-2.22.2 for accessory buildings. See Note 3 for accessory building requirement.
3	Minimum Front Setback (ft)	25, front setback averaging applies	See 135-3.4 for front setback averaging.
4	Minimum Street Side Setback (ft)	15	
5	Minimum Interior Side Setback (ft)	7, 15 total for both	
6	Minimum Rear Setback (ft)	40	
7	Minimum Building Width (ft)	35	See 135-3.4 for measurement. See Note 2 for 2-unit buildings, where permitted.
8	Minimum Lot Width (ft) Minimum Lot Area (sq ft)	60 7,500	See Note 2 for 2-unit buildings, where permitted.
9	Maximum Building Coverage Maximum Impervious Area Additional Semi-Pervious Area	35% 50% 15% [see note 2]	See 135-3.6 for measurement. See Note 1 for maximum front yard coverage. See Note 5 for minimum building size.
10	Attached Garage Entrance Location	Front facade; garage door maximum 30% of front facade width; Side facade on street side only; rear facade	See 135-4.3.8 for additional garage door requirements on primary frontage facades.
11	Permitted Driveway Access	One paved driveway per lot	See 135-6.12 for additional driveway regulations.

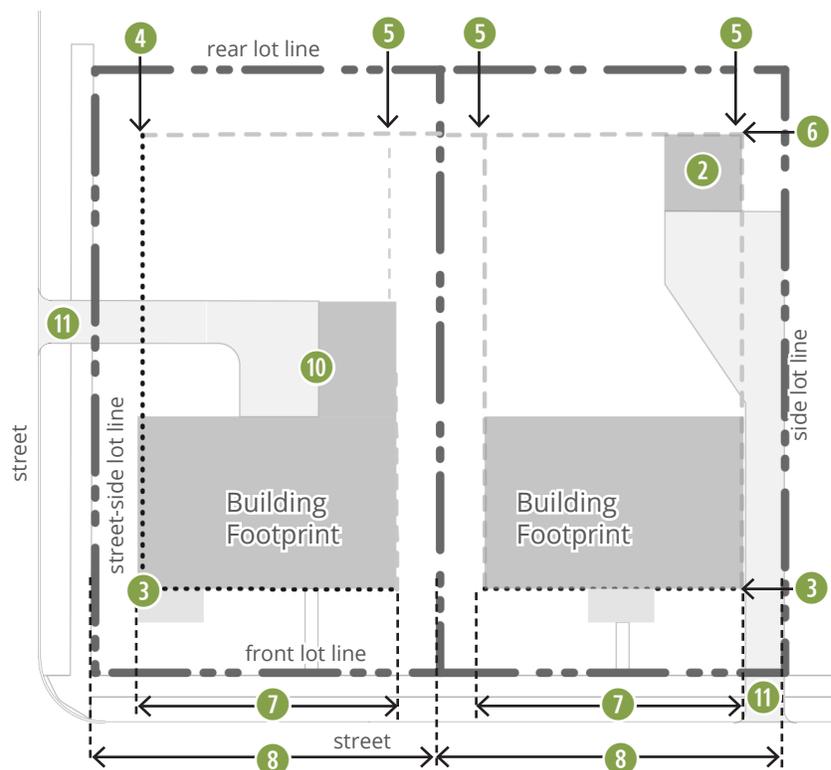


Figure 135-2.14-B. House B: Building Siting

135-2. BUILDING TYPES

House B Building Type

		N3a, N3b	REFERENCES
B. Height. Refer to Figure 135-2.14-C			
12	Minimum Overall Height	1 story	See 135-3.7 for measurement information. See Note 2 for minimum heights of multi-unit houses.
13	Maximum Overall Height	2 stories	
14	All Full Stories: Minimum Height (ft) Maximum Height (ft)	7 9	
C. Uses. Refer to Figure 135-2.14-C			
15	All Stories	Any permitted use; N3a-2 and N3b-2 allows up to 2 units	See chapter 134, article 3 for permitted uses per zoning district and definition of uses. See Note 2 for 2-unit configuration requirements.
16	Required Occupied Space	Minimum 20-foot depth on all full height stories on at least 60% of front facade	See 135-12.1 for definition of occupied space.
17	Parking within Principal Building	Maximum 50% of basement; Maximum 30% of first floor	Refer to occupied space requirement above. Refer to 135-4.3.8 for design of garage doors.
D. Street Facade & Roof Requirements. Refer to Figure 135-2.14-D			
18	Minimum Transparency per Each Story & any Visible Basement (Street Frontage Facades)	12%	See 135-3.8 for measurement information and definition of blank wall limitations. See 135-4.3.2 for window design.
19	Principal Entrance Number; Principal Entrance Location	Minimum one per building; Front street façade	See Note 2 and Note 3 for 2- and 4-unit building entrance requirements.
20	Required Entrance Configuration	Stoop or porch	See 135-12.1 for definition of stoop and porch.
21	Permitted Roof Types	Low pitched	See 135-2.20 for roof types.
22	Street Facade Eave Height (ft)	1 story: maximum 8.5. 1.5 to 2 story: maximum 16	Measured from top of foundation to below eave.

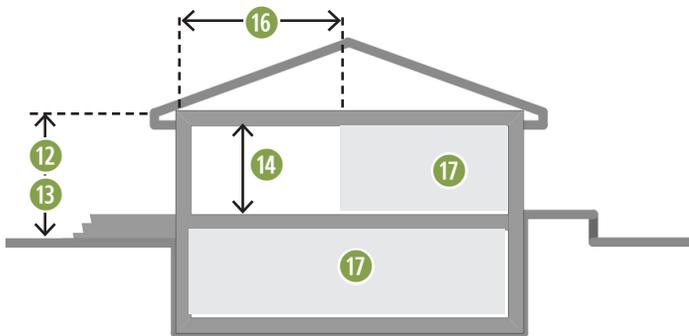


Figure 135-2.14-C. House B: Height and Uses Requirements

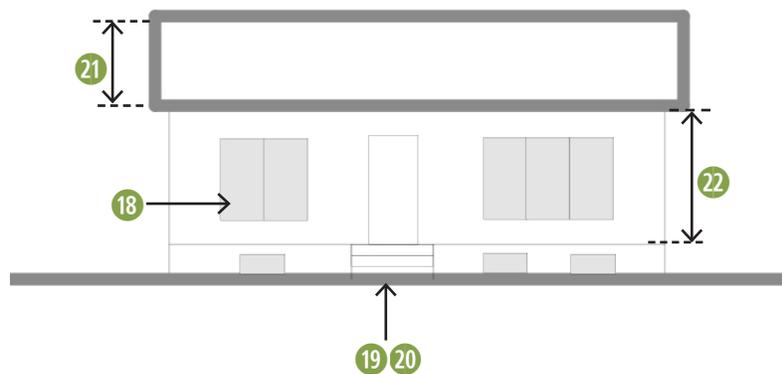


Figure 135-2.14-D. House B: Facade Requirements

135-2. BUILDING TYPES

House B Building Type

E. Additional Regulations/Notes

1. Maximum impervious plus semi-pervious area in any front yard is 25% total.
2. 2-Unit House B. Where designated on the zoning map with a "-2" extension to the district name, the House B building may be configured with two adjacent houses as follows:
 - a. The two units shall be a side-by-side configuration with a common wall between them, perpendicular to the front lot line.
 - b. Minimum building width is 45 feet and maximum building width is 60 feet.
 - c. The minimum lot width in N3a and N3b is 85 feet.
 - d. One garage door no wider than 16 feet or two garage doors each no wider than nine feet is permitted on the front facade.
 - e. Minimum height is two stories.
 - f. Each unit shall meet all requirements of the building type.
 - g. For fee simple configurations, where each unit is located on its own lot, the building (comprised of all the connected units) shall meet the building type requirements except for interior side yard setback for the lot line associated with a common wall.
3. Garage Requirement. A minimum 288 square feet garage is required for each House B building and each unit of a 2-unit House B. A Type 1 design alternative for reduction in size of garage or waiver of garage requirement may be approved subject to provision, in lieu of the required garage, of a minimum 120 square foot storage shed constructed with a foundation or concrete slab and with building materials matching the principal household dwelling on the property.
4. RESERVED.
5. Minimum House Size.
 - a. Single-unit and two-unit House Type B buildings constructed after the effective date of this chapter as defined in section [135-1.2 of this chapter](#) shall meet or exceed the following minimum finished floor areas. Design alternatives are available pursuant to section [135-9.2 of this chapter](#), with consideration thereof subject to the variety of House building types, or the variety of minimum square footages and design features in the same House building type, to be provided for any development other than infill single-unit or two-unit House Type B lots surrounded by existing buildings:
 - i. Single-story unit with a full basement shall be a minimum of 1,100 square feet.
 - ii. Single-story unit without a full basement shall be a minimum of 1,200 square feet.
 - iii. One-and-a-half story unit with a full basement shall be a minimum of 1,250 square feet.
 - iv. One-and-a-half story unit without a full basement shall be a minimum of 1,300 square feet.
 - v. Two-story unit with a full basement shall be a minimum of 1,300 square feet.
 - vi. Two-story unit without a full basement shall be a minimum of 1,400 square feet.
 - b. For House B building types, 50% of the total finished floor area of a basement may be used to calculate minimum house size square footages.

135-2. BUILDING TYPES

House C Building Type

135-2.15 House C Building Type

2.15.1 DESCRIPTION AND INTENT

House C is a small-scale building type, typically 1.5 stories with a steeply pitched, gable roof. Floor-to-floor heights of this building are on par with House B. Garages are typically located in the rear of the lot.

Roofs are a dominant feature of this house type. When the ridge runs parallel to the street, dormers are located along the roof. Gable ends often face the street for all or most of the width of the building.

2.15.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 135-2.15-A](#) are intended to illustrate the general character intent for the building type. The buildings and sites in each image may not fulfill all of the building type requirements.

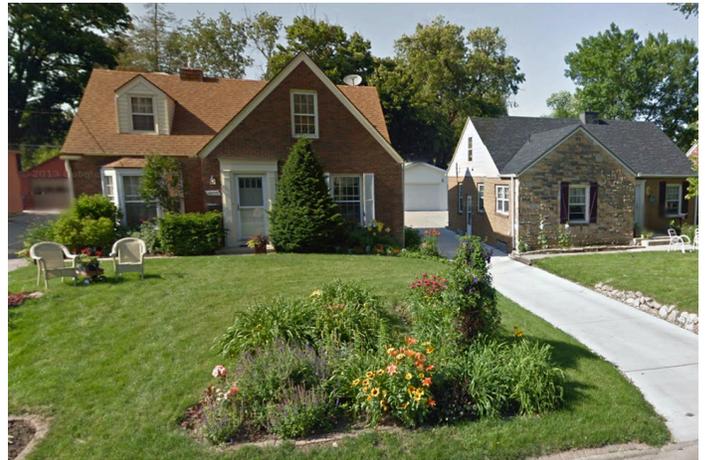


Figure 135-2.15-A. Example illustrations of House C Building Type

135-2. BUILDING TYPES

House C Building Type

2.15.3 HOUSE C REGULATIONS

	N3b, N3c	N4	NX1	REFERENCES
A. Building Siting. Refer to Figure 135-2.15-B				
1 Multiple Principal Buildings	Not permitted	Not permitted	Permitted	See Note 1 for House C Court
2 Required Accessory Building Accessory Building Locations	Garage for single-unit houses, minimum 288 square feet. Rear or side yard.			See 135-2.22.2 for accessory buildings. See Note 4 for garage requirement.
3 Minimum Front Setback (ft)	25, front setback averaging applies	35, front setback averaging applies	25, front setback averaging applies	See 135-3.4 for front setback averaging.
4 Minimum Street Side Setback (ft)	20	20	15	
5 Minimum Interior Side Setback (ft)	7, 15 total for both	7, 15 total for both	7, 15 total for both	
6 Minimum Rear Setback (ft)	40	40	30	
7 Minimum Building Width (ft)	24	24	20	See 135-3.5 for measurement. See Note 3 for 2-unit buildings, where permitted.
8 Minimum Lot Width (ft) Minimum Lot Area (sq ft)	50 6,000	50 6,000	40 4800	See Note 1 for maximum front yard coverage. See Note 5 for minimum building size.
9 Maximum Building Coverage Maximum Impervious Area Additional Semi-Pervious Area	35% 55% 15% [see note 2]	35% 55% 15% [see note 2]	35% 55% 15% [see note 2]	See 135-3.6 for measurement.
10 Attached Garage Entrance Location	Rear or side facade; Front facade on sloped sites permitted with Type 1 design alternative per 135-9.2 of this chapter			See 135-4.3.8 for additional garage door requirements on primary frontage facades.
11 Permitted Driveway Access	Improved alley; If no improved alley exists, one driveway per lot; Shared driveways encouraged			See 135-6.12 for additional driveway regulations.

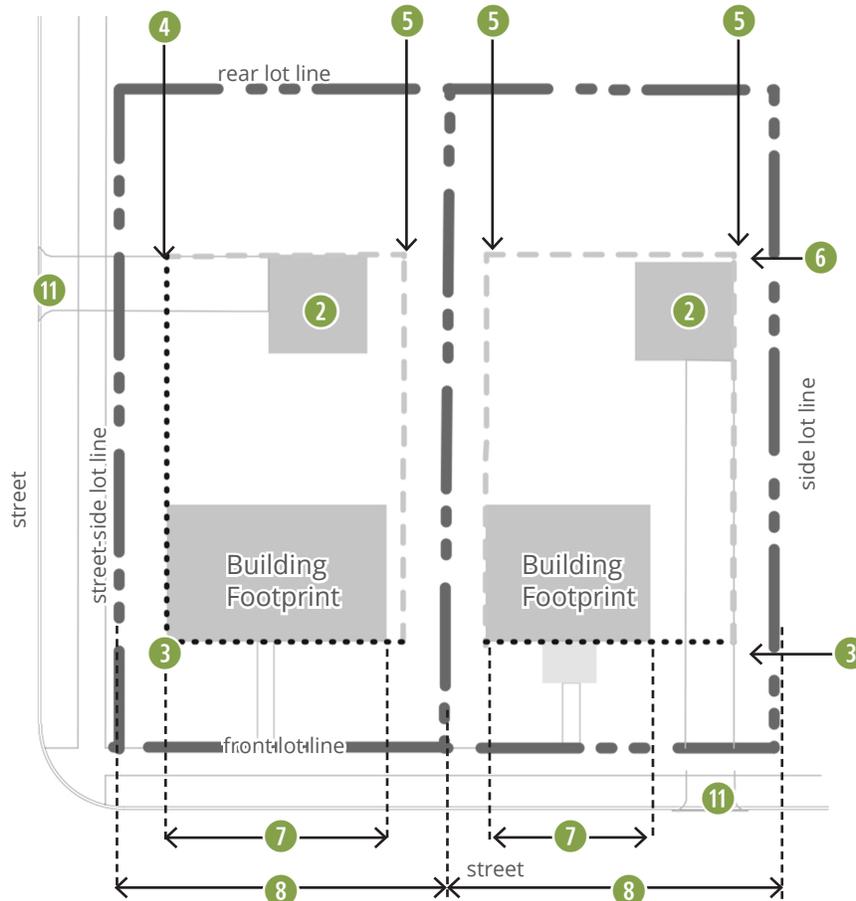


Figure 135-2.15-B. House C: Building: Building Siting

135-2. BUILDING TYPES

House C Building Type

	N3b, N3c	N4	NX1	REFERENCES
B. Height. Refer to Figure 135-2.15-C				
12 Minimum Overall Height	1 story	1.5 story	1 story	See 135-3.7 for measurement information. See Note 3 for minimum heights of multi-unit houses.
13 Maximum Overall Height	2 stories	2 stories	2 stories	
All Full Stories: 14 Minimum Height (ft) Maximum Height (ft)	8.5 10	8.5 10	8.5 10	
C. Uses. Refer to Figure 135-2.15-C				
15 All Stories	Any permitted use; N3b-2 and N3c-2 districts allow up to 2 units			See chapter 134, article 3 for permitted uses per zoning district and definition of uses. See Note 3 for 2-unit configuration requirements.
16 Required Occupied Space	Minimum 20-ft depth all full height stories on front facade			See 135-12.1 for definition of occupied space.
17 Parking within Principal Building	Fully in any basement or in the rear of the ground story			Refer to occupied space requirement above.
D. Street Facade & Roof Requirements. Refer to Figure 135-2.15-D				
18 Minimum Transparency per each Full Story and any Visible Basement (Street Frontage Facades)	12%; blank wall limitations apply to front facade	18% for primary street frontage facade(s); 12% for non-primary street frontage facade(s); blank wall limitations apply to front facade	15% for primary street frontage facade(s); 12% for non-primary street frontage facade(s); blank wall limitations apply to street facades	See 135-3.8 for measurement information and definition of blank wall limitations.
19 Principal Entrance Number Principal Entrance Location	Minimum 1 per building; Front street façade			See Note 2 and Note 3 for 2- and 4-unit building entrance requirements.
20 Required Entrance Configuration	Stoop or porch			See 135-12.1 for definition of stoop and porch.
21 Specific Permitted Major Building Materials	Finished wood, brick, stone, fiber cement board, hard coat stucco			See 135-4.2 for facade and roof materials.
22 Permitted Roof Types	Pitched gable roof for 1 and 1.5 stories, preferably 12:12; Low pitched roof for 2 stories; Other roof types permitted with a Type 1 design alternative per 135-9.2 of this chapter			See 135-2.20 for roof types.
23 Dormers and Gables	On 1 and 1.5 story buildings, where the ridge line is parallel to the street, at least 1 dormer or gable end is required for every 24 feet of continuous ridgeline.			See 135-12.1 for definition of dormer.
24 Street Facade Horizontal Eave Height (ft)	1 story: maximum 8.5. 1.5 to 2 story: maximum 18			Measured from top of foundation to below eave.

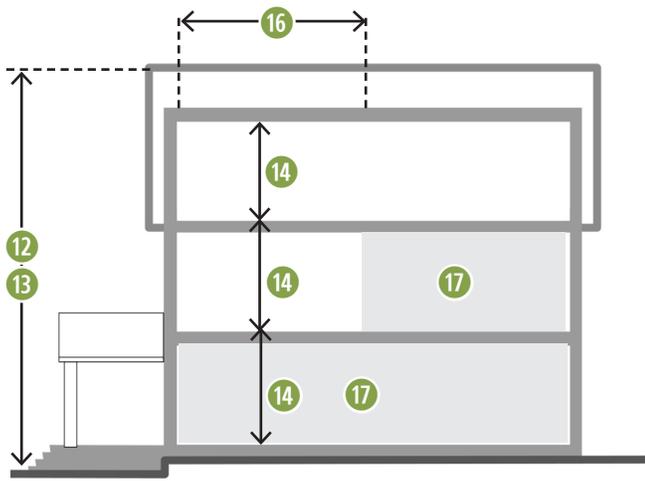


Figure 135-2.15-C. House C Building: Height and Uses Requirements



Figure 135-2.15-D. House C Building: Facade Requirements

135-2. BUILDING TYPES

House C Building Type

E. Additional Regulations/Notes

1. Cottage Court. When permitted by district and multiple houses are planned for one development site, for every House C fronting the street, up to three units may front a courtyard or adjacent park or open space and the following applies:
 - a. The courtyard shall be defined on three sides by units and open to the street. Refer to section 135-12.5 of this chapter for definition of courtyard.
 - b. Refer to Figure 135-2.15-E for one example of multiple House C building types on a development site.
 - c. Houses on courtyard shall align with the House C buildings on the street.
 - d. Side and rear setbacks shall apply between buildings for each building. For example, with a five-foot side setback, 10 feet is required between buildings.
 - e. Street facade requirements shall apply to courtyard facades.
2. Front Yard Coverage. Maximum impervious plus semi-pervious area in any front yard is 25% total.
3. 2-Unit House C. In NX1 or where designated on the zoning map with a -2 extension to the district name, the House C building may be configured with two adjacent houses as follows:
 - a. The two units shall be in a side-by-side configuration with a common wall between them, oriented generally parallel or perpendicular to the street.
 - b. The minimum lot width in N3b or N3c is 65 feet, and in N4 is 80 feet.
 - c. For fee simple configurations, where each unit is located on its own lot, the building (comprised of all the connected units) shall meet the building type requirements except for interior side yard setback for the lot line associated with a common wall.
 - d. Each unit shall meet all other requirements of the building type.

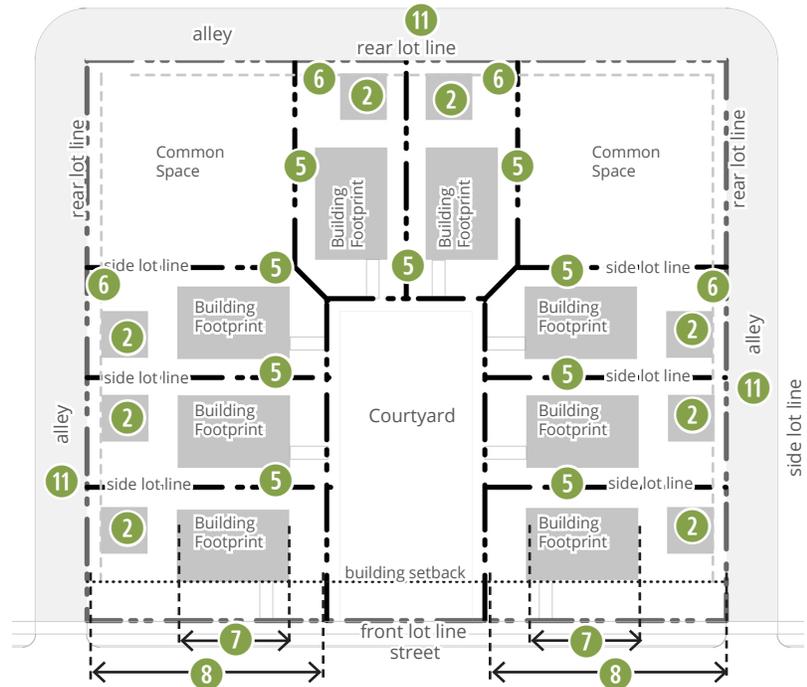


Figure 135-2.15-E. House C Court: Multiple Principal House C Buildings

4. Garage Requirement. A minimum 288 square feet garage is required for each House C building and each unit of a 2-unit House C building. A Type 1 design alternative for reduction in size of garage or waiver of garage requirement may be approved subject to provision, in lieu of the required garage, of a minimum 120 square foot storage shed constructed with a foundation or concrete slab and with building materials matching the principal household dwelling on the property.

135-2. BUILDING TYPES

House C Building Type

5. Minimum House Size.
 - a. Single-unit and two-unit House Type C buildings constructed after the effective date of this chapter as defined in section [135-1.2 of this chapter](#) shall meet or exceed the following minimum finished floor areas. Design alternatives are available pursuant to section [135-9.2 of this chapter](#), with consideration thereof subject to the variety of House building types, or the variety of minimum square footages and design features in the same House building type, to be provided for any development other than infill single-unit or two-unit House Type C buildings on lots surrounded by existing buildings:
 - i. Single-story unit with a full basement shall be a minimum of 1,100 square feet.
 - ii. Single-story unit without a full basement shall be a minimum of 1,200 square feet.
 - iii. One-and-a-half story unit with a full basement shall be a minimum of 1,250 square feet.
 - iv. One-and-a-half story unit without a full basement shall be a minimum of 1,300 square feet.
 - v. Two-story unit with a full basement shall be a minimum of 1,300 square feet.
 - vi. Two-story unit without a full basement shall be a minimum of 1,400 square feet.
 - b. For House C building types, 50% of the total finished floor area of a basement may be used to calculate minimum house size square footages.

135-2. BUILDING TYPES

House C Building Type

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135-2. BUILDING TYPES

House D Building Type

135-2.16 House D Building Type

2.16.1 DESCRIPTION AND INTENT

House D incorporates characteristics typical of bungalows and two-story Victorian or Arts and Crafts houses. These houses are usually fairly square in footprint, though many extend deeper into the lot than their width. The roof of this house type varies, but includes significant eave depth and thickness.

This house type can be single story, though it typically incorporates attic dormers or windows in the gable on the street facade. Floor-to-floor heights of this house type are taller than House B and C.

2.16.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 135-2.16-A](#) of this article are intended to illustrate the general character intent for the building type. The buildings and sites in each image may not fulfill all of the building type requirements.

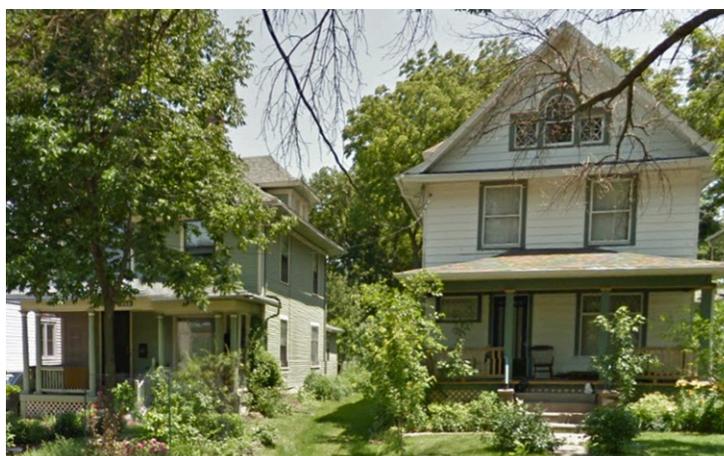
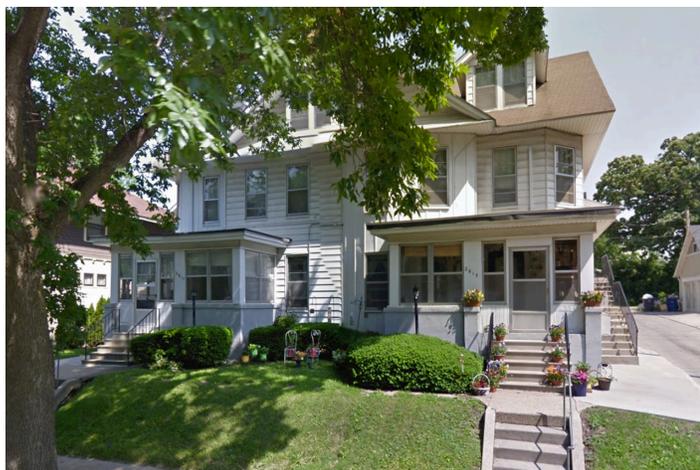


Figure 135-2.16-A. Example illustrations of House D Building Type

135-2. BUILDING TYPES

House D Building Type

2.16.3 HOUSE D REGULATIONS

	N5	NX1	NX2, NX2a	REFERENCES
A. Building Siting. Refer to Figure 135-2.16-B				
1 Multiple Principal Buildings	Not permitted	Permitted	Permitted	See Note 1 for House D Court.
2 Required Accessory Building Accessory Building Locations	Garage for single-unit houses, minimum 288 square feet. Rear or side yard.			See 135-2.22.2 for accessory buildings. See Note 5 for garage requirement.
3 Minimum Front Setback (ft)	25, front setback averaging applies	25, front setback averaging applies	25, front setback averaging applies; Build-to zone for Sherman Hill required	See 135-3.4 for front setback averaging. See 135-2.19 for Sherman Hill Build-to Zones.
4 Minimum Street Side Setback (ft)	18, front setback averaging applies	15	15	
5 Minimum Interior Side Setback (ft)	7, 15 total for both	7, 15 total for both	7, 15 total for both	See Note 3 for 0 side setback permitted in NX1, NX2, and NX2a.
6 Minimum Rear Setback (ft)	30	30	25	
7 Minimum Building Width (ft) Maximum Building Width (ft)	26 for single unit; 60 for single unit	24 for single unit; 60 for single unit	24 for single unit; 60 for single unit	See 135-3.5 for measurement. See Note 4 for multiple-unit buildings, where permitted.
8 Minimum Lot Width (ft) Minimum Lot Area (sq ft)	50 for single unit; 6,750	50 for single unit; 4,800	50 for single unit; 4,800	See Note 4 for multiple-unit buildings, where permitted.
9 Maximum Building Coverage Maximum Impervious Area Additional Semi-Pervious Area	30% 50% 15%	30% 50% 15%	45% 65% 20%	See 135-3.6 for measurement. See Note 1 for maximum front yard coverage. See Note 7 for minimum building size.
10 Attached Garage Entrance Location	Rear or side facade			See 135-4.3.8 for additional garage door requirements on primary frontage facades.
11 Permitted Driveway Access	Improved alley; if no improved alley exists, one driveway per lot; shared driveways encouraged.			See 135-6.12 for additional driveway regulations.

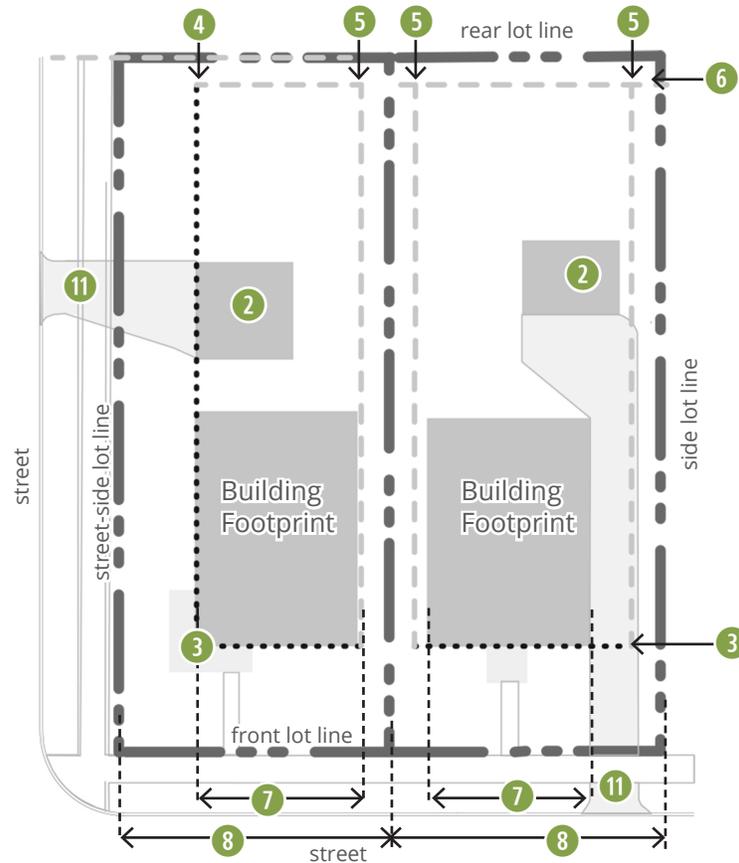


Figure 135-2.16-B. House D Building: Building Siting

135-2. BUILDING TYPES

House D Building Type

	N5	NX1	NX2, NX2a	REFERENCES
B. Height. Refer to Figure 135-2.16-C				
12 Minimum Overall Height	1.5 stories	1.5 stories	2 stories	See 135-3.7 for measurement information. See Note 4 for multiple-unit buildings, where permitted.
13 Maximum Overall Height	2.5 stories	2.5 stories	2.5 stories	
All Full Stories: 14 Minimum Height (ft) Maximum Height (ft)	9 12	9 12	9 12	
C. Uses. Refer to Figure 135-2.16-C				
15 All Stories	Any permitted use; N5-2 district allows up to 2 units; N5-4 district allows up to 4 units	Any permitted use except multiple-household is limited to no more than 4 units	Any permitted use except multiple-household is limited to no more than 6 units	See chapter 134, article 3 for permitted uses per zoning district and definition of uses. See Note 4 for multiple-unit buildings, where permitted.
16 Required Occupied Space	Minimum 20-ft depth on all full floors on front facade			See 135-12.1 for definition of occupied space.
17 Parking within Principal Building	Fully in the basement or in the rear of the ground story			Refer to occupied space requirement above.
D. Street Facade & Roof Requirements. Refer to Figure 135-2.16-D				
18 Minimum Transparency per each Full Story and any Visible Basement (Street Frontage Facades)	15% for primary street frontage facade(s); 12% for non-primary street frontage facade(s); blank wall limitations apply to front facade	18% for primary street frontage facade(s); 12% for non-primary street frontage facade(s); blank wall limitations apply to front facade	18% for primary street frontage facade(s); 12% for non-primary street frontage facade(s); blank wall limitations apply to front and street side facade	See 135-3.8 for measurement information and definition of blank wall limitations.
19 Principal Entrance Number; Principal Entrance Location	Minimum 1 per building; Front street facade			See Note 4 for multiple-unit buildings, where permitted.
20 Required Entrance Configuration	Stoop, enclosed porch, or porch	Porch	Porch	See 135-12.1 for definition of stoop and porch.
21 Specific Permitted Major Building Materials	Finished wood, brick, stone, fiber cement board, hard coat stucco			See 135-4.2 for facade and roof materials.
22 Permitted Roof Types	Pitched gable or hipped roof; Low pitched on 2 story buildings; Tower permitted			See 135-2.20 for roof types.
Minimum Eave Depth (in)	14			
23 Dormers and Gables	On 1 and 1.5 story buildings, where the ridge line is parallel to the street, at least 1 dormer or gable end is required for every 24 feet of continuous ridgeline.			See 135-12.1 for definition of dormer.

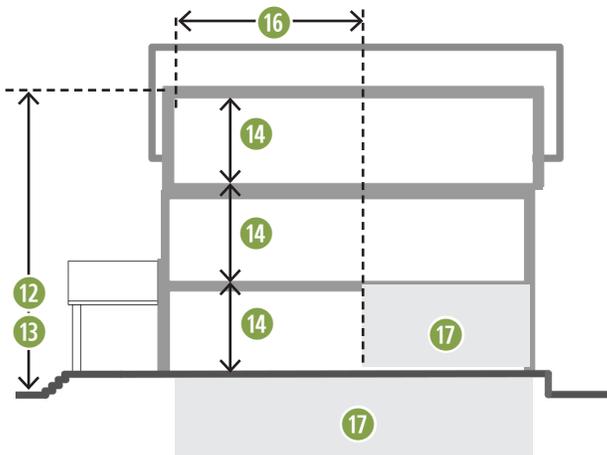


Figure 135-2.16-C. House D Building: Height and Use Requirements

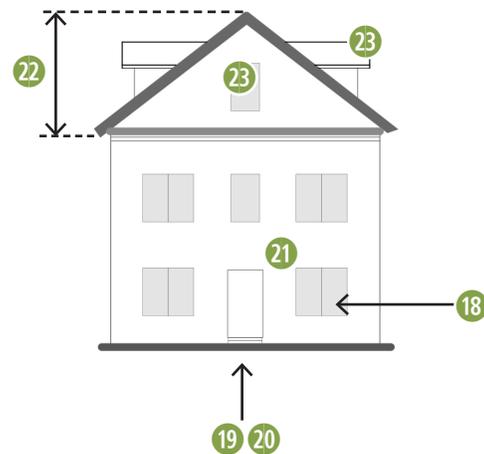


Figure 135-2.16-D. House D Building: Facade Requirements

135-2. BUILDING TYPES

House D Building Type

E. Additional Regulations/Notes

1. House D Court. When permitted by district and multiple houses are planned for one development site, for every House D fronting the street, up to three units may front a courtyard or adjacent park or open space and the following applies:
 - a. The courtyard must be lined by units on three sides and be open to the street on one side. Refer to [Figure 135-2.16-F](#) of this article for House D Court.
 - b. Houses on the courtyard must align with House D buildings on the street.
 - c. Side and rear setbacks apply between buildings for each building. For example, with a five-foot minimum side setbacks, at least 10 feet is required between buildings.
 - d. Street facade requirements apply to courtyard facades.
2. Front Yard Coverage. Maximum impervious plus semi-pervious area in any front yard is 25% total.
3. In NX1, NX2, and NX2a, a zero-foot side yard setback is permitted on one side of the lot, allowing for no more than two House D buildings side-by-side, each unit on their own lot. All other requirements must be met.
4. Multiple-Unit House D. In NX1, in NX2, in NX2a, and where designated on the zoning map with a "-2" or "-4" extension to the district name, the House D building may be configured with multiple units as follows:
 - a. Multiple units are allowed only in new construction built for multiple units or existing buildings originally constructed for the number of units.
 - b. The "-2" extension to the district name permits up to two units and the "-4" extension to the district name permits up to four units within the House D principal building.
 - c. In NX1, up to six units may be incorporated into the House D principal building where located on a corner parcel. Up to two of those six units may be incorporated into an accessory outbuilding pursuant to section [135-2.22.2.C of this article](#).
 - d. In NX2 and NX2a, up to six units may be incorporated into the House D principal building. Up to two of those six units may be incorporated into an accessory outbuilding

pursuant to section [135-2.22.2.C of this article](#).

- e. The minimum lot width for two, three, and four units in N5, NX1, NX2, and NX2a is 50 feet for two stacked units, 70 feet for side-by-side units, and 70 feet for up to four units.
- f. The minimum lot width for up to six units in NX1, NX2, and NX2a is 80 feet.
- g. In N5, NX2, and NX2a, maximum building width for multiple units is 80 feet.
- h. Minimum height is two stories.
- i. Each unit shall be entered directly from an exterior door located on the front or side facade or from a common interior hallway accessed from an exterior door located on the front or side facade. No unit shall enter only from the rear, unless located in an accessory outbuilding, as permitted.

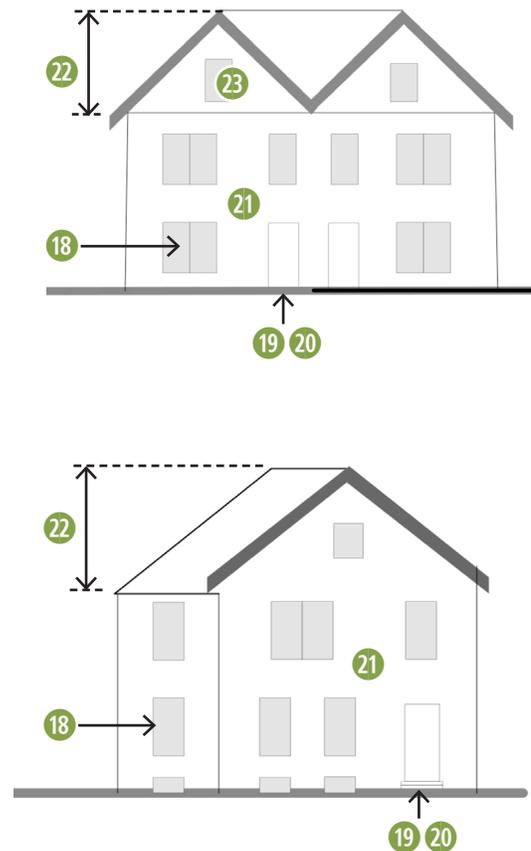


Figure 135-2.16-E. House D Building: Multi-Unit Elevation Examples

135-2. BUILDING TYPES

House D Building Type

- j. Exterior stairs are not permitted on any street facade or within the front yard.
 - k. All other requirements of the building type shall be met.
 - l. For fee simple configurations, where each unit is located on its own lot, the building (comprised of all the connected units) shall meet the building type requirements except for minimum interior setbacks for the lot line associated with a common wall.
5. Garage Requirement. A minimum 288 square feet garage is required for each House D building and each unit of a 2-unit House D building. A Type 1 design alternative for reduction in size of garage or waiver of garage requirement may be approved subject to provision, in lieu of the required garage, of a minimum 120 square foot storage shed constructed with a foundation or concrete slab and with building materials matching the principal household dwelling on the property.

- 6. RESERVED.
- 7. Minimum House Size.
 - a. Single-unit and two-unit House Type D buildings constructed after the effective date of this chapter as defined in section [135-1.2 of this chapter](#) shall meet or exceed the following minimum finished floor areas. Design alternatives are available pursuant to section [135-9.2 of this chapter](#), with consideration thereof subject to the variety of House building types, or the variety of minimum square footages and design features in the same House building type, to be provided for any development other than infill single-unit or two-unit House Type D buildings on lots surrounded by existing buildings:
 - i. Single-story unit with a full basement shall be a minimum of 1,100 square feet.
 - ii. Single-story unit without a full basement shall be a minimum of 1,200 square feet.
 - iii. One-and-a-half story unit with a full basement shall be a minimum of 1,250 square feet.
 - iv. One-and-a-half story unit without a full basement shall be a minimum of 1,300 square feet.
 - v. Two-story unit with a full basement shall be a minimum of 1,300 square feet.
 - vi. Two-story unit without a full basement shall be a minimum of 1,400 square feet.
 - b. For House D building types, 50% of the total finished floor area of a basement may be used to calculate minimum house size square footages.

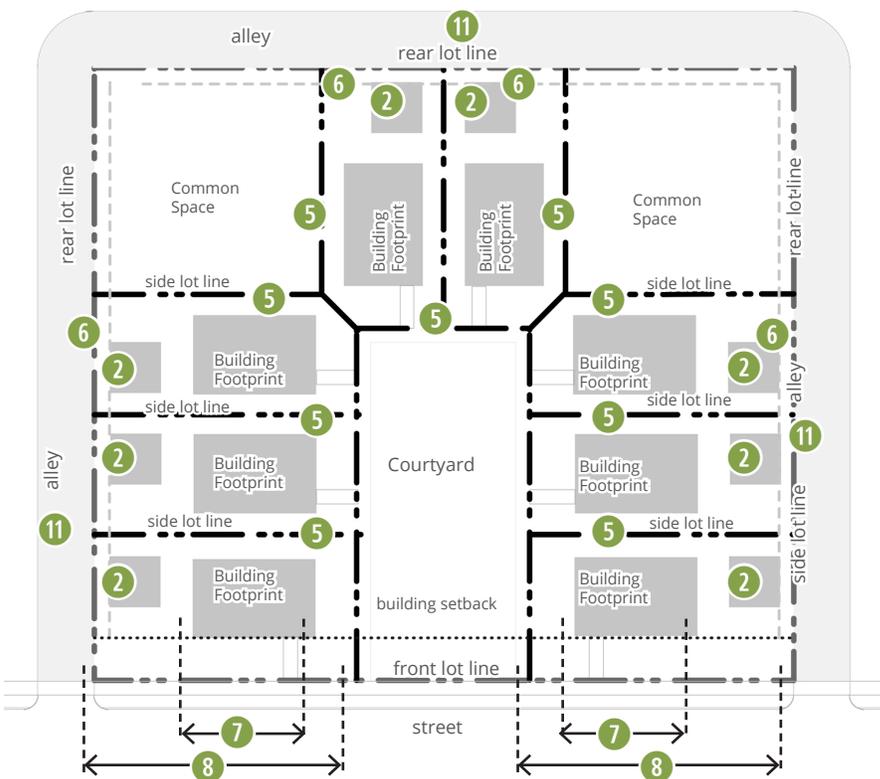


Figure 135-2.16-F. House D Court: Multiple Principal House D Buildings

135-2. BUILDING TYPES

House D Building Type

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135-2. BUILDING TYPES

Parking Structure

135-2.17 Parking Structure

2.17.1 DESCRIPTION AND INTENT

The parking structure building type is intended to define the characteristics of any parking structure fronting on a street, whether a stand-alone principal structure, an accessory structure, or a portion of another building type. The characteristics of this building type are meant to primarily address the facade of the building along the streetscape, the negative impact of the vehicle headlights on adjacent buildings, and the comfort and accessibility for both pedestrians along the street and people leaving and entering the structure.

2.17.2 ILLUSTRATIVE IMAGES

The image shown in [Figure 135-2.17-A](#) is intended to illustrate the general character intent for the building type. The buildings and sites in each image may not fulfill all of the building type requirements.



Figure 135-2.17-A. Example illustration of Parking Structure along Street

135-2. BUILDING TYPES

Parking Structure

2.17.3 PARKING STRUCTURE REGULATIONS

	DX	ALL OTHER DISTRICTS	REFERENCES
A. Building Siting. Refer to Figure 135-2.17-B			
1 Multiple Buildings	Not permitted; No accessory building permitted on lot		
2 Location	Not permitted fronting a primary street except with an approved Type 1 design alternative		See 134-3.5.14 for non-accessory parking use regulations.
3 Minimum Front Setback (ft)	5 or at least 5 feet less than the front setback of adjacent building, whichever is greater		
4 Minimum Street Side Setback (ft)	5 or at least 5 feet less than the front setback of adjacent building, whichever is greater		
5 Minimum Interior Side Setback (ft)	0, 5 at alley	10, 5 at alley	0 allowed at the alley subject to approval of the development services director and city engineer.
6 Minimum Rear Setback (ft)	0, 5 at alley	15, 5 at alley, 20 abutting any N or NX district	0 allowed at the alley subject to approval of the development services director and city engineer.
7 Maximum Impervious Area Additional Semi-Pervious Area	75% 25%	75% 15%	See 135-3.6 for measurement.
8 Garage Entrance Location	Non-primary street, side, or rear facade; Primary street with a Type 1 design alternative		See 135-4.3.8 for additional garage door requirements on primary frontage facades.
9 Permitted Driveway Access	Improved alley or non-primary street frontage; Primary street with a Type 1 design alternative		See 135-6.12 for additional driveway regulations.
10 Number of Access Points	No more than 2 access points shall be located on any 1 street, totaling no more than 24 feet of drives crossing sidewalk		See 135-6.12 for additional driveway regulations.
B. Height. Refer to Figure 135-2.17-C			
11 Maximum Overall Height	1 story less than any other permitted building type in the district		
12 All Full Stories: (Measured floor-to-floor) Minimum Height (ft) Maximum Height (ft)	9 12		See 135-3.7 for measurement information. Story heights are measured floor to floor.
13 Sloped Floors	Not permitted on primary street facades; to the extent practicable, sloped floors shall be located on non-street facades.		

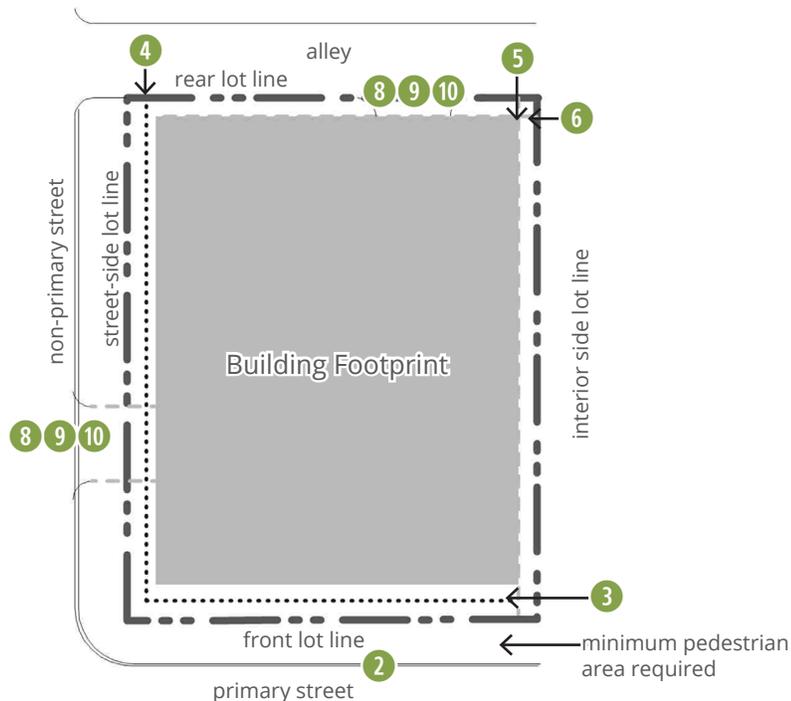


Figure 135-2.17-B. Parking Structure: Building Siting

135-2. BUILDING TYPES

Parking Structure

	DX	ALL OTHER DISTRICTS	REFERENCES
C. Uses. Refer to Figure 135-2.17-C			
14 All Stories	Parking and associated accessory uses (parking office, car wash, storage) only		See chapter 134, article 3 for permitted uses per zoning district and definition of uses. Where any other use is incorporated, a building type permitted in the district must be utilized.
D. Street Facade & Roof Requirements. Refer to Figure 135-2.17-D			
15 Wall Requirement to Block Headlights	Solid wall, min. 3 ft in height, along all street and alley facades	Solid wall, min. 3 ft in height, along all street and alley facades and along any side or rear facade located more than 5 ft from an abutting building.	See 135-3.8 for measurement information and definition of blank wall limitations.
16 General Blank Wall Limitations	30%; blank wall limitations apply to front facade		
17 Principal Entrance Number; Principal Entrance Location	A defined pedestrian entrance/exit is required separate from the vehicular entrance and directly accessing the public sidewalk. If the space is enclosed, transparent windows are required at a rate of 65%.		See 135-4.3.6 for principal entryway design requirements.
18 Street Facades of Ground Story Elevation	Within 30 inches vertically of adjacent sidewalk elevation OR between 30 inches and 5 ft with visible basement (transparency required)		
19 Mid-Building Pedestrianway	For buildings greater than 250 ft in length, a pedestrian entrance and pedestrianway through the structure is required.		
20 Vertical Divisions	Every 30 feet, extending to the full height of the structure. Divisions shall be a minimum of 2 ft in width with a minimum projection of 2 inches.		
21 Permitted Major Building Materials	See 135-4.2 for facade and roof materials		
22 Permitted Roof Types	The top story of the parking structure shall include a parapet or other roof type along street facades. Towers are permitted.		See 135-2.20 for roof types.

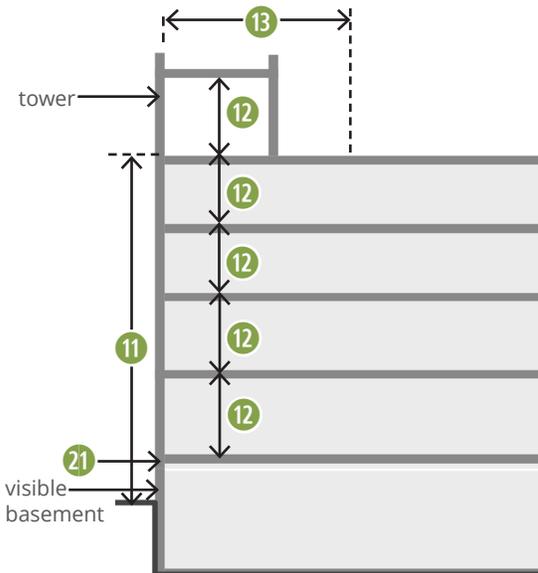


Figure 135-2.17-C. Parking Structure: Height and Uses Requirements

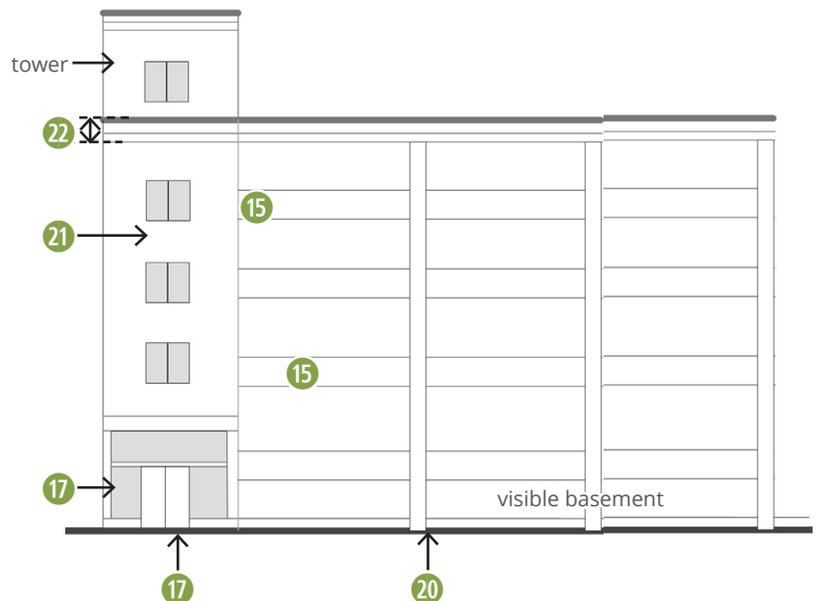


Figure 135-2.17-D. Parking Structure: Facade Requirements

135-2. BUILDING TYPES

Parking Structure

E. Additional Regulations/Notes

1. MX District Deck and Patio. Any deck or patio associated with a non-residential use in any MX district shall be located in the rear, side, or corner side yard. A deck or patio in the front yard may be approved through a Type 1 design alternative, either subject to primary frontage coverage or with a Type 1 design alternative to primary frontage coverage.

135-2. BUILDING TYPES

Capitol Dominance Area

135-2.18 Capitol Dominance Area

2.18.1 PURPOSE

The Iowa State Capitol is a source of pride and inspiration to the citizens of the state. The dramatic appearance and recognition of the Capitol results in substantial part from the inspiring manner in which it physically dominates the Capitol environs and the eastside downtown commercial district. The Capitol serves as a focal point for inspiring vistas from prominent public viewing points throughout the City of Des Moines and the surrounding area. The panoramic view outward from the Capitol across the city and state is symbolic of the statewide importance of the Capitol and of the state offices therein.

The Iowa Legislature has recognized the statewide importance of preserving and protecting the dominance of the Capitol and the view of the Capitol from prominent public viewing areas by its enactment of legislation specifically delegating to the City of Des Moines authority to protect such dominance and view by regulating and restricting the height and size of buildings and other structures within the city. The protection of the dominant height of the Capitol and the view of the Capitol from prominent public viewing areas is not only a concern for the citizens of the city, but for all citizens of the state, for the Capitol is a financial, cultural, and aesthetic investment and resource of the entire citizenry.

For the foregoing reasons, the city council of the City of Des Moines declares its intent to preserve and protect the dominant height of the Iowa State Capitol in relation to surrounding structures, the view of the Capitol from prominent public viewing areas, and the view outward across the city and state from the Capitol. In addition to the regulations otherwise imposed by the zoning ordinance and by this chapter, construction of new structures and the expansion and remodeling of existing structures within the capitol dominance area shall be subject to the height limitations imposed by this section.

2.18.2 HEIGHT LIMITATIONS

A. MAXIMUM BUILDING HEIGHT. Any lot within the highlighted area in [Figure 135-2.18-A](#) shall have a maximum height of 75 feet. Refer to the city's GIS system for specific location.

B. HEIGHTS OF TOWERS, UTILITIES, AND OTHER APPURTENANCES. Within the boundaries of the capitol dominance area established by this section, no structure shall be constructed or enlarged

to a height in excess of the maximum elevation established. Chimneys, cooling towers, elevator bulkheads, antennas, and necessary mechanical appurtenances extending above the roof of a building may exceed the maximum elevation established for such district by not more than 15 feet provided they are set back at least 15 feet from all faces of the building adjacent to a street.

2.18.3 DESIGN ALTERNATIVES

A. TYPE 1 DESIGN ALTERNATIVE. A Type 1 design alternative may be requested for relief from the maximum building height limitation set forth in section [135-2.18.2.A of this article](#), when eligible as follows:

1. The relief from maximum building height limitation applies to lot(s) identified within a large-scale development plan approved prior to the applicant's request for the Type 1 design alternative;
2. The relief from maximum building height limitation applies to building type(s) and use(s) consistent with those shown in said approved large-scale development plan; and
3. The relief from maximum building height limitation does not exceed the proposed height(s) specified and shown in said approved large-scale development plan, as verified by the development services director or designee using three-dimensional modeling performed by the city using site-specific digital building drawings provided by the applicant. Under this subsection [135-2.18.3.A.3](#), said relief can be denied by the city solely if said proposed height(s) are exceeded.

B. TYPE 2 DESIGN ALTERNATIVE.

1. Considerations. A Type 2 design alternative may be requested for relief from the height limitations set forth in section [135-2.18.2](#), in accordance with the following considerations:
 - a. Compliance with the purpose statement in this section.
 - b. The applicant must provide a detailed architectural and viewshed analysis that illustrates, three-dimensionally, the specific location and specific heights of all components and includes the following, at a minimum:
 - i. proximity to the Capitol;
 - ii. proximity to view corridors identified in

135-2. BUILDING TYPES

Capitol Dominance Area

the Capitol Gateway East Urban Design Plan or most recent similar plan;

- iii. impact on views to and from the Capitol; and
- iv. any other illustrations as required by the development services director.

- 2. A Type 2 design alternative may be requested for relief from the height limitations set forth in section [135-2.18.2](#), subject to the considerations set forth above, when:
 - a. an applicant is not eligible to request a Type 1 design alternative; or
 - b. an applicant is requesting relief from height limitations for towers, utilities and other appurtenances set forth in section [135-2.18.2.B](#) of this article.

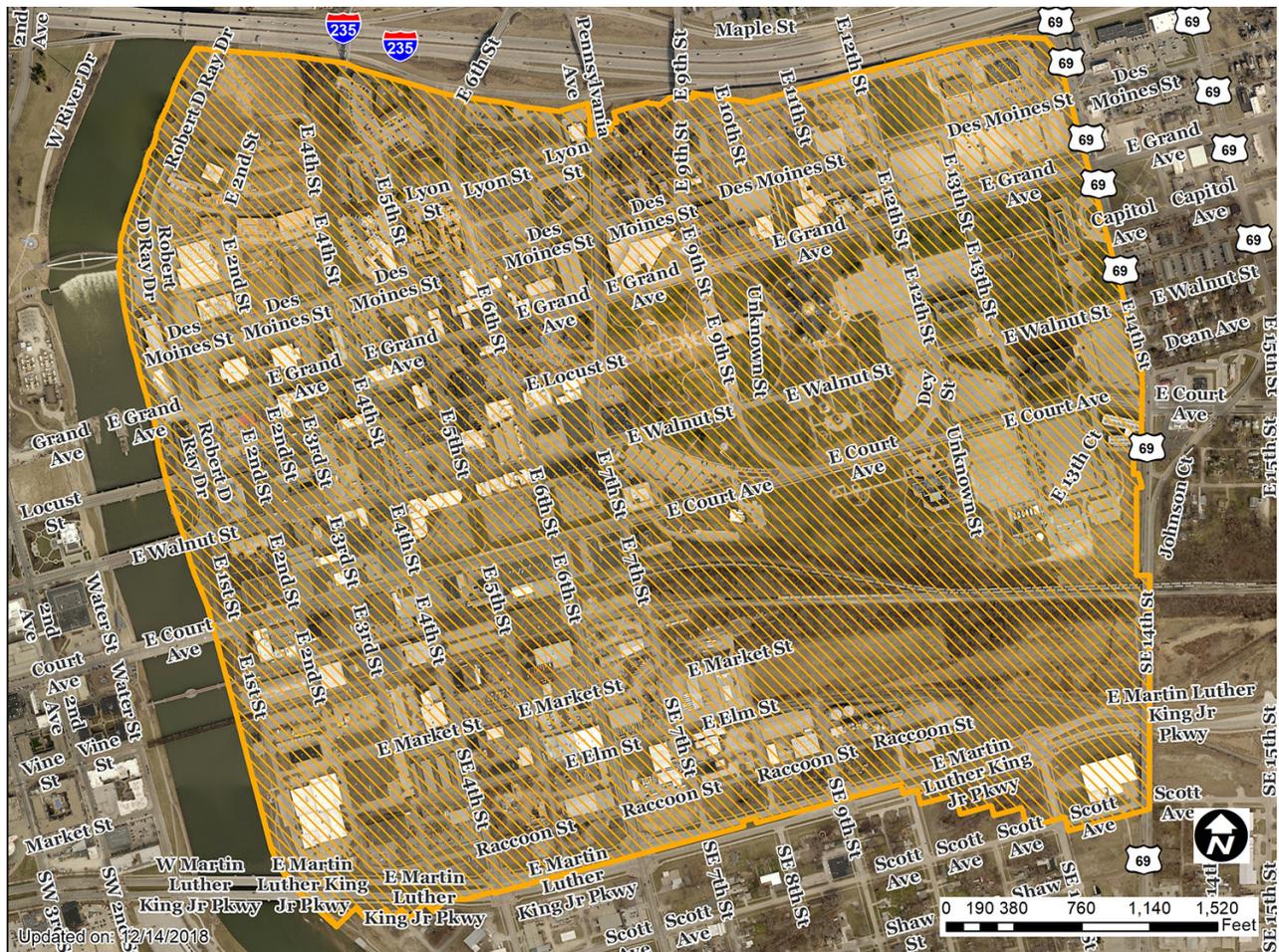


Figure 135-2.18-A. Capitol Dominance Area.

135-2. BUILDING TYPES

Sherman Hill Neighborhood Build-to Zones

135-2.19 Sherman Hill Neighborhood Build-to Zones

The following table defines build-to zones for the Sherman Hill neighborhood by block face.

Block Face	BUILD-TO ZONE	
	Minimum from street lot line (feet)	Maximum from street lot line (feet)
Block face lying west of and adjoining 20th Street between Woodland and Pleasant	17	25
Block face lying east of and adjoining 20th Street between Woodland and Pleasant	22	25
Block face lying west of and adjoining 20th Street between Pleasant and Center	16	25
Block face lying east of and adjoining 20th Street between Pleasant and Center	17	25
Block face lying west of and adjoining 19th Street between Woodland and Pleasant	15	30
Block face lying east of and adjoining 19th Street between Woodland and Pleasant	20	25
Block face lying west of and adjoining 19th Street between Pleasant and Center	14	25
Block face lying east of and adjoining 19th Street between Pleasant and Center	12	25
Block face lying west of and adjoining 19th Street between Center and Crocker	12	25
Block face lying east of and adjoining 19th Street between Center and district boundary south of Crocker	14	20
Block face lying west of and adjoining 19th Street between Olive and School	17	25
Block face lying west of and adjoining 18th Street between Woodland and Pleasant	20	30
Block face lying east of and adjoining 18th Street between Woodland and Pleasant	20	27
Block face lying west of and adjoining 18th Street between Pleasant and Center	15	25
Block face lying east of and adjoining 18th Street between Pleasant and Center	14	25
Block face lying west of and adjoining 18th Street between Center and district boundary south of Crocker	15	25
Block face lying east of and adjoining 18th Street between Center and district boundary south of Crocker	20	30
Block face lying west of and adjoining 18th Street between Crocker and Olive	24	30
Block face lying east of and adjoining 18th Street between Crocker and district boundary north of Olive	16	25
Block face lying west of and adjoining 17th Street between Woodland and Pleasant	16	25

135-2. BUILDING TYPES

Sherman Hill Neighborhood Build-to Zones

TABLE 135-2.19-1. DESCRIPTION OF BLOCK FACES	BUILD-TO ZONE	
	Block Face	Minimum from street lot line (feet)
Block face lying east of and adjoining 17th Street between Woodland and Pleasant	25	30
Block face lying west of and adjoining 17th Street between Pleasant and Center	15	20
Block face lying east of and adjoining 17th Street between Pleasant and Center	17	25
Block face lying west of and adjoining 17th Street between Center and district boundary south of Crocker	14	24
Block face lying east of and adjoining 17th Street between Center and district boundary south of Crocker	7	20
Block face lying west of and adjoining 16th Street between Woodland and Pleasant	15	20
Block face lying east of and adjoining 16th Street between Woodland and Pleasant	0	30
Block face lying west of and adjoining 16th Street between Pleasant and Center	15	25
Block face lying east of and adjoining 16th Street between Pleasant and Park	10	15
Block face lying east of and adjoining 16th Street between Park and Center	8	10
Block face lying west of and adjoining 16th Street between Center and Crocker	17	25
Block face lying east of and adjoining 16th Street between Center and Crocker	15	25
Block face lying west of and adjoining 15th Street between Woodland and Pleasant	17	20
Block face lying west of and adjoining 15th Street between Pleasant and Park	5	15
Block face lying west of and adjoining 15th Street between Park and Center	20	20
Block face lying west of and adjoining 15th Street between Center and Crocker	15	20
Block face lying south of and adjoining Woodland between 15th and 16th	5	15
Block face lying north of and adjoining Woodland between 15th and 16th	200	200
Block face lying south of and adjoining Woodland between 16th and 17th	0	12
Block face lying north of and adjoining Woodland between 16th and 17th	25	35
Block faces lying south of and adjoining Woodland between 17th and 19th	0	25
Block face lying north of and adjoining Woodland between 17th and 18th	21	23

135-2. BUILDING TYPES

Sherman Hill Neighborhood Build-to Zones

Block Face	BUILD-TO ZONE	
	Minimum from street lot line (feet)	Maximum from street lot line (feet)
Block face lying north of and adjoining Woodland between 18th and 19th	0	20
Block face lying south of and adjoining Woodland between 19th and district boundary to the west	0	25
Block face lying north of and adjoining Woodland between 19th and 20th	0	10
Block face lying north of and adjoining Woodland between 20th and district boundary to the west	15	15
Block face lying south of and adjoining Pleasant between 15th and 16th	5	5
Block face lying north of and adjoining Pleasant between 15th and 16th	5	30
Block face lying south of and adjoining Pleasant between 16th and 17th	30	30
Block face lying north of and adjoining Pleasant between 16th and 17th	20	30
Block face lying south of and adjoining Pleasant between 17th and 18th	12	20
Block face lying north of and adjoining Pleasant between 17th and 18th	2	18
Block face lying south of and adjoining Pleasant between 18th and 19th	5	15
Block face lying north of and adjoining Pleasant between 18th and 19th	7	10
Block face lying south of and adjoining Pleasant between 19th and 20th	5	20
Block face lying north of and adjoining Pleasant between 19th and 20th	7	20
Block face lying south of and adjoining Pleasant between 20th and district boundary to the west	5	5
Block face lying north of and adjoining Pleasant between 20th and district boundary to the west	5	10
Block face lying south of and adjoining Park between 15th and 16th	0	15
Block face lying north of and adjoining Park between 15th and 16th	15	15
Block face lying south of and adjoining Center between 15th and 16th	10	15
Block face lying north of and adjoining Center between 15th and 16th	38	55
Block face lying south of and adjoining Center between 16th and 17th	5	10
Block face lying north of and adjoining Center between 16th and 17th	28	40

135-2. BUILDING TYPES

Sherman Hill Neighborhood Build-to Zones

TABLE 135-2.19-1. DESCRIPTION OF BLOCK FACES	BUILD-TO ZONE	
	Block Face	Minimum from street lot line (feet)
Block face lying south of and adjoining Center between 17th and 18th	2	15
Block face lying north of and adjoining Center between 17th and 18th	20	20
Block face lying south of and adjoining Center between 18th and 19th	12	15
Block face lying north of and adjoining Center between 18th and 19th	14	22
Block face lying south of and adjoining Center between 19th and 20th	0	20
Block face lying south of and adjoining Center between 20th and district boundary to the west	8	8
Block face lying north of and adjoining Center between 19th and 19th Place	0	12
Block face lying south of and adjoining Leyner between 19th and 19th Place	5	5
Block face lying north of and adjoining Leyner between 19th and 19th Place	15	15
Block face lying south of and adjoining Crocker between 19th and 19th Place	5	5
Block face lying south of and adjoining Crocker between 17th and 16th	0	10
Block face lying south of and adjoining Crocker between 16th and 15th	10	15
Block face lying south of and adjoining Olive between 18th and district boundary to the east	5	5
Block face lying north of and adjoining Olive between 18th and district boundary to the east	5	5
Block face lying west of and adjoining 16th between Woodland and district boundary to the south	8	10
Block face lying east of and adjoining 16th between Woodland and district boundary to the south	8	12
Block face lying east of and adjoining 17th between Woodland and district boundary to the south	0	15
Block face lying west of and adjoining 17th between Woodland and district boundary to the south	0	5
Block face lying east of and adjoining 19th between Woodland and district boundary to the south	10	15
Block face lying west of and adjoining 19th between Woodland and district boundary to the south	0	0

135-2. BUILDING TYPES

Roof Types

135-2.20 Roof Types

The major components of any roof must meet the requirements of one of the roof types permitted per building type. Roofs for bay or bow windows and dormers are not required to meet a roof type.

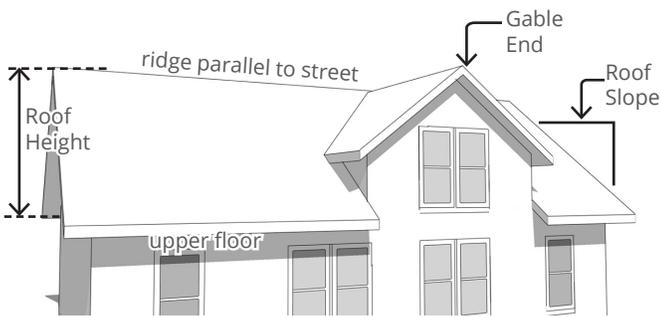
2.20.1 ROOF TERRACES

Roof terraces are permitted upon any roof type, provided either a tower is permitted for access or the height allows for access.

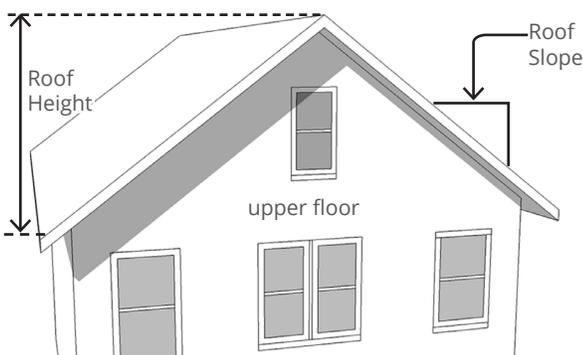
- A. Any wall around the roof terrace that is located within five feet of the street face of the building shall meet the requirements of a parapet.
- B. Any overhead structures shall be located a minimum 30 feet back from a street facade, unless a Type 1 design alternative pursuant to section [135-9.2 of this chapter](#) is approved and the overhead structure is designed as a component of the overall building design.

2.20.2 SPECIAL ROOF TYPES

Special cap designs not otherwise defined in this section may be approved through a Type 1 design alternative pursuant to section [135-9.2 of this chapter](#) during the site plan or alternate design document review process with the following requirements:



Parallel Pitched



Pitched Roof Type (Gable Roof)

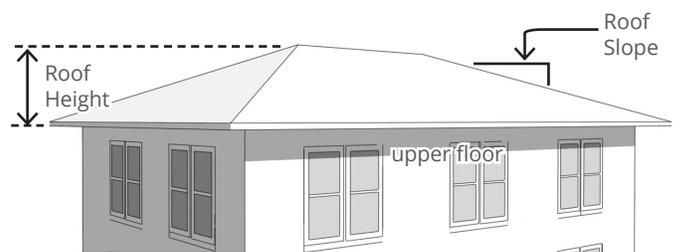
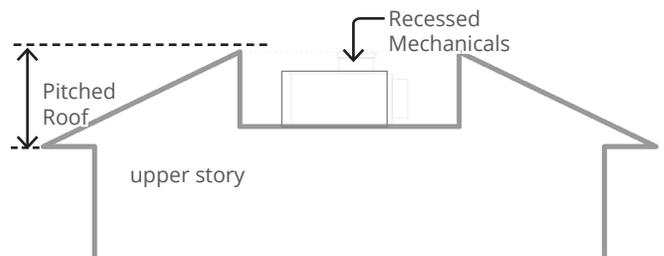
- A. The building must warrant a separate status from the majority of buildings in the district, with a correspondence between the form of the cap and the building use, such as a dome for a planetarium, a dome for a place of worship, a steeple for a place of worship, or a unique roof for a more distinctive city hall or community center.
- B. The roof type may not create additional occupiable space beyond that permitted by the building type.
- C. The shape of the roof must be different from those defined in this section, such as a dome, spire, or vault, and not a gabled roof, hipped roof, butterfly roof, gambrel roof, mansard roof, roof with parapet, or flat roof.

2.20.3 PITCHED ROOF TYPE

Refer to [Figure 135-2.20-A](#). This roof type is a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

A. Low Pitched and Pitched.

1. Low Pitched. The low pitched roof must be pitched between 3:12 and 8:12 (rise:run).
2. Pitched. The pitched roof must be sloped more than 5:12, for one and 1.5 story buildings. Slopes less than 8:12 are permitted on any two-story building.



Pitched Roof Type (Hip Roof)

Figure 135-2.20-A. Examples of Pitched Roof Type

135-2. BUILDING TYPES

Roof Types

B. Configurations. The following configurations are permitted, unless otherwise expressly stated in the applicable building type regulations.

1. Hipped, gabled, and combination of hips and gables are permitted.
2. Butterfly (inverted gable roof) and shed roofs are permitted with a maximum height of eight feet, including overhang.
3. Gambrel roofs are permitted on House D only and the main ridge must be perpendicular to the street.
4. Mansard roofs are not permitted on any building.

C. Parallel Ridge Line. When the main ridge line runs parallel to the front lot line, a gabled end or perpendicular ridge line must occur at least every 100 feet of roof, unless expressly defined by the applicable building type regulation as shown in [Figure 135-2.20-A](#).

D. Eaves Required. Eaves are required on all pitched roofs. The depth of the eave is measured from the building facade to the outside edge of the eave. Eaves must have a depth of at least 12 inches on all building types, unless otherwise noted in the building type regulations.

E. Roof Height. Roofs without occupied space and/or dormers must have a maximum height on primary and non-primary frontage facades equal to no more than 1.5 times the upper story floor-to-floor height utilized on the building.

F. Occupied Space. Occupied space may be incorporated behind this roof type. If used, the space counts as a half story.

G. Rooftop Appurtenances. With the exception of solar panels and wireless telecommunications equipment if compliance is not technologically possible, any rooftop appurtenances must be recessed within the pitched roof with no visibility on any street elevation drawing. See section [135-4.5 of this chapter](#) for screening of rooftop appurtenances.

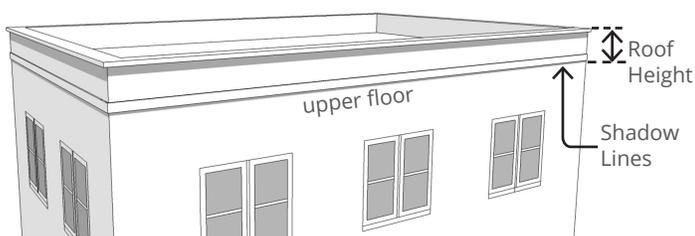


Figure 135-2.20-B. Example of a Parapet Roof Type

2.20.4 PARAPET ROOF TYPE

A parapet is a low wall projecting above a building's roof along the perimeter of the building as shown in [Figure 135-2.20-B](#).

A. Parapet Height. Height is measured from the top of the upper story to the top of the parapet. Minimum height is two feet with a maximum height of six feet.

B. Horizontal Shadow Lines. A shadow line must define the parapet from the upper stories of the building and must also define the top of the cap. See section [135-12.21 of this chapter](#) for definition of shadow line.

C. Occupied Space. Occupied space may not be incorporated behind this roof type.

D. Rooftop Appurtenances. With the exception of solar panels and wireless telecommunications equipment if compliance is not technologically possible, any rooftop appurtenances must be located towards the rear or interior of the parapet roof. See section [135-4.5 of this chapter](#) for screening of rooftop appurtenances.

2.20.5 FLAT ROOF TYPE

This roof type is a visibly flat roof with overhanging eaves as shown in [Figure 135-2.20-C](#).

A. Configuration. The roof may not have a visible slope from the street and eaves are required on all primary and non-primary frontage facades.

B. Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves must have a depth of at least 14 inches.

C. Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves must be a minimum of six inches thick.

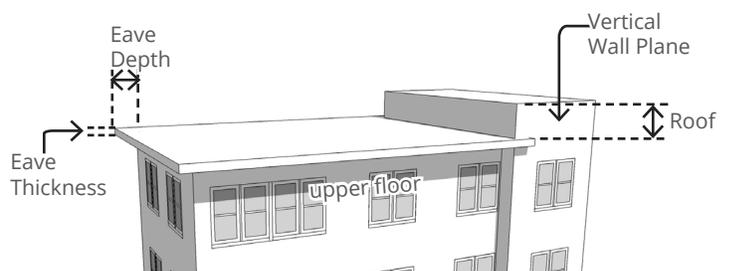


Figure 135-2.20-C. Example of a Flat Roof Type

135-2. BUILDING TYPES

Roof Types

D. Interrupting Vertical Walls. Vertical wall planes may interrupt the eave and extend above the top of the eave with no discernible cap.

1. No more than one-third of the front facade may consist of an interrupting vertical wall.
2. Vertical walls may extend no more than eight feet above the top of the eave.

E. Occupied Space. Occupied space may not be incorporated behind this roof type.

F. Rooftop Appurtenances. With the exception of solar panels and wireless telecommunications equipment if compliance is not technologically possible, any rooftop appurtenances must be located behind the interrupting vertical wall with no visibility on any street elevation drawing. See section [135-4.5 of this chapter](#) for screening of rooftop appurtenances.

2.20.6 TOWER

A tower is a vertical element, polygonal (simple), rectilinear, or cylindrical in plan that may be used only in addition to other roof types as shown in [Figure 135-2.20-D](#).

A. Quantity. The number of towers permitted on each building type is specified in the building type tables. Tower locations may be located on the front of the building, visible from the street, or may be functional towers located beyond the facade.

B. Tower Height. Tower height is measured from the top of the parapet or eave to the top of the tower shaft not including the tower roof. Maximum height of the tower is equal to the height of one upper floor of the building to which the tower is applied. Tower height is additional to the maximum height of the building type.

C. Tower Width. Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.

D. Tower Spacing. Towers must be spaced a minimum of 60 feet apart in any direction and a minimum of 120 feet along any street frontage facade.

E. Transparency. Towers that meet the minimum floor-to-floor height of the building type and are located within 30 feet of a facade must meet the minimum transparency requirements of the building.

F. Horizontal Shadow Lines. A shadow line is required between the fourth and fifth stories of any tower and below the roof of the tower.

G. Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the building type to which it is applied, unless otherwise expressly stated in this ordinance.

H. Rooftop Appurtenances. No rooftop appurtenances are permitted on tower roofs, other than wireless telecommunications equipment if alternate placement is not technologically possible.

I. Tower Roof. The tower may be capped by the parapet, pitched, or flat roof types.

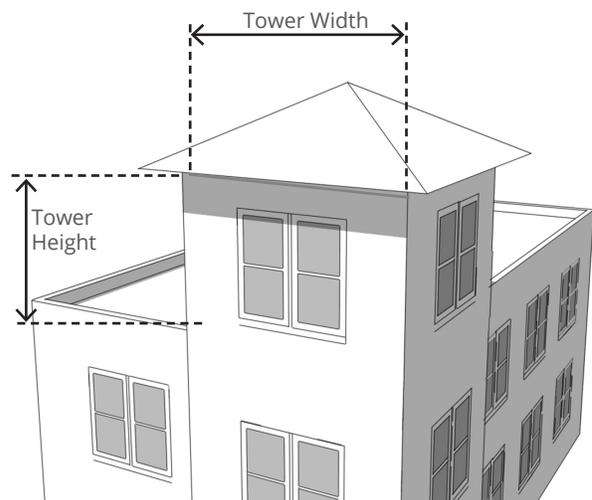


Figure 135-2.20-D. Example of a Tower

135-2. BUILDING TYPES

Mobile Home Parks

135-2.21 Mobile Home Parks

The following applies to any mobile home development in the NM district, other than to pre-existing manufactured, modular, or mobile homes, or pre-existing site-built household units, when the continuation of the lawful nonconforming use is required under section 134-7.2.9 of this code.

2.21.1 BUILDINGS, SPACE, AND MOBILE HOME REQUIREMENTS

- A. Building Types.** Mobile homes are exempt from building type requirements, but may only be located in the NM district.
- B. Total Minimum Area.** Minimum 10 acres required for submittal of a mobile home park.
- C. Minimum Street Setback.** Minimum 50 feet.
- D. Side and Rear Setback.** 50 feet, minimum, when adjacent to any other N district; 30 feet, minimum, when adjacent to any district other than an N district.
- E. Mobile home space area.** 4,500 square feet, minimum, per space.
- F. Mobile home space, front yard.** 10 feet, minimum, measured from the edge of the closest park street to the closest point of the lower face of the mobile home.
- G. Mobile home space, rear yard.** 10 feet, minimum, measured from the rear space line to the closest point of the lower face of the mobile home.
- H. Mobile homes side yard separation.** 15 feet, minimum.
- I. Permitted Buildings.** Buildings shall be not more than two stories in height and shall have minimum 25-foot setbacks on all sides, unless otherwise stated.
- J. Garages and Storage Structures.** Garages and structures used for occupant storage facilities and located on mobile home spaces shall be not more than 17 feet and one story in height, and shall observe the following minimum setbacks:
 - 1. Front yard setback: 17 feet from the edge of the closest park street.
 - 2. Rear yard setback: two feet from the rear space line.
 - 3. Side yard setback: two feet from the side space line. However, unless the accessory building is located such that at least one-half of its depth is to the rear of the mobile home, the accessory

building shall also observe a 15-foot separation from any structure on an adjoining mobile home space.

2.21.2 LAYOUT REQUIREMENTS

- A. Minimum number of spaces.** No mobile home park nor any initial stage thereof shall contain less than 50 mobile home spaces.
- B. Recreation areas.** Not less than 8% of the gross area of every mobile home park shall be developed as recreation areas easily accessible to all park residents. Recreation areas may include but are not limited to such facilities as recreation buildings, adult recreation areas, child play areas, and swimming pools.
- C. Off-street loading and parking.** In addition to the provisions of article 6 of this chapter, the following shall apply:
 - 1. Two parking spaces shall be required for each mobile home space.
 - 2. Off-street parking and storage shall be provided for storing of park occupants' boats, boat trailers, travel trailers, pickup coaches, truck tractors, trucks over three-fourths ton pickup size, and items of a similar nature, if permitted in the park, in addition to and separate from the parking required elsewhere in this chapter. Temporary mobile home storage may be permitted prior to permanent placement on the mobile home stand but shall not exceed seven days.
- D. Streets.** Streets shall be provided as follows:
 - 1. Entrance streets shall be not less than 35 feet wide. Interior streets shall be not less than 25 feet wide.
 - 2. Every dead-end street shall be provided with a cul-de-sac with not less than an 80-foot turning diameter.
 - 3. All streets shall be paved and constructed with a curb to provide for drainage.
 - 4. The location and design of all intersections of access streets with public streets shall be approved by the city's traffic engineer.
- E. Walks.** Walks shall be provided as follows:
 - 1. Common sidewalks shall be provided along all entrance streets and in areas of high pedestrian traffic such as in the vicinity of community buildings and recreation facilities. The sidewalks shall be at least four feet wide and of asphaltic or Portland cement binder pavement.

135-2. BUILDING TYPES

Mobile Home Parks

2. Individual walks shall be provided to connect all mobile home stands to common sidewalks, to paved streets, or the paved driveways or parking spaces connected to a paved street. Such individual walks shall be at least two feet wide and of asphaltic or Portland cement binder pavement.

F. Lighting. The park street system shall be furnished with lighting units so placed and equipped to provide the following average minimum maintained levels of illumination:

1. Upon all parts of the park street system, 0.2 footcandle.
2. Upon potentially hazardous locations including major street intersections and park entrances, 0.4 footcandle.

G. Anchorage and skirting. Anchorage and skirting shall be required as follows:

1. Tiedowns or anchors shall be provided as needed on every mobile home stand. Each tiedown or anchor must be able to sustain a minimum tensile strength of 2,800 pounds.
2. Skirting of a permanent type material and construction sufficient to provide substantial resistance to high winds shall be installed within 90 days after the placement of the mobile home to enclose the open space between the bottom of the mobile home floor and the grade level of the mobile home stand. The skirting shall be maintained in an attractive manner consistent with the exterior of the mobile home and the appearance of the mobile home park.

H. Solid waste receptacles. Refuse collection stands consisting of a holder or rack elevated at least 12 inches above ground or on an impervious slab at ground level shall be provided for all solid waste receptacles.

I. Sewage disposal. Before the preliminary development plan is approved by the commission or council, the developer must show that sanitary sewer facilities of sufficient capacity to accommodate the development are accessible. The design of the sanitary sewer facilities shall be approved by the city engineer.

J. Traffic control at entrances and exits. If turning lanes or other forms of traffic controls at entrances and exits to and from the mobile home park are deemed necessary by the council, the developer shall provide the necessary improvements, subject

to the approval of their location and design by the department of engineering.

K. Underground utility lines. All electric lines, telephone lines, and similar utility transmission systems shall be buried underground whenever reasonably practicable.

L. Independent mobile homes. Only independent mobile homes shall be used for residence purposes in mobile home parks. An independent mobile home is a mobile home which:

1. Is designed for long-term occupancy and contains a flush toilet, a tub or shower bath and kitchen facilities.
2. Requires a connection to outside sewer and water systems because a waste holding tank and a water storage tank are not integral parts of the mobile home.
3. Is over 32 feet in body length exclusive of trailer hitch when factory equipped for the road.
4. Is not built on a self-propelled motor chassis.
5. Is not identified as a recreational vehicle such as a camping trailer, travel trailer, motor home, or truck camper by the manufacturer.

135-2. BUILDING TYPES

Accessory Structures

135-2.22 Accessory Structures

Accessory structures are allowed on lots only in connection with a principal use. Accessory structures are subordinate and incidental to the principal use. Bus shelters used and maintained by a public transit agency, as regulated by section [135-2.22.3.K of this article](#), may be accessory to lots containing a principal use or to lots that are vacant.

2.22.1 ACCESSORY STRUCTURES TABLE

A. Table. [Table 135-2.22-1 of this article](#) establishes the permitted accessory structures in each district.

B. Categories. Accessory structures are divided into three categories: Accessory Buildings, Accessory Outdoor Structures, and Accessory Utility Structures.

C. Development Standards Apply. Each accessory structure is allowed in the districts in which it is listed, provided that it is developed utilizing all development standards detailed below.

D. General Development Standards. All accessory structures shall fulfill the following development standards, unless otherwise stated in this section [135-2.22 of this article](#).

1. Yard. Accessory structures shall be located in the side and rear yards unless located within the P1 district.
2. Parking Spaces. Accessory structures shall not be located upon required parking spaces per article 6 of this chapter without a Type 1 design alternative pursuant to section [135-9.2 of this chapter](#).
3. Setback. Accessory structures shall comply with the following setbacks:
 - a. Front and Corner Lot Lines. Accessory structures shall not extend closer to the front or corner lot line than the principal structure. Refer to building siting requirements of the associated building type.
 - b. Side and Rear Lot Lines. Minimum setback of an accessory structure shall be five feet.
 - c. When a principal structure is not required in association with a P1 district, an accessory structure shall be set back from all lot lines a minimum of 10 feet.
 - d. All walls of an accessory structure must be separated from any walls of a primary structure on the same lot, and from any walls of any other accessory structure on

the same lot, by the greater of the minimum distance required by chapters 26 and 46 of this code or three feet, to ensure maintenance of all exterior surfaces of the primary and accessory structure(s).

4. Impervious Area. All accessory structures with roofs contribute to maximum building coverage, and all other structures or impervious paving contribute to the maximum impervious area for the site, as noted in the associated building type.
5. Height. The maximum height is 17 feet, except where a higher different height is otherwise expressly permitted or required.
6. Roof Type. Roof type should match that of the principal structure when the accessory structure is greater than 300 square feet. Refer to the roof type requirements of the associated building type.
7. Materials. Materials shall match those of the principal structure when the accessory structure is greater than 300 square feet. Refer to the building material requirements of the associated building type.
8. Maintenance. Accessory structures shall be designed and constructed to ensure that the long-term maintenance of the accessory structure itself, and of the primary structure on the same lot and of all other accessory structure(s) on the same lot, will not be diminished or impaired due to the location or design of the accessory structure.

2.22.2 ACCESSORY BUILDINGS

Accessory buildings shall be fully enclosed, unless otherwise stated. The following are classified as accessory buildings:

A. Construction Structures. Temporary structures associated with a construction project, including: temporary buildings used to house offices associated with construction or sales and marketing for the development; and temporary storage and waste containers.

1. Construction Structures are permitted in all yards.
2. Construction Structures are only permitted in conjunction with open building permits and shall be removed when building permits are closed.
3. Wheels and chassis on temporary buildings shall be screened from the street by skirting.
4. Construction trailers are not required to meet roof types.

135-2. BUILDING TYPES

Accessory Structures

TABLE 135-2.22-1. ACCESSORY STRUCTURE TABLE

CATEGORY	DISTRICTS																		Reference			
	A	DX1	DX2	DXR	MX1	MX2	MX3	RX1	RX2	CX	EX	I1	I2	N1, N2, N3, N4	N5	NX1	NX2, NX2a	NX3		NM	P1	P2
ACCESSORY BUILDINGS																						
Construction Structures	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.2
Kiosk	-	-	-	-	-	-	-	-	-	●*	●*	-	-	-	-	-	-	-	-	●*	●*	135-2.22.2
Outbuilding and Detached Garages	●*	-	-	-	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.2
Parking Structure	-	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	-	-	-	-	-	-	-	-	●*	135-2.22.2
Temporary Building	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.2
Accessory Household Unit	●*	-	-	●*	-	-	-	●*	●*	-	-	-	●*	●*	●*	●*	●*	-	-	-	-	135-2.22.2
Seasonal Building	-	-	-	-	●*	●*	●*	-	-	●*	●*	●*	●*	-	-	-	-	-	-	●*	●*	135-2.22.2
ACCESSORY OUTDOOR PAVING & STRUCTURES																						
Ball Court	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.3
Deck & Patio	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.3
Dog Run	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	-	-	-	●*	●*	●*	●*	●*	●*	135-2.22.3
Drive-Through Facility	-	-	-	-	-	-	●*	-	-	●*	●*	●*	-	-	-	-	-	-	-	-	●*	135-2.22.3
Flag Pole	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.3
Fuel Station	-	-	●*	●*	-	●*	●*	-	-	●*	●*	●*	●*	-	-	-	-	-	-	-	-	135-2.22.3
Gazebo	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.3
Landscape Feature	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.3
Temporary Storage Container	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.3
Scoreboard	-	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	-	-	-	-	-	-	-	●*	●*	135-2.22.3
Bus Shelter or Bench for Public Transit Agency	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.3
Outdoor Automated Accessory Structures	-	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	-	-	-	-	-	-	-	-	-	-	135-2.22.3
ACCESSORY UTILITY STRUCTURES																						
Antenna & Satellite Dish	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.4
EV Charging Stations	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.4
Mechanical Equipment	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.4
Rainwater Collection/ Cisterns	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.4
Solar - Building-mounted	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.4
Solar - Freestanding	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.4
Wind - Roof-mounted	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	135-2.22.4
Wind - Freestanding	●*	-	-	-	-	-	-	-	-	-	●*	●*	●*	-	-	-	-	-	-	●*	●*	135-2.22.4

KEY: ●*=permitted with development standards | - =prohibited

135-2. BUILDING TYPES

Accessory Structures

B. Kiosk. An accessory building with limited space for the proprietor and associated goods and no space for customers to enter the structure, with the exception of bathrooms.

1. Yard. Permitted in all yards.
2. Use. A kiosk may house consumer goods, restaurant including a coffee shop, sandwich shop, or personal service.
3. Area. Maximum of 500 square feet floor area.
4. Height. Maximum of one story or 15 feet.
5. Facade Requirements. A kiosk shall fulfill the following facade requirements:
 - a. Front and corner facades shall have a minimum transparency of 20% pursuant to section [135-3.8 of this chapter](#).
 - b. The kiosk shall be oriented toward the front of corner lot line. The primary sales or service windows or principal entrance shall be located on the front or corner facade.
6. Roof Type. Pitched roof type is required.
7. Permanent Structure. No wheels, hitch, or chassis shall be located on a kiosk.
8. Materials. Permitted materials include durable, natural materials, such as stone, brick, stucco, metal, concrete, and painted or stained wood.

C. Outbuilding and Detached Garage. A fully enclosed building on a lot that is detached from the principal structure on the same lot. A principal structure is required, unless otherwise stated. Typical outbuildings include detached garages, pool houses, workshops, barns, or sheds.

1. Side and Rear Setback. Minimum side and rear setback of an outbuilding shall be five feet.
2. Alley. Where a garage is accessed off an alley with pavement narrower than 20 feet, the garage shall be set back from the alley lot line to allow 24 feet from the opposite edge of alley pavement to the garage door.
3. Height. The maximum height of the outbuilding may be generally no taller than one-half story less than the principal building; however, in the event that the principal building is one story in height, the outbuilding may not exceed the height of the principal building.
4. Residential Districts. The lot coverage of all accessory structures, including an outbuilding, shall not exceed 576 square feet or 25% of the

rear yard, whichever is greater, on a lot zoned Neighborhood (N) or Neighborhood Mix (NX).

5. Character. The outbuilding shall be compatible in color and character with the primary structure on the lot.
6. Accessory Household Unit. If a permitted AHU is contained within an outbuilding, then the requirements of subsections 4, 5, and 8 of section [135-2.22.2.F of this article](#) shall also apply.

D. Parking Structure. A stand-alone accessory structure for decked, multi-level parking. A parking structure is not necessarily fully enclosed.

1. Location. An accessory parking structure shall be located as follows:
 - a. Parking structures shall be located in the rear yard only and shall be screened from view from the front of the lot or any primary street by the principal building.
 - b. Parking structures may be located in the center of a double frontage lot, screened from all primary streets by buildings.
2. Design. See section [135-2.17.3 of this article](#) for regulations for parking structure street frontages.

E. Temporary Building. A temporary structure typically associated with a temporary event, such as a circus or temporary sale.

1. Yard. Permitted in all yards.
2. Requires a temporary use approval in accordance with chapter 134 of this code.
3. Temporary buildings associated with a temporary event shall be removed within 24 hours of the close of the event.
4. Wheels and chassis shall be screened by skirting.
5. Tents are considered a type of Temporary Building.
6. Height shall not exceed that of the permitted building type(s) pursuant to section [135-2.3 of this article](#) through section [135-2.17 of this article](#).

F. Accessory Household Unit (AHU) Building. A stand-alone accessory structure for a permitted accessory household unit(s) use.

1. Location. AHU buildings must be located in the rear yard.

135-2. BUILDING TYPES

Accessory Structures

2. Setback. AHU buildings shall be setback a minimum of five feet from any lot line.
3. Height. The maximum height is 17 feet, except where a higher maximum height is otherwise expressly permitted.
4. Roof Type. Roof type should match that of the principal structure. Refer to the roof type requirements of the associated building type.
5. Materials. Materials shall match those of the principal structure. Refer to the building material requirements of the associated building type.
6. Character. AHU buildings shall be compatible with the color and character of the primary structure on the lot.
7. Maximum Lot Coverage. The lot coverage of all accessory structures on a lot, including an AHU building, may not exceed 576 square feet or 25% of the rear yard, whichever is greater.
8. Parking. One additional off-street parking space must be provided per AHU.

G. Seasonal Building. A temporary structure typically associated with seasonal sales, such as snow-cones or holiday decorations.

1. Yards and Setbacks. Permitted in all yards, and a minimum of five feet from all lot lines.
2. Requires an accessory use approval in accordance with chapter 134 of this code.
3. Seasonal buildings associated with an accessory use shall be located on a lot for no more than 180 days per calendar year.
4. Seasonal buildings shall not contain drive-through facilities.
5. Each seasonal building on a lot shall provide three dedicated off-street motor vehicle parking spaces on said lot in addition to the required parking spaces for the principal use(s) on the lot, and shall not displace or inhibit any required parking for the principal use(s) on the lot.
6. Height shall not exceed 17 feet

2.22.3 ACCESSORY OUTDOOR PAVING AND STRUCTURES

The following accessory paving and structures are classified as Accessory Outdoor Paving and Structures.

- A. Ball Court.** Athletic facilities such as tennis and basketball courts.
- B. Deck and Patio.** An unenclosed outdoor space that could be roofed.

1. Yards. Permitted in all yards. Refer to building type regulations pursuant to section [135-2.3 of this article](#) through section [135-2.16 of this article](#) for impervious cover limits.

C. Dog Run. An enclosed outdoor area intended for containment or exercise of dogs and other domestic animals.

1. A dog run must be screened from view of the street by the principal structure or through fencing or landscape buffers.
2. A dog run must be associated with a multi-household residential use containing nine or more units, or with any commercial animal service use that complies with section 134-3.5.2 of this code.
3. Dog runs must be located a minimum of 75 feet from any N or NX1 district.

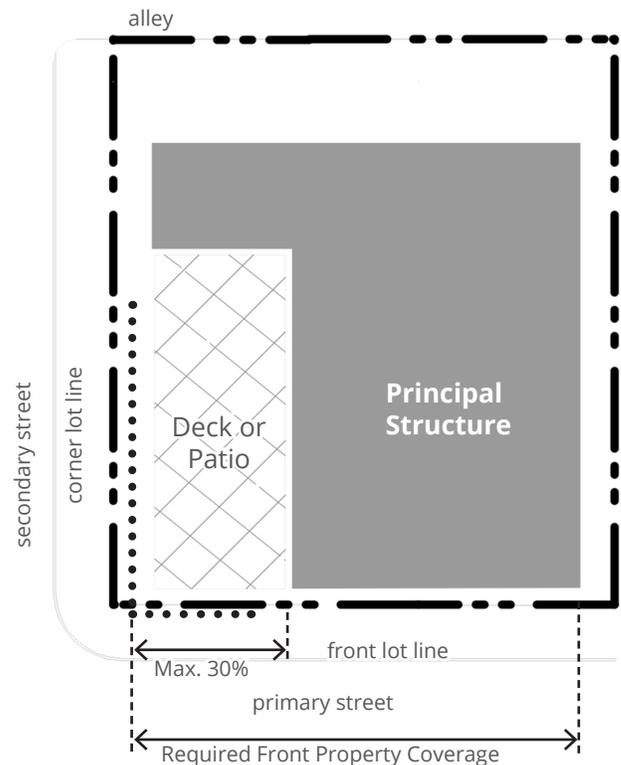


Figure 135-2.22-A. Deck and Patio for Non-Residential Use

135-2. BUILDING TYPES

Accessory Structures

D. Drive-Through Facility. Refer to section 134-3.9.3 of this code for drive-through uses in accessory uses. A drive-through facility is a structure or portion on the exterior of a building that permits patrons to purchase or otherwise obtain goods or services while remaining in their vehicle. Refer to [Figure 135-2.22-B](#) for one illustration of a compliant drive-through facility.

1. Location. The drive-through shall be located on the rear of the building, fully screened by the building from the primary street, except that in MX3, CX, EX and I1 districts, the drive-through is also permitted on the interior side of the building.
2. Stacking. Stacking of cars shall be accommodated in the rear or interior side yard.
3. Where the rear of the lot abuts an N district, the drive-through facility shall be located a minimum of 70 feet from the rear lot line. A side and rear buffer per section [135-7.8 of this chapter](#) is required.
4. Drive-through canopies and roofs shall match the roof of the principal building. Materials used for the drive-through supports or other features shall be repeated from the principal building design.
5. Lighting. See section [135-4.3.14 of this chapter](#) for building and canopy-mounted lighting.

E. Flag Pole. A freestanding pole, usually constructed of wood or metal.

1. Yard. Permitted in all yards.
2. Height. A flag pole shall not exceed the following height limits:
 - a. MX1, RX1, N, NX Districts. The maximum height is 15 feet.
 - b. All Other Districts. The maximum height is 60 feet.
3. Setback. A setback of 10 feet from all lot lines is required.
4. Flag Size. The dimensions of any flag shall be proportional to the flagpole height such that the hoist side of the flag shall not exceed 50% of the vertical height.
5. Quantity of Flagpoles. No more than two flagpoles are permitted on a household lot. No more than three flagpoles are permitted on all other lots.

F. Fuel Stations and Car Washes. Refer to section 134-3.5.19.A of this code and Table 134-3.1-1 of this code for fuel stations and car wash uses in addition to the applicable building type requirements. All fuel stations and car washes shall meet the following requirements as shown in [Figure 135-2.22-C](#) for one illustration of a compliant fuel station.

1. Location. Any fueling location shall be in the rear or interior side yard.
2. Canopy. The roof of the canopy shall be similar to the building in style and material.
 - a. Maximum overall height of canopy is 18 feet with minimum clearance of 13 feet, nine inches.
 - b. Columns and supports shall be clad in a major material used on the building facade.
3. Lighting. See section [135-4.3.14 of this chapter](#) for building and canopy-mounted lighting requirements.
4. Outdoor Displays. See section 134-3.9.5 of this code for outdoor display requirements.
5. Open Space. Minimum open space is based on the applicable building type.
6. Additional Incidental Structures. For incidental structures less than five cubic feet in size, including such items as air pumps and can redemption storage, see section [135-4.5.7 of this chapter](#) for requirements.

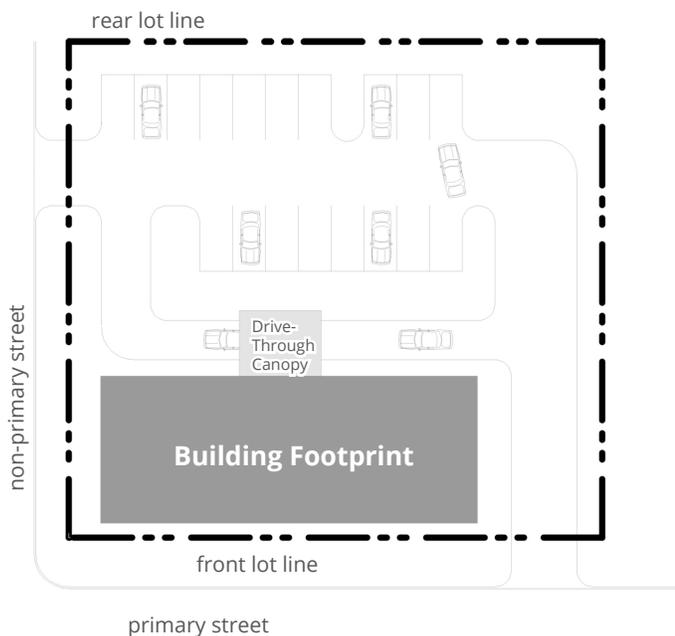


Figure 135-2.22-B. Example of Drive-Through Facility Layout.

135-2. BUILDING TYPES

Accessory Structures

7. Car Wash Facility.
 - a. Any car wash facility shall be located in the rear of the lot.
 - b. Vehicle entrance doors may be located on the rear facade, non-primary street facade, or an interior facade not visible from the primary street. Vehicular entrances are prohibited on the primary street facade, unless otherwise approved through a Type 2 design alternative per section [135-9.2 of this chapter](#). Vehicular entrances should be oriented away from residential uses.
 - c. Building materials shall be the same as any major material used on the principal building. Refer to section [135-4.2 of this chapter](#) for allowed materials.
8. Additional Drive Entrance. One driveway entrance, in addition to the driveways permitted by building type, is permitted on the lot, maximum width 22 feet. With a Type 2 design alternative per section [135-9.2 of this chapter](#), the additional driveway may be located on the primary street.

G. Gazebo. A freestanding, roofed structure with open sides.

1. Yard. Permitted in all yards.
2. Setback. Must be set back at least 15 feet from front and street-side lot lines.

H. Landscape Features.

1. Definitions. This category of residential recreational and aesthetic landscape outdoor structures includes the following:
 - a. Play Equipment. Recreational equipment for children, such as a sandbox, slide, climbing apparatus, skate board ramp, or swings.
 - b. Ponds. Water gardens or fish ponds; small ponds that consistently contain water during the summer and warmer months; and any pond containing plants or aquatic life.
 - c. Swimming Pool or Hot Tub. Any basin or other structure containing a minimum of two feet of water at any point in time for use by the resident, their family or guests. Temporarily erected plastic, canvas, or rubber pools that do not fulfill the depth requirement do not apply.
2. Yard. Permitted in all yards.
3. Setback. Must be set back at least 15 feet from front and street-side lot lines.

I. Temporary Storage Container. Temporary and transportable container for personal storage.

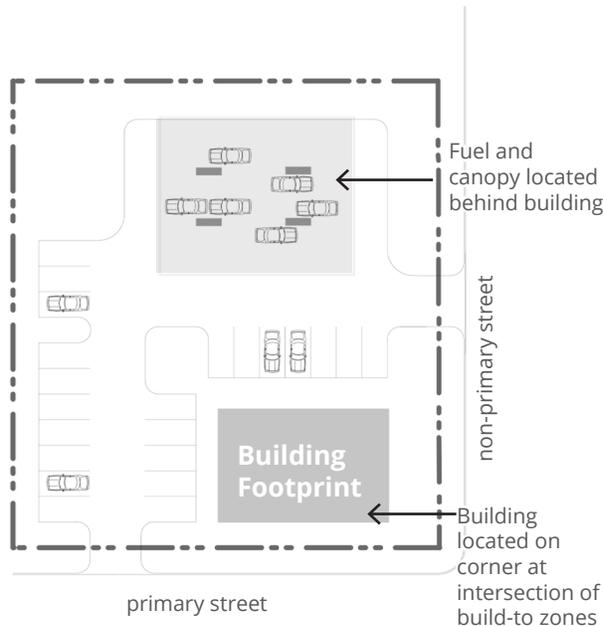


Figure 135-2.22-C. Examples of Fuel Station Layout



135-2. BUILDING TYPES

Accessory Structures

1. The container's size shall be limited to no greater than 825 cubic feet or covering an area no greater than 180 square feet of area.
2. Only one storage container is permitted per lot at a time.
3. Unless being used in conjunction with a valid building permit, the container may be located on a lot for no more than 10 consecutive days, no more than twice in a calendar year.
4. Any container may be temporarily stored in any yard. Any container shall be placed upon a paved surface, such as asphalt, concrete, or pavers.

J. Scoreboard. Pylon or monument sign installed as accessory use to principal permitted school, college or university or similar campus use, public recreation area, or outdoor private/participant sports and recreation use, and primarily intended for viewing by attendees within the applicable field or open space.

1. Lighting, size, number, and placement of scoreboards shall not create a nuisance for adjoining properties, and shall be compatible with the size and design of the applicable field or open space.

K. Bus Shelter or Bench for Public Transit Agency.

1. Location; Yards and Setbacks. A bus shelter or bench for a public transit agency may be located as follows:
 - a. in existing public right-of-way pursuant to city approval of vacation of necessary right-of-way and easement allowing a bus shelter, or license agreement with the city allowing a bench; or
 - b. in any yard on a lot pursuant to an easement for the bus shelter or bench and located a minimum of five feet from any side or rear lot line.
2. Design. A bus shelter or bench for public transit agency shall be located on a concrete surface, connected by a paved travel surface to the street curb and subject to the public transit agency's general design requirements for shelters and benches unless otherwise specified by the easement or license agreement.

L. Outdoor Automated Accessory Structures.

Examples of outdoor automated accessory structures include automated teller machines (ATM), automated movie rental, automated grocery delivery, and similar uses accessory to a principal retail sales

use or financial service use allowed in the applicable zoning district.

1. Location; Yards and Setbacks. Outdoor automated accessory structures are permitted in any side yard or rear yard provided that they are located within five feet of the principal building or under a canopy for an accessory drive-through facility and no closer to a street right-of-way line than the street facing facade of the principal building or accessory drive-through facility.
2. Said structures must be placed on a concrete surface.
3. Said structures shall be located a minimum of 70 feet from the rear property line when abutting an N or NX district.
4. Said structures shall comply with building and canopy-mounted lighting requirements of section [135-4.3.14 of this chapter](#).
5. Said structures shall not emit any sound that is audible from any adjoining property.

2.22.4 ACCESSORY UTILITY STRUCTURES

The following accessory structures are classified as Accessory Utility Structures:

- A. Antenna and Satellite Dish.** An apparatus, detached or attached to the exterior of a building, together with any supporting structure, for sending or receiving electromagnetic waves, excluding all wireless telecommunications structures which are regulated by chapter 134, Article 4 of this code.
1. Size. The smallest practical size shall be used for any Antenna or Satellite Dish.
 2. A stand-alone antenna or satellite dish shall not exceed a maximum of 10 feet in its outside diameter.
 3. An antenna or satellite dish that is attached to the exterior of a building shall not be larger than 36 inches in diameter.
 4. Additional size may be approved through the Type 1 design alternative pursuant to section [135-9.2 of this chapter](#).
 5. Location. Antennae and Satellite Dishes shall be located as follows:
 - a. Stand-alone antennae and satellite dishes shall be located in the side and rear yards.
 - b. Antennae and satellite dishes may be attached to the roof and side and rear facades of buildings.

135-2. BUILDING TYPES

Accessory Structures

- c. If these permitted locations will not allow the antenna or satellite dish to fully function, it may be located in the front or street-side yards or on the front or corner facades.
 - d. Evidence shall be provided to the development services director prior to installation in the front or corner yards or on the front or corner facades that the antenna or satellite dish cannot fully function in either the side or rear yards or on the side or rear facades.
6. When a stand-alone antenna or satellite dish occurs adjacent to a residential district, the side and rear landscape buffer with a solid fence is required.

B. Electric Vehicle Charging Stations. An electric vehicle charging station is a public or private parking space that is served by battery charging equipment with the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.

1. Types
 - a. Level 1, slow charging, operates on a 15 to 20 amp breaker on a 120 volt AC circuit.
 - b. Level 2, medium charging, operates on a 40 to 100 amp breaker on a 208 volt or 240 volt AC circuit.
 - c. Level 3, fast or rapid charging, operates on a 60 amp or higher breaker on a 480 volt or higher 3-phase circuit with special grounding equipment.
2. Siting and Setbacks. The siting and setbacks for stations shall be the same as the parking facility within which they are associated.
3. Design. Except when located in one, two, and three unit household locations, stations shall be reserved for parking and charging of electric vehicles only, with signage as described below.
4. Accessibility. All stations shall comply with federal regulations for accessibility.
5. Equipment.
 - a. Equipment mounted on pedestals, lighting posts, bollards, or other devices for on-street charging station shall be designed and located as to not impede pedestrian travel or create trip hazards within the right-of-way.

- b. Charging station outlets and connector shall be no less than 36 inches or no higher than 48 inches from the top of the surface where mounted and shall contain a retraction device or a place to hang cords and connectors above the ground surface.
 - c. Equipment shall be protected by wheel stops or concrete-filled bollards.
 - d. Stations located within parking lots or garages may be included in the calculation of the minimum required parking spaces.
6. The station shall have complete instructions and appropriate warnings posted in an unobstructed location next to each station.
7. Vehicle charging equipment must be designed and located so as to not impede pedestrian, bicycle or wheelchair movement, or create safety hazards on sidewalks.
8. Maintenance. Electric vehicle charging stations must be maintained in all respects, including the functioning of the equipment.

C. Mechanical Equipment. Heating and air conditioning equipment and outdoor utility equipment stored on the ground for the ordinary function of a building or use. See section [135-4.5 of this chapter](#) for screening requirements.

D. Cistern and Rainwater Collection System.

Systems for the collection and reuse of rainwater.

1. A rainwater collection system is exempted from inclusion in the site impervious area calculation.
2. Below ground systems may be located in any yard.

E. Solar - Building-Mounted. A solar energy system that is affixed to or an integral part of a principal or accessory building, including but not limited to photo-voltaic or hot water solar energy systems which are contained within roofing materials, windows, skylights, and awnings.

1. Quantity. The total square footage may not exceed the total area of roof surface of the structure to which the system is attached.
2. Flush Mounted System. The bottom of the system should be four inches or less from the roof surface whenever possible.
3. Height
 - a. Systems shall not extend beyond three feet parallel to the roof surface of a pitched roof.

135-2. BUILDING TYPES

Accessory Structures

- b. Systems shall not extend beyond six feet parallel to the roof surface of a flat roof.
 - c. Systems shall not extend more than five feet above the highest peak of a pitched roof.
4. Location on Structure. Allowed on the following:
 - a. Any roof face.
 - b. Side and rear building facades.
 - c. Roof of any parking canopy.
5. Projection. The system may project off a roof edge or building facade as follows:
 - a. laterally from a building facade or roof edge a maximum of seven feet.
 - b. into an interior side or interior rear setback, but shall be no closer than five feet to the interior side or interior rear property line.
6. Signs. Signage or writing of any kind is not permitted on any portion of system, other than required manufacturer plates, installer plate, and safety labeling.

F. Solar - Freestanding. A solar energy system with a supporting framework that is placed on, or anchored in, the ground and that is independent of any building or other structure.

1. Output. The system shall produce less than one megawatt of electricity.
2. Size. A system in any MX, N, or NX district shall not exceed either the area of 50% of the principal building footprint or 600 square feet, whichever is greater.
3. Maximum Height. The system shall be as close to the ground as practicable, and not taller than 20 feet on lots of at least five acres or 10 feet on lots of less than five acres, all measured from the grade at the base of the pole to the highest edge of the system.
4. Clearance. Minimum clearance between the lowest point of the system and the surface on which the system is mounted is three feet.
5. Location. Allowed in the interior side yard and rear yard only. Other locations may be approved through a Type 1 design alternative.
6. For any property designated as historic or located within a historic district, such system shall be located in the rear yard.
7. Setbacks. All parts of the freestanding system shall be set back a minimum of five feet from the

interior side and interior rear property lines and shall not be located in a public utility easement.

8. Materials. Such system shall not include any unfinished lumber.

G. Wind - Roof-Mounted. Small wind energy systems that are attached to the roof of a building.

1. Quantity. One turbine is allowed for every 750 square feet of the combined roof area of all structures on a zoning lot. For a pitched roof, each surface of the roof shall be included in the roof area calculation.
2. Rated Capacity. A maximum rated capacity of three kilowatts per turbine is allowed.
3. Height
 - a. The maximum height of 15 feet is measured from the roof surface on which the system is mounted to the highest edge of the system with the exception of any pitches 10:12 or greater.
 - b. The system shall not extend more than five feet above the highest peak of a pitched roof.
4. Location. Roof-mounted wind energy systems are only permitted on structures that are a minimum of four stories tall or 40 feet.
5. Roof-mounted wind energy systems must be set back from the roof or parapet wall one foot for every foot in height of the device above the roof or parapet wall.
6. Roof-mounted wind energy systems shall only be permitted on roofs with a slope of one inch per foot or less.
7. A roof-mounted wind energy system shall not be visible from the street when installed on any property designated as historic or located within a historic district.
8. Installation. Roof-mounted wind energy systems shall be installed only by professional installers certified to install wind turbines, and only pursuant to manufacturer specifications.

H. Wind - Freestanding. Small wind energy systems that stand independent of a building structure.

1. Output. The system shall produce less than one megawatt of electricity.
2. Height. The height of any component of a small wind energy system shall not exceed 200 feet, as measured from the ground to highest point of the blade arc.

135-2. BUILDING TYPES

Accessory Structures

3. Permitted Yard Location. Allowed only in the interior side and interior rear yards, unless allowed in front, exterior side, and exterior rear yards in non-residential districts with a Type 1 design alternative provided there are no residential districts within 120 feet of any property line of the zoning lot where the turbine will be located.
4. System shall not be visible from the street when installed on any property designated as historic or located within a historic district.
5. Setbacks. The base of the system shall be setback 1.1 times the height of the highest edge of the system from all property lines, overhead utility line poles, public sidewalks or trails, and public rights-of-way. Any system or any ancillary equipment shall not be located within any required setbacks of the respective zoning district.
6. Installation. Small wind energy systems shall be installed only with the appropriate permits, and only pursuant to manufacturer specifications.
7. Signs. Signage or writing of any kind is not permitted on any portion of any wind turbine, other than required manufacturer plates or safety labeling.
8. Lighting. Small wind energy systems shall provide lighting per Federal Aviation Administration (FAA) regulations. Lighting shall be red and may not be of the incandescent variety, unless FAA regulations otherwise allow or require.
9. Clearance. Minimum clearance between the lowest tip of the rotor or blade and the ground is 10 feet.
10. Access. Climbing access, such as rungs or foot pegs, to the tower shall not start until 12 feet above grade to prevent unauthorized access.

Chapter 135. Planning and Design

ARTICLE 3. MEASURING BUILDING TYPE REGULATIONS

135-3.1 Applicability

The building type requirements outlined in the tables in section 135-2.3 of this chapter through section 135-2.17 of this chapter shall be measured and calculated consistent with this article.

135-3.2 Minimum Primary Frontage or Front Lot Line Coverage

The minimum percentage of building facade along the primary frontage of a lot is measured as follows:

3.2.1 MEASUREMENT

The minimum primary frontage or front lot line coverage shall, at a minimum, equal the width of the principal structures, as measured within the build-to zone along the frontage edge, divided by the length of the lot line parallel to the primary street minus side setbacks as shown in Figure 135-3.2-A of this article.

3.2.2 COURTYARDS

For some building types, courtyards located along the facade in the build-to zone count toward the minimum coverage pursuant to building type requirements of section 135-2.3 of this chapter through section 135-2.17 of this chapter.

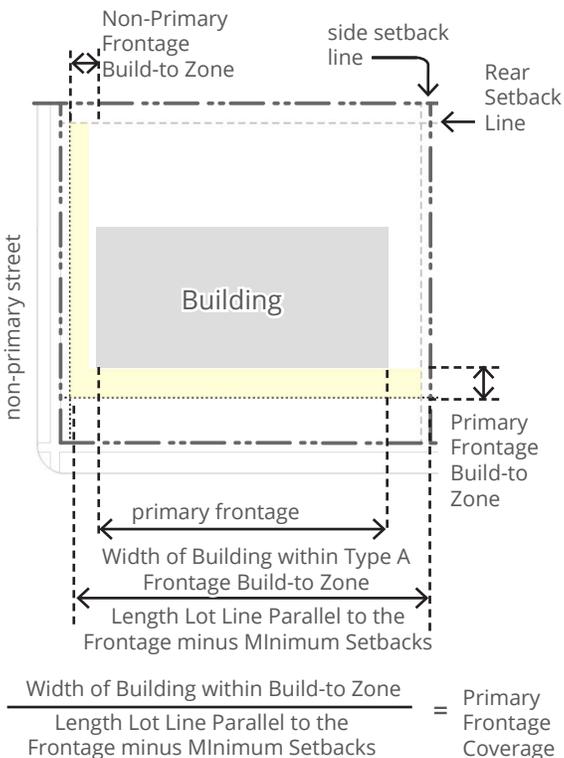


Figure 135-3.2-A. Minimum Primary Frontage Coverage

135-3.3 Build-to Zone

The build-to zone shall be calculated and measured as follows, as shown in Figure 135-3.3-A of this article.

3.3.1 MEASUREMENT

If no additional pedestrian area is required, the build-to zone is measured from the right-of-way line into the lot perpendicular to the frontage.

3.3.2 ADDITIONAL PEDESTRIAN AREA

When additional pedestrian area is required per the building type notes, the build-to zone is measured from the edge of the new pedestrian area into the lot.

3.3.3 HEIGHT

All building facades located within the build-to zone shall meet the required minimum building height.

3.3.4 RECESSED BALCONIES

Upper story recessed balcony facades are not required to be located within the build-to zone.

3.3.5 ENCROACHMENTS

Awnings, steps, porches, balconies, and building-mounted signage may extend beyond the build-to zone or into any yard area, but shall not extend into the street right-of-way unless approved subject to chapter 102 of this code.

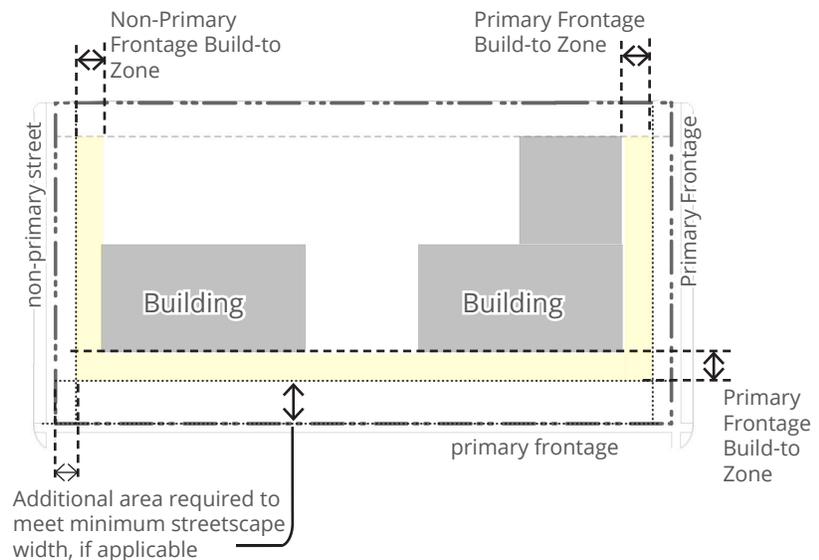


Figure 135-3.3-A. Build-to Zones

135-3. MEASURING BUILDING TYPE REGULATIONS

Front Setback Average

135-3.4 Front Setback Average

The front setback average shall be calculated as follows:

3.4.1 MEASUREMENT

The average of the front setbacks of the next two lots on either side of the lot on the same side of the street. If any of the lots used in the calculation are vacant, the minimum front setback for the applicable building type shall be used in the calculation.

3.4.2 CORNER LOTS

For corner lots, the average of the front setbacks of the next two lots adjacent to the lot with the same street frontage as the lot in question. If any applicable lots are vacant, the minimum front setback for the applicable building type shall be used in the calculation.

3.4.3 MAXIMUM

For all lots utilizing the front setback average, the maximum setback shall be 50 feet from the front property line.

3.4.4 SPECIFIC RANGES

For lots in the Sherman Hill neighborhood, refer to section [135-2.19 of this chapter](#) for allowable build-to zones by street.

135-3.5 Building Width

Minimum and maximum building width applies to all facades parallel to and facing the front lot line and is measured horizontally across those facades.

135-3.6 Building and Site Coverage

Building coverage, impervious area, and additional semi-pervious area shall be calculated and measured pursuant to [Figure 135-3.6-A of this article](#).

3.6.1 MAXIMUM BUILDING COVERAGE

The maximum building coverage is the maximum percentage of a lot permitted to be covered by principal and accessory buildings.

3.6.2 MAXIMUM IMPERVIOUS AREA

The maximum impervious area is the maximum percentage of a lot permitted to be covered by structures, pavement, and other impervious surfaces.

3.6.3 ADDITIONAL SEMI-PERVIOUS AREA

In addition to the allowable impervious area on a site, a maximum amount of additional semi-pervious area is permitted.

135-3.7 Overall Minimum and Maximum Height

Pursuant to [Figure 135-3.7-B of this article](#):

3.7.1 MINIMUM OVERALL HEIGHT

Each building type requires a minimum number of stories. The building must meet the minimum required height along all primary frontage facades and measured a minimum of 30 feet deep into the building.

3.7.2 MAXIMUM OVERALL HEIGHT

Maximum heights are specified in number of stories. This requirement applies to the entire building.

3.7.3 TOWERS

Where specifically allowed in the building type tables, section [135-2.3 of this chapter](#) through section [135-2.17 of this chapter](#), towers may exceed the overall maximum height of the building type per section [135-2.20.6 of this chapter](#).

3.7.4 ROOF TYPE

Where specified in section [135-2.20 of this chapter](#), certain roof types may allow additional height.

3.7.5 TWO HALF STORIES

If a building has both a half story within the roof and a half story that is partially above and partially below grade, the combined height of the two half stories shall be considered one full story.

3.7.6 BASEMENTS

Where basements are incorporated, the basement may be located mainly below ground or may be visible as shown in [Figure 135-3.7-A of this article](#). A visible basement counts as a half story and with the ground story would fulfill a minimum height requirement of 1.5 stories. A basement that is not visible does not count as a story.

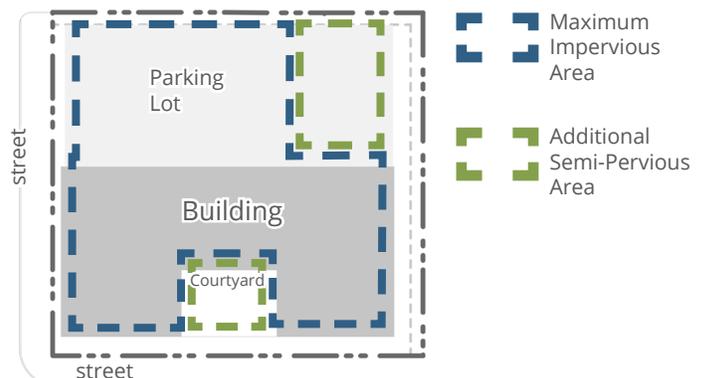


Figure 135-3.6-A. Site Impervious and Semi-Pervious Area

135-3. MEASURING BUILDING TYPE REGULATIONS

Overall Minimum and Maximum Height

3.7.7 MINIMUM AND MAXIMUM HEIGHT PER STORY

Each story is measured with a range of permitted floor-to-floor heights as shown in [Figure 135-3.7-B of this article](#).

A. Measurement. All story heights shall be measured in feet between the floor of a story to the floor of the story above it. Minimum and maximum floor-to-floor heights are required to be met along facades for a minimum of 80% of each story.

B. Primary Frontage Ground Story. Where noted as a separate height range, the primary frontage ground story height shall extend from the primary frontage facade into the building a minimum of 20 feet. The remainder of the ground story may meet either the primary frontage ground story heights or the height range permitted for all stories.

C. Single Story Buildings and Top Story Measurement. For single story buildings and the uppermost story of a multiple story building, the minimum floor-to-floor height shall be measured from the floor of the story to the ceiling.

D. Mezzanines. Mezzanines may be included within the floor-to-floor height of any story. Mezzanines occupying more than 30% of the floor area below and extending above the story's allowable floor-to-floor height shall count as an additional story and shall meet transparency requirements per building type.

E. Taller Spaces. Spaces exceeding the allowable floor-to-floor heights of the building type are not permitted on primary frontage facades.

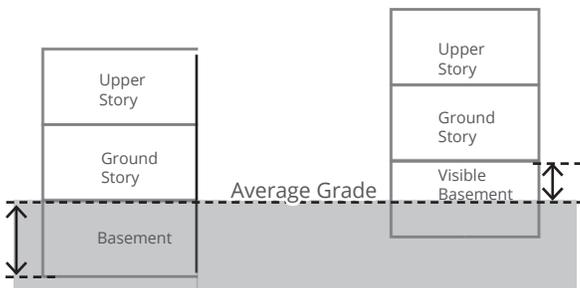
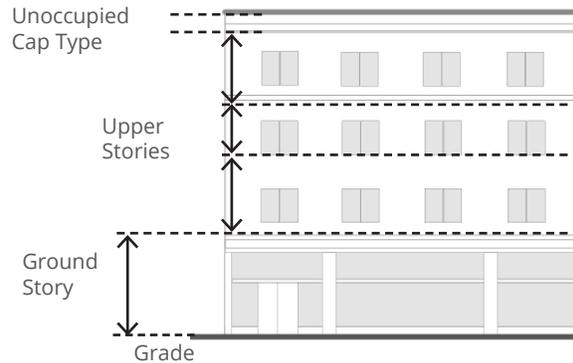


Figure 135-3.7-A. Examples of Basement Types

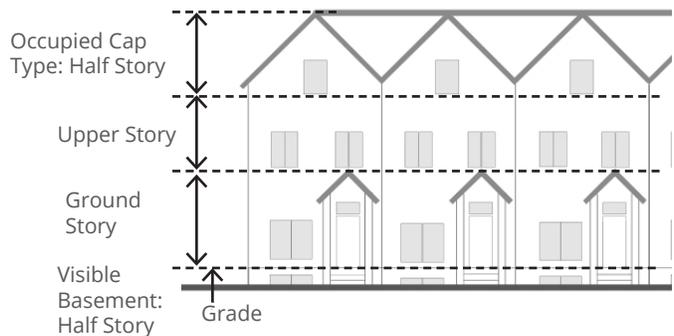


Figure 135-3.7-B. Measuring Stories with Floor-to-Floor Height

135-3. MEASURING BUILDING TYPE REGULATIONS

Minimum Required Transparency

135-3.8 Minimum Required Transparency

Per the requirements of each building type, a minimum amount of transparency is required on all stories of street, courtyard, and public way facades.

3.8.1 TRANSPARENCY

For the purposes of this chapter, transparency is the measurement of the percentage of a facade that contains highly transparent, low reflectance glass.

A. Storefront. Where transparency is required separately for primary street ground story facades, glass shall be a minimum of 60% transmittance factor and a reflectance factor of not greater than 0.25.

B. All Other Windows. Transparency for all window and door glass other than storefront glass shall be a minimum of 50% transmittance factor and a reflectance factor of not greater than 0.25.

3.8.2 MEASUREMENT

Minimum facade transparency is measured from floor-to-floor of each story separately, except for required minimum ground story transparency as defined below and as shown in [Figure 135-3.8-A of this article](#). Transparency requirements shall be met with windows or glass in doors meeting the standards for transparency as defined in section [135-3.8.1 of this article](#), above. The measurement may include the frame, mullions, and muntins, but shall not include trim or casing.

3.8.3 BLANK WALL SEGMENTS

No rectangular area greater than 30% of the story's facade, as measured floor to floor, shall be without transparency. Additionally, no horizontal segment of a story's facade greater than 15 feet in width shall be without transparency as shown in [Figure 135-3.8-B of this article](#).

3.8.4 EXCEPTION

When the facade of any story is located less than six feet from another parallel building facade, no minimum transparency is required for that story.

3.8.5 MINIMUM GROUND STORY TRANSPARENCY

When a separate minimum ground story transparency is required per the building types requirements of section [135-2.3 of this chapter](#) through section [135-2.17 of this chapter](#), the following applies:

$$\frac{\text{Transparency Included in Calculation (Numerator)}}{\text{Area of Overall Measurement (Denominator)}} = \text{Percent Transparency}$$

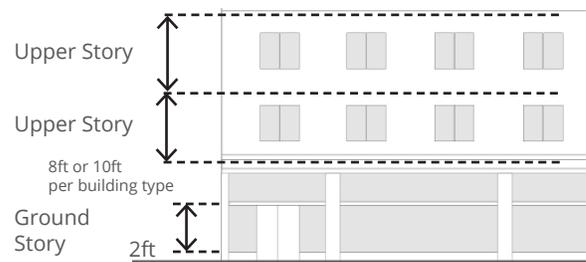


Figure 135-3.8-A. Measuring Minimum Facade Transparency

Examples of rectangular areas measured per story on a building facade, measuring less than 30% of the story and meeting the blank wall limitation requirements.

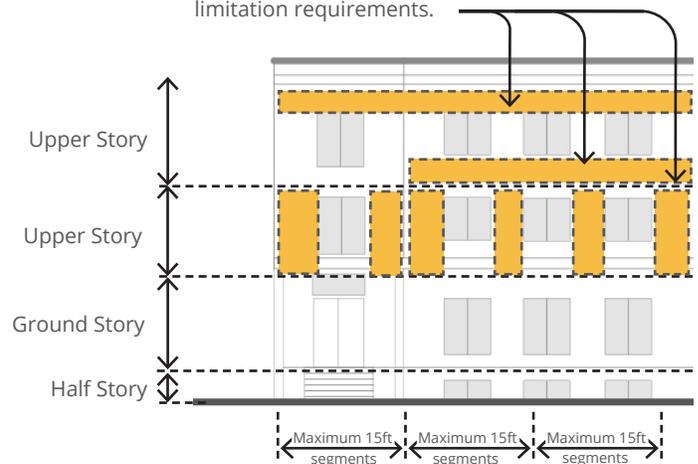
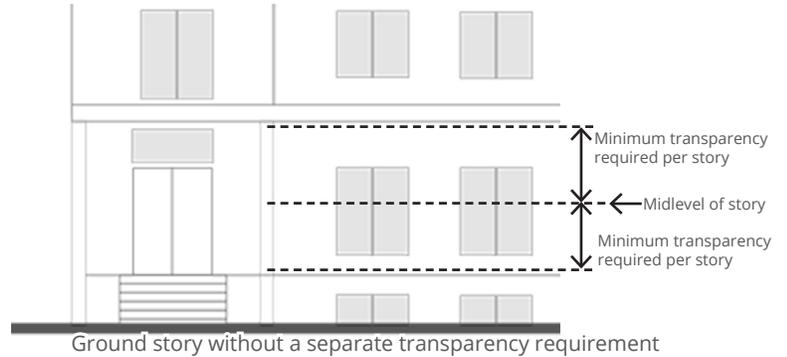


Figure 135-3.8-B. Measuring Blank Wall Limitations

135-3. MEASURING BUILDING TYPE REGULATIONS

Minimum Required Transparency

- A. Ground story transparency shall be measured between two feet and either eight or ten feet, as specified per building type, from the average grade at the base of the facade.
- B. The minimum ground story transparency requirements supersede the minimum transparency required per story for the building type. The facade design shall fulfill that requirement in addition to a minimum of transparency for the remainder of the ground story.



3.8.6 MEZZANINES

Mezzanines shall be treated as a separate story and include the required upper story transparency amounts.

3.8.7 TALL STORIES

Stories that are 18 feet or taller in height shall include additional transparency consistent with the following standards as shown in [Figure 135-3.8-C of this article](#).

A. Separate Ground Story Transparency

Required. When a separate minimum ground story transparency is required per the building type requirements of [section 135-2.3 of this chapter](#) through [section 135-2.17 of this chapter](#), the facade design shall fulfill that requirement in addition to the minimum transparency for the remainder of the ground story.

B. No Separate Ground Story Transparency

Required. Except on a ground story facade to which a primary frontage ground story facade transparency requirement applies, a tall story shall be treated as two separate stories, divided in half horizontally, with the minimum transparency per story applied to each half.

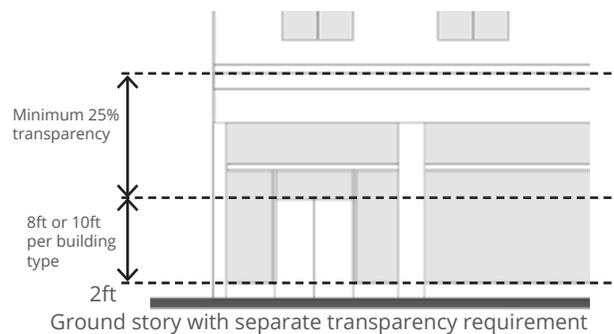


Figure 135-3.8-C. Transparency on Tall Stories

3.8.8 HALF STORIES

A. Half Story Under Roof. A half story located beneath the roof as defined in [section 135-12.1 of this chapter](#) shall provide transparency per the building type story requirements.

B. Visible Basements. Visible basements with more than 3.5 feet above average natural grade shall provide transparency per the building type story requirements.

3.8.9 MINIMUM NUMBER OF REQUIRED ENTRANCES.

Entrances shall be provided consistent with the entrance location and number requirements established for the building type and consistent with [Figure 135-3.8-D of this article](#)

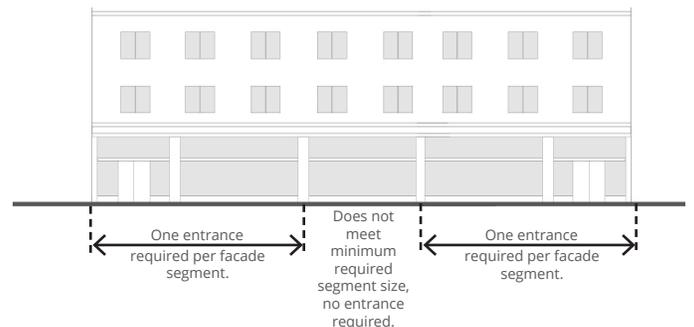


Figure 135-3.8-D. Number of Required Entrances

Chapter 135. Planning and Design

ARTICLE 4. DESIGN REQUIREMENTS

135-4.1 General

4.1.1 INTENT

The requirements of this article, in conjunction with the building type requirements of [Article 2 of this chapter](#), affect a building's appearance and are intended to improve the physical quality of buildings, improve the long-term value and durability of buildings, enhance the pedestrian experience, and protect the character of the neighborhoods, districts, corridors, and nodes within the city.

4.1.2 APPLICABILITY

The following design requirements apply to all building types unless otherwise stated.

A. Historic District Designations. The regulations in this article are intended to reinforce any local, state, or national historic district or building regulations. Existing structures or portions of structures located within a historic district or designated as historic are subject to the regulations of this article unless determined to be exempt by the development services director.

4.1.3 DESIGN ALTERNATIVES

A. Alternatives for Other Materials. Materials that are not listed in this section for its proposed application as allowed major materials, accent and detail materials, or allowed minor materials, may not be installed on any facade or roof unless approved by Type 1 design alternative.

1. Material Intent. The Type 1 design alternative may allow facade or roof materials that are not listed in this article if the applicant demonstrates the material in its proposed application meets the intent of the facade material standards.
2. Examples. Samples and examples of successful high quality local installation and the manufacturer's warranty and industry ratings shall be provided by the applicant.

B. Alternatives to Other Requirements. Modifications to other design regulations in this article are eligible for Type 1 design alternatives unless otherwise expressly specified.



Figure 135-4.1-A. Diagram of Allowed Major Facade, Minor Facade, and Accent Materials

135-4. DESIGN REQUIREMENTS

Facade and Roof Materials

135-4.2 Facade and Roof Materials

4.2.1 INTENT

The following specific intent statements apply to facade and roof materials requirements in addition to the general intent stated in section [135-4.1.1 of this article](#).

A. Durable, High Quality. The minimum facade material standards are intended to ensure use of well-tested, high quality, durable, weather-resistant, exterior grade, preferably natural materials on the majority of finished surfaces, while permitting a wider range of materials for details. High quality materials can improve the quality of buildings in that they weather well, have a low failure rate, require a low level of maintenance, and create buildings with a longer life cycle and a sense of permanence.

B. Simple, Well Organized Facades. The facade material requirements limit the number of facade materials used on any one building to promote simpler, well organized facades that are easy to comprehend and have a clear hierarchy.

C. Human-Scaled Building Units. The intent of the use of smaller, more human-scaled building units often means the building facade proportions are comfortable to people. A high level of detail from smaller scaled, less monolithic materials relates facades to pedestrians.

4.2.2 MAJOR FACADE MATERIALS

Allowed major facade materials are listed in [Table 135-4.2-1 of this article](#). Major materials are essentially unlimited on facades, unless otherwise stated, and are intended to serve as the primary surface material on street-facing and primary frontage facades.

A. Simplicity of Surface Materials. A minimum of 60% of each street-facing and primary frontage facades, not including window and door areas, shall be faced of a single major facade material. On buildings longer than 120 feet, a minimum of 60% of each 90-foot length of facade, measured horizontally, shall be faced of a single facade material.

B. Building Type. Some materials are further limited by building type pursuant to [Article 2 of this chapter](#).

C. Side and Rear Facades. Allowed major materials, as shown in [Table 135-4.2-1 of this article](#), shall continue around the corner of a building from the street facade(s) onto the side or rear facade as follows:

1. For no less than 20 feet along the side or rear facade; or

2. For House A-D building types containing one or two households and utilizing brick or stone as a major facade material on the primary street facade, for no less than 2 feet from the primary street facade along the non-primary street facade(s).

4.2.3 MINOR FACADE MATERIALS

Allowed minor facade materials are established in [Table 135-4.2-2 of this article](#).

4.2.4 DETAIL AND ACCENT MATERIALS

Detail and accent facade materials, as shown in [Table 135-4.2-3 of this article](#), are limited to trim, details, and other accent areas that combine to 20% or less of the total surface of each facade.

4.2.5 PROHIBITED FACADE MATERIALS

Materials listed in [Table 135-4.2-4 of this article](#) are prohibited from use as a facade material, unless approved as a Type 2 design alternative.

4.2.6 PITCHED ROOF MATERIALS

Pitched roof materials are allowed per [Table 135-4.2-5 of this article](#). Engineered products, including wood, slate, solar panels or similar materials may be approved by a Type 1 design alternative during the design review process with an approved sample and documented examples of successful, high-quality installations.

135-4. DESIGN REQUIREMENTS

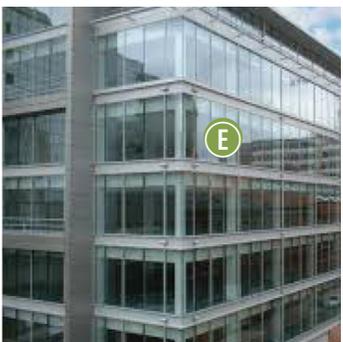
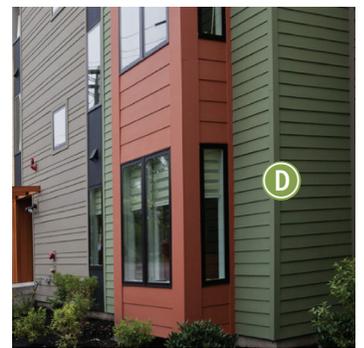
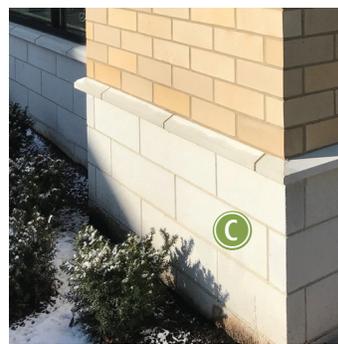
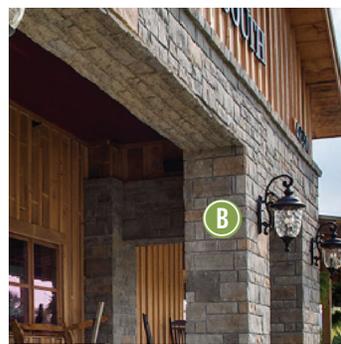
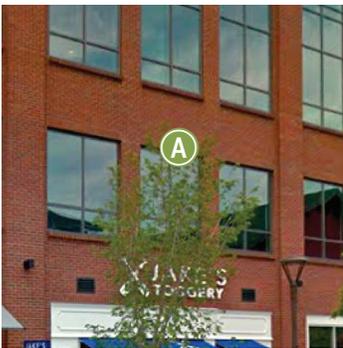
Facade and Roof Materials

TABLE 135-4.2-1. ALLOWED MAJOR FACADE MATERIALS

	MAJOR FACADE MATERIAL (alphabetical)	Buildings in All Other Districts	Buildings in EX and I Districts	Buildings in N#-2, N#-4, and NX Districts	All N1, N2, N3, N4, N5 Districts
(A)	Brick full dimensional, unit, face brick	●	●	●	●
(B) (C)	Concrete Masonry Units architectural, minimum 3-inch depth, artisan stone look, stone face, hewn stone, rock cut	●	●	●	●
	Concrete Surfaces unfinished		●		
	Concrete Surfaces finished, stained, painted, treated	●	●		
(D)	Fiber Cement Board finished lap siding or shingles	Commercial Cottage only		House and Row Building Types only	●
(E)	Glass curtain wall system	●	●		
	Stone natural, units	●	●	●	●
(F)	Stucco cement-based, lime-based, 2 or 3 layer hard coat	●	●	●	●
(G)	Wood painted, stained, or treated lap siding, shingles			House and Row Building Types only	●

KEY: ● = allowed

NOTE: Use of some major materials may be further limited by building type regulations pursuant to article 2 of this chapter.



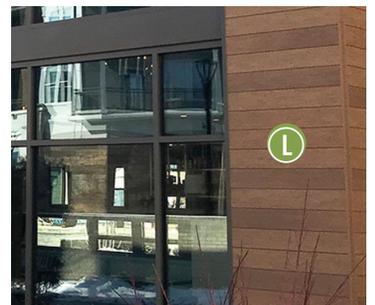
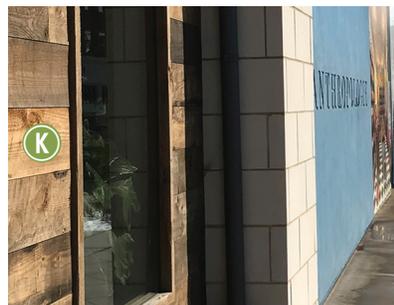
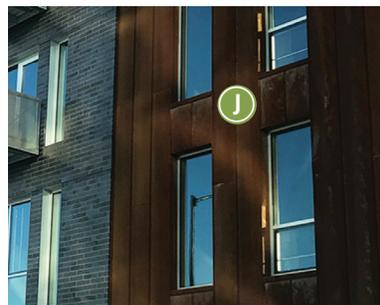
135-4. DESIGN REQUIREMENTS

Facade and Roof Materials

TABLE 135-4.2-2. ALLOWED MINOR FACADE MATERIALS

All allowed major facade materials may be used for minor facade materials, unless otherwise listed as prohibited in [Table 135-4.2-4](#) of this article.

	MINOR FACADE MATERIAL (alphabetical)	Allowed on Buildings in These Districts	Allowed Facades	Maximum Amount on Each Facade
	Brick economy size (larger than 3 inches in height)	All	Non-street facades only	100%
	Brick thin, veneer	All	Non-street facades only	100%
	Concrete Surfaces unfinished, finished stained, painted, treated	All	All, below first floor	20%
	Concrete Masonry Units architectural, minimum 3-inch depth, split-faced, burnished/ground faced, polished, sandblasted, honed or glazed	All except N3, N4, N5 and Commercial Cottage	Non-street facades only	100%
H	Fiber Cement Board, Composite finished panels	All	All, except a major material is required at grade up to 2 feet and adjacent to entrances.	40%
	Glass glass block	All	Non-street facades only	20%
	Stucco synthetic or with elastomeric finishes (EIFS)	All	N District: Only 2nd or higher stories all facades. All Other Districts: Only 3rd story or higher of non-street facades.	40%
I	Metal architectural panel system, 24 gauge minimum thickness; any exposed fasteners must be color-coated to match metal panel	All except N districts	All, except a major material is required at grade up to 2 feet and adjacent to entrances.	60%
	Metal, Composite aluminum composite materials (ACM) or panels (ACP)	All	Non-street facades only	40%
J	Metal, Corten panels or panel systems, not ribbed or corrugated	All	All	40%
	Terra Cotta or Ceramic tiles or panels	All	All	20%
	Vinyl Siding minimum 0.042 inches thick; where not prohibited by local historic district regulations	Lots containing one House building type, including 2-unit and 4-unit fee simple configurations, except those in N4, NX2, or NX2a districts	All	65% of first story of street facade, 100% on all other facades
		All Commercial Cottage, General Buildings, Flat Buildings, and Row Buildings, containing 3 or more household units, located in MX1, MX3, RX1, RX2, NX1, NX2, and NX3 districts	All	40%
K	Wood natural, aged lap siding, shingles, rainscreen system	All except N districts	All	40%
L	Wood, Composite rainscreen system	All except N districts	All	40%



135-4. DESIGN REQUIREMENTS

Facade and Roof Materials

TABLE 135-4.2-3. ALLOWED DETAIL AND ACCENT MATERIALS (all facades)

All permitted major and minor facade materials may be used for details, trim, and accents, unless otherwise listed as prohibited in Table 135-4.2-4 of this article.

K	Concrete Details precast stone ornamentation, lintels, sills, banding, columns, beams
	Fiber Cement Details trim, soffits
L	Metal Details trim, ornamentation, lintels, beams, columns
	Wood and Wood Composite Details painted/treated trim, soffits, other approved details
M	Vinyl Details limited to soffits, window trim; minimum 0.042 inches thick



TABLE 135-4.2-4. PROHIBITED MATERIALS (all facades)

	Fiberglass and Acrylic Panels all
	Hardboard, High-Density Fiberboard Non-cementitious compressed wood fiberboard (Masonite or similar)
N	Plastic Panels all, including high-density polyethylene and polycarbonate panels
O	Stucco Mouldings or Synthetic Stucco Mouldings trim, sills, cornices, banding, columns, pilasters or other 3-dimensional details
	Wood Unfinished, untreated plywood and wood panels



TABLE 135-4.2-5. ALLOWED PITCHED ROOF MATERIALS

	Asphalt Shingles Dimensional, composite
	Wood Shingles Wood and composite wood shingles and shakes
	Metal metal tiles, or standing seam sheet metal
	Slate slate stone and engineered slate shingles
	Ceramic Tile ceramic tile shingles

135-4. DESIGN REQUIREMENTS

Building Facade Elements

4.2.7 MATERIALS INSTALLATION QUALITY

A. Intent. The intent of the materials installation quality requirements is to advance the quality of construction, durability, and aesthetics of new buildings, specifically related to application and detailing of facade materials and roof, doors, windows, and hardware.

B. Changes in Material. Changes in facade materials for buildings outside N districts shall meet the following standards:

1. Vertical Changes in Major and Minor Facade Materials. Changes in facade materials, whether major or minor materials, shall occur only at inside corners, where the distance to the next generally parallel facade plane is a minimum of four inches pursuant to [Figure 135-4.2-F of this article](#).
2. Horizontal Changes in Surface Materials. Changes in surface materials, whether major or minor materials, on a similar plane shall be separated with a shadow line of at least two inches in depth.
3. Materials Hierarchy. Unit materials shall be elevated from the face of the building above less detailed, surface materials. For example, stucco, as a constant surface material, shall be recessed behind a bricked surface. See [Figure 135-4.2-F of this article](#) for an example, where Material A is brick, Material B metal panels, and Material C stucco.

C. Shadow Lines on Surfaces. Shadow lines shall be created with solid materials of a thickness that is greater than two inches, such as cast stone, masonry, or stone. For example, cast stone pieces may be offset to create a shadow, where the outside corner of the piece is used to create the corner of the detail.

D. Appropriate Grade of Materials. Except on House and Row building types, all facade and roof materials, doors, windows, and hardware shall be of commercial grade quality.

E. Applique Materials. Materials with thickness of less than 2.5 inches, including stucco, shall not be used or formed to create shadow lines.

F. Stucco Installation. Stucco, when allowed, shall be of the highest installation quality, meeting the following criteria:

1. Jointing. All stucco joints shall be aligned along the facade in the pattern shown on the elevations submitted for the site plan approval. Joints shall also align with the locations of windows and doors and other changes in material.
2. Construction. The stucco wall assembly shall be indicated on the plans specifying stucco type and construction.

G. Design Alternative. Modification to these material installation requirements may be approved through a Type 1 design alternative.

135-4.3 Building Facade Elements

4.3.1 APPLICABILITY

The following design requirements are applicable to all building types unless otherwise stated.

4.3.2 WINDOWS

Windows on street and public way facades of all buildings shall be constructed consistent with the following requirements:

A. Amount. Each building shall meet the transparency requirements applicable to the building type pursuant to article 2 of this chapter.

B. Recessed. All windows, with the exception of ground story storefront systems and House buildings, shall be recessed with the glass a

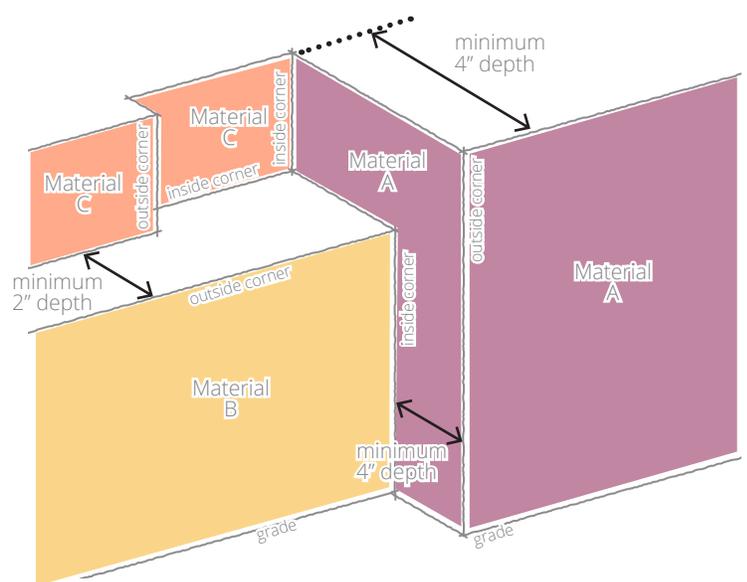


Figure 135-4.2-F. Diagram of Allowable Changes in Surface Materials

135-4. DESIGN REQUIREMENTS

Building Facade Elements

minimum of two inches back, measured from the facade surface material or adjacent trim.

C. Vertically Oriented. Pursuant to [Figure 135-4.3-A of this article](#), all windows shall be vertically oriented unless the following standards are met:

1. Flat Roof Type. When the flat roof type is used, horizontally oriented windows may be used for up to 30% of the total transparency area of each upper story.
2. House B Building Type. For the House B building type, horizontally oriented windows may be used for up to 50% of the total transparency area of each story.
3. A Type 1 design alternative may be approved for horizontally oriented windows.

D. Trim. For all House buildings, a minimum four inches wide, nominal, trim is required surrounding windows that are located on all street-facing facades and that about any material other than masonry.

E. Visibility Through Glass. Reflective glass and glass block are prohibited on street and public way facades. Windows shall meet the transmittance and reflectance factors established in the transparency definition set forth in section [135-3.8 of this chapter](#).

F. Expressed Lintels and Sills. For masonry construction, lintels, or sills shall be expressed for all windows and doors by a change in brick coursing or by a separate detail or element pursuant to [Figure 135-4.3-A of this article](#).

4.3.3 AWNINGS, CANOPIES, AND LIGHT SHELVES

Awnings, canopies, and light shelves on all buildings except House building types shall be constructed consistent with the requirements of this subsection pursuant to [Figure 135-4.3-B of this article](#).

A. Encroachment. Awnings, canopies, and light shelves shall not extend into a city right-of-way or easement except as otherwise approved by the city engineer or city council.

B. Attached Awnings & Canopies. Awnings and canopies that are attached to the building and could be removed shall meet the following standards:

1. Material. All awnings and canopies shall be canvas, metal, or finished wood. Plastic awnings are prohibited. Other materials may be approved with a Type 1 design alternative.
2. Solar Panels. Solar awnings or canopies are allowed.
3. Lighting. Backlit awnings are prohibited.



Figure 135-4.3-A. Vertically Oriented Windows with Expressed Lintels



Metal Awning



Canvas Awning

Figure 135-4.3-B. Examples of Awnings

135-4. DESIGN REQUIREMENTS

Building Facade Elements

- Structures. Frames shall be metal or finished wood and shall be wall mounted. Support poles from the ground are prohibited unless over eight feet in depth and utilized for outdoor eating areas or entrances.
- Multiple Awnings on the Facade. When more than one awning is mounted on a facade, the awning types and colors shall be coordinated.

C. Canopies & Light Shelves. Permanent canopies, projections, or overhangs used as architectural features, light shelves, or shading devices are permitted.

D. Clearance. All portions of any awning, canopy, or light shelf shall provide at least eight feet of clearance over any walkway and 15 feet of clearance over vehicular areas.

4.3.4 BALCONIES

The installation or construction of balconies on street and public way facades is encouraged, but not required. The construction of any balcony on a facade facing any street or public way shall be consistent with the requirements of this subsection on all buildings except House building types pursuant to [Figure 135-4.3-C of this article](#).

A. Definition. For the purpose of this subsection, balconies shall include any roofed or un-roofed platform that projects from the wall of a building above grade and is enclosed only by a parapet or railing. This definition does not include false balconies, sometimes referred to as Juliet balconies or balconettes, consisting of a rail and door, and any outdoor platform less than 18 inches in depth.

B. Size. Balconies shall be a minimum of four feet deep and five feet wide.

C. Integrated Design. The balcony support structure shall be integrated with the building facade; separate columns or posts supporting any balcony from the ground are prohibited.

D. Platform. The balcony platform shall be at least three inches thick and any underside of a balcony that is visible from any public way shall be finished.

E. Facade Coverage. A maximum of 40% of the public way frontage facades, calculated separately for each facade, may be covered by balconies. The balcony area is calculated by drawing a rectangle around the platform or floor of the balcony, any columns or indentations, and any ceiling, roof, or upper balcony.

F. Railing Design. Tops of railings shall not have a flat surface.

G. Build-to Zone Requirement. The portion of the facade occupied by an upper story balcony is exempt from meeting the build-to zone requirement.

H. Encroachment. Balconies shall not extend into any city right-of-way or easements except as otherwise approved by the city council.

I. Design Alternative. A Type 1 design alternative may be submitted for an alternate balcony design.

4.3.5 SHUTTERS

When shutters, whether functional or not, are utilized on a public way facade of any building type except a House building type, the shutters shall meet the following requirements pursuant to [Figure 135-4.3-D of this article](#)

A. Size. All shutters shall be sized for the windows, so that, if the shutters were to be closed, they would not be too small for complete coverage of the window.

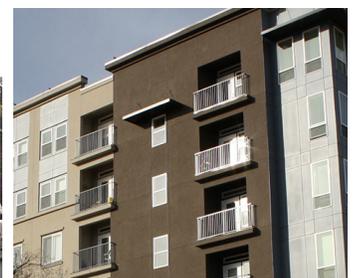
B. Materials. Shutters shall be wood, metal, or fiber cement. Other synthetic and engineered materials may be approved through a Type 1 design alternative provided that the applicant submits a sample and examples of high quality, local installations of the material.

4.3.6 PRINCIPAL ENTRYWAY

Pursuant to [Figure 135-4.3-E of this article](#), principal entrances to all buildings or units, except House building types, shall be clearly delineated through one or more of the following design features:



Balconies: Covers More than 40% of Facade



Balconies Appropriately Attached to or Incorporated into Facade.

Figure 135-4.3-C. Examples of Balconies

135-4. DESIGN REQUIREMENTS

Building Facade Elements

- A. Roof or Canopy.** The entryway is covered by a roof or canopy differentiating it from the overall building roof type.
- B. Porch.** The entryway is through a porch.
- C. Sidelights and Transom.** Sidelights or transom windows are included around the entryway.
- D. Extended Articulation.** The entryway is included in a separate bay of the building that extends up at least two stories.
- E. Other Design.** A design that does not meet the above standards maybe approved with a Type 1 design alternative if it is determined that the design adds emphasis and draws attention to the entryway.

4.3.7 REAR OR SIDE PARKING FACADE DESIGN

The following applies in all locations where a public building entrance occurs on the rear or side facade adjacent to a parking lot pursuant to [Figure 135-4.3-F of this article](#).

- A. Entrance Type.** The “Entrance Configuration” requirement under Street & Public Way Facade & Cap Requirements for the building type shall be utilized as set forth in [Article 2 of this chapter](#).
- B. Materials.** The materials permitted for public way facades, above, shall be utilized for a minimum of 20 feet for the rear or side entrance facade areas.
- C. Transparency Requirement.** A rear or side public building entrance facade area shall be a minimum of 20 feet wide and shall utilize one of the following:
 1. On Storefront buildings, a minimum 40% transparency is required for the rear or side entrance facade, and the door shall be a minimum of 40% transparent.
 2. On any other building, the minimum transparency required for upper floors of the street facade shall apply to the side or rear entrance facade area, and the door shall be a minimum of 45% transparent.
- D. Awnings and Signs.** Awnings and signs are encouraged. When awnings and signs are utilized on the front facade, the same material and design is required to be continued on entrance portions of rear parking lot facades.

4.3.8 GARAGE DOORS

The following applies to all garage doors on principal buildings located on street-facing facades.

- A. Row and House Building Types.** On any Row or House building, garage doors located on street facades, where permitted, shall meet the following requirements:



Inappropriately Scaled Shutters



Figure 135-4.3-D. Examples of Shutters



Figure 135-4.3-E. Examples of Defined Principal Entryways

135-4. DESIGN REQUIREMENTS

Building Facade Elements

1. No garage door may project more than ten feet from the entrance facade or a covered porch or covered stoop protruding from the entrance facade, whichever is closer to the street frontage, on the same building facing the same street.
2. Any garage door to a third non-tandem parking space on a front facade or primary frontage facade of a household shall be recessed a minimum of three feet from the adjacent garage facade or the building facade adjacent to the garage door to a third non-tandem parking space.

B. Other Building Types. For all building types except all Row buildings, House buildings, and the Workshop/Warehouse located in EX and I districts, garage doors shall meet the following requirements:

1. Garage doors are permitted on any street facade for patio access or open-air dining where such use is allowed under chapter 134 of this code. Garage doors for such use located on the primary facade shall have a minimum transparency of 55%, as measured between 2 and 8 feet.
2. Garage doors located on non-primary streets shall be clad with materials consistent with the design of the building.

C. A design that does not meet the above standards may be approved as a Type 1 design alternative if it is determined that the overall building design adds emphasis to other facade elements that reduce attention, visibility, or dominance of the garage doors.

4.3.9 BUILDING ARTICULATION

The following applies to all building types:

A. Building Facade Variety.

1. Downtown buildings 300 feet in width and all other buildings 120 feet in width or greater along any public way frontage shall fulfill the following requirements:
 - a. Increments. Each public way facade shall be varied in segments less than or equal to 60 feet pursuant to [Figure 135-4.3-G of this article](#).
 - b. Requirements. Each facade segment shall vary by the type of dominant material or by color, scale, or orientation of that material, and by at least two of the following:
 - i. The proportion of recesses and projections, within the build-to zone.



Figure 135-4.3-F. Examples of Rear Facade Treatment on Parking Lots

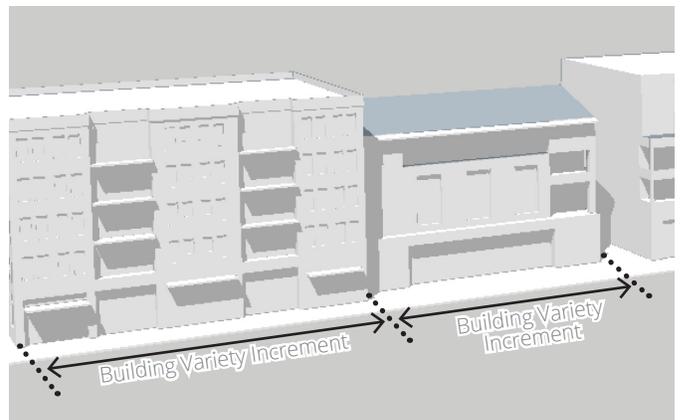


Figure 135-4.3-G. Building Variety

135-4. DESIGN REQUIREMENTS

Building Facade Elements

- ii. The location of the entrance and window placement, unless storefronts are utilized.
 - iii. Roof type, plane, or material, unless otherwise stated in the building type requirements.
 - iv. Building heights.
2. House Types. Where new construction includes two or more new houses in an N or NX district within the same blockface, the houses shall vary by floor plan.
 3. Alternative Method of Compliance. The development services director may approve a Type 1 design alternative for a facade design that does not meet requirements of this subsection if the applicant demonstrates that the proposed design achieves the intent of the building articulation requirements of this section without meeting the building facade variety requirements.

B. Articulation of Stories. Stories shall be articulated on street facing facades by means such as:

1. Fenestration. Fenestration or window placement on street facades organized by stories.
2. Shadow Lines. Horizontal shadow lines and lintels over openings to delineate stories with minimum shadow lines required per building type.
3. Mezzanines. Mezzanines that fall within the range of floor to floor heights per building type articulated on the facade as a separate story.
4. Taller Spaces. Spaces exceeding the allowable floor to floor heights of the building type articulated as multiple stories on the street facade.

4.3.10 TREATMENTS AT TERMINAL VISTAS

When a street terminates at a parcel, the parcel shall be occupied by one of the following:

A. Open Space. An open space type, as defined in the large-scale development requirements pursuant to section [135-5.5.3 of this chapter](#), shall be utilized at the terminus and a vertical element shall terminate the view. Acceptable vertical elements include, but are not limited to, a stand or grid of trees, a sculpture, a gazebo or other public structure, or a fountain.

B. Building Facade. If the parcel is not utilized as an open space, the facade of a building, whether

fronting a primary street or not, shall terminate the view. The building shall incorporate one of the following treatments to terminate the view: a tower, a bay, or a courtyard.

C. Parking. In no case, shall a parking structure or a surface parking lot terminate a vista.

4.3.11 HOUSE BUILDING TYPE FACADE REQUIREMENTS

Vinyl siding may be allowed on more than 65% of the first story of the street facade for House building types, except those in N4 or NX2 districts, as a Type 1 design alternative as follows:

A. Architectural Options. A design that does not meet the requirements of allowed minor facade materials for vinyl siding pursuant to [Table 135-4.2-2 of this article](#) may be approved as a Type 1 design alternative if it is determined by the development services director that the overall building design adds emphasis to other facade elements and articulation that reduce attention, visibility, or dominance of single materials, including elements pursuant to [Figure 135-4.3-H of this article](#) such as:

1. A front porch of not less than 60 square feet;
2. Appropriate size and number of gables, defined by accent, shake, or similar architectural elements;
3. Appropriate size and design of finished columns; and
4. Other appropriate change in articulation or pattern of materials.

B. Design Alternative. A Type 1 design alternative may also be submitted for approval as otherwise allowed by this article.



Figure 135-4.3-H. Example of Architectural Options

135-4. DESIGN REQUIREMENTS

Building Facade Elements

4.3.12 ARCADE DESIGN

As shown in [Figure 135-4.3-I of this article](#), the following requirements apply to arcades. An arcade is a covered pedestrian walkway within the recess of a ground story.

- A. Depth.** An open-air public walkway shall be recessed from the principal facade of the building a minimum of eight feet and a maximum of 15 feet.
- B. Build-to Zone.** When the arcade is utilized, the outside face of the arcade shall be considered the front facade, located within the required build-to zone.
- C. Column Spacing.** Columns shall be spaced between 10 and 12 feet on center.
- D. Column Width.** Columns shall be a minimum of one foot eight inches and a maximum two foot four inches in width.
- E. Arcade Openings.** Openings shall not be flush with interior arcade ceiling and may be arched or straight.
- F. Horizontal Facade Division.** A horizontal shadow line shall define the ground story facade from the upper stories.
- G. Visible Basement.** A visible basement is not permitted.
- H. Design Alternative.** A Type 1 design alternative may be submitted for approval of an alternate arcade design.

4.3.13 GROUND STORY AT SLOPING FACADES

A. Storefronts. The following regulations apply to storefront facades along sloping streets:

1. Grade transitions on the building along the sidewalk should be designed to maximize active pedestrian-scale frontages between waist and eye level while minimizing blank walls.

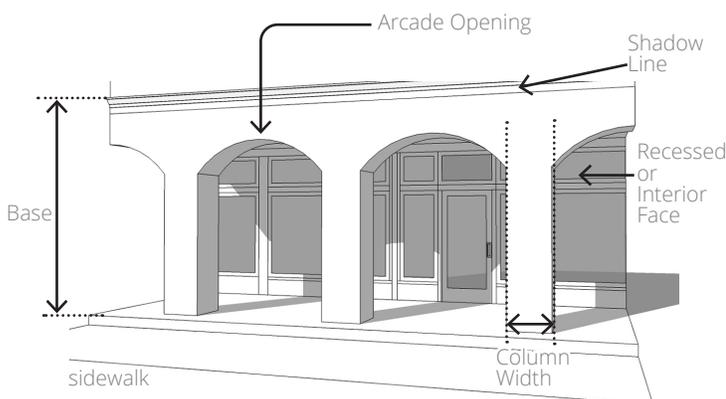


Figure 135-4.3-I. Example of Arcade

2. The interior floor level shall step to match the exterior grade within three feet. With a Type 1 design alternative, changes in grade may be accommodated by a storefront window display space.
3. Knee wall and retaining walls shall not exceed 30 inches in height except along a maximum 15 foot section of facade length.
4. If grade change is more than nine feet along a single block face, entrance requirements may be increased to one entrance per 90 feet of building frontage.
5. If grade change is more than nine feet along a single block face, building entrances adjacent to the street shall be within three feet of the elevation of the adjacent sidewalk.

B. Non-Storefronts. The following regulations apply to all non-storefront facades along sloping streets:

1. Grade transitions at the building along the sidewalk shall be designed to minimize blank walls. Multiple front entrances along the street activate each segment of building section at each grade.
2. The interior floor level shall step to match the changes in exterior grade within a three foot range. With a Type 1 design alternative, deeper transition zones between the sidewalk and building facade of porches, terraces, and landscape areas may be used assist with grade changes.
3. Changes can be accommodated by terraced planters and retaining walls. Retaining walls shall not exceed 30 inches in height except along a maximum 15-foot section of frontage.
4. When the elevation of the first floor is more than three feet above grade, windows should be provided into the basement or lower floor elevations.

4.3.14 BUILDING AND CANOPY-MOUNTED LIGHTING

A. Intent. Building and canopy-mounted lighting is intended to enhance safety and provide light levels appropriate to the visual task with minimal glare, light trespass, excess site brightness or excess sky glow. Lighting shall not be allowed to create a nuisance or a hazard.

B. Light Trespass. Direct light trespass beyond property lines is prohibited. The maximum horizontal illuminance at grade and the maximum

135-4. DESIGN REQUIREMENTS

Downtown High-Rises

vertical illuminance at five feet above grade measured at the property line should not exceed Illuminating Engineering Society of North America (IESNA) recommended practices for light trespass which is 0.5 footcandles for N, NX, and NM districts and 2.0 footcandles for all other districts. The site plan or alternate design documentation must contain illuminance models showing light levels throughout the site as determined necessary by the development services director.

C. Canopy-Mounted Fixtures. Light fixtures mounted under canopies shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy.

1. Lights shall not be mounted on the top or sides (fascias) of the canopy.

2. Internally illuminated/entirely translucent canopies are prohibited, except accent lighting on the sides (fascias) of the canopy may be permitted through a Type 1 design alternative.

D. Building-Mounted Lighting. All building-mounted lighting fixtures shall be a full cut-off design. The fixtures shall be aimed downward, recessed, or shielded, so the light source is not directly visible from the property line of the property upon which the building-mounted lighting is located.

135-4.4 Downtown High-Rises

4.4.1 APPLICABILITY

The requirements in this section shall apply to all Downtown Storefront and Downtown General buildings 12 or more stories in height.

4.4.2 BUILDING TYPE

Each high-rise shall meet the requirements of one of the permitted building types in the district. The following is in addition to the building type requirements.

4.4.3 BASE, MIDDLE, CAP

These requirements refer to high-rise design by base, middle, and cap as defined in the following intent statements as shown in [Figure 135-4.4-A of this article](#).

- A. Base.** The base of a high-rise is intended to establish an active ground story along the street and provide a public building face including a lobby, retail or service space, or restaurant, for all of the activities that occur within a building.
- B. Middle.** The middle or tower section of a high-rise is intended to be oriented to maximize light reaching the primary street, to avoid the “walling off” of the primary street along the entire length, and allow views to the sky from the street.
- C. Cap.** The cap of the high-rise includes the top few stories of the building and is intended to be designed consciously to contribute to the city skyline per the following requirements.

4.4.4 BASE REQUIREMENTS

The base requirements for the high-rise shall follow the requirements of the building type, whether a Downtown Storefront or a Downtown General building, with the following additional requirements pursuant to [Figure 135-4.4-C of this article](#).

- A. Build-to Zone.** The building base shall be wholly located within the build-to zone.



Figure 135-4.3-J. Examples of Ground Story along Slope.

135-4. DESIGN REQUIREMENTS

Downtown High-Rises

B. Buildings 12 or more stories. For buildings or portions of buildings 12 stories and over, the base shall be a minimum of two stories.

4.4.5 MIDDLE REQUIREMENTS

The middle of the building shall meet any applicable requirements of [Article 2 of this chapter](#) and the following requirements. A Type 1 design alternative may be approved to modify any of these requirements.

A. Orientation. The building middle shall be oriented with the shortest side parallel to a primary street to avoid a continuous high-rise wall along the frontage above the building base as shown in [Figure 135-4.4-B of this article](#).

B. Narrowest Widths. High-rise buildings shall utilize the narrowest widths economically feasible, to limit the mass of and shadows cast by the high-rise.

C. Step-Back. The facade of the middle of the building may step back away from the street above the minimum base height as shown in [Figure 135-4.4-C of this article](#).

D. Peaks and Valleys in the Skyline. The surrounding building context shall be considered when determining the maximum building height. Variation of the skyline is required and is the intent of this section. Skyline analysis shall be submitted with all high-rise applications.

E. Multiple Towers. When more than one tower is utilized for a development, the following is required.

1. Varying Heights. The heights of the multiple towers shall be varied to encourage development of an interesting skyline.
2. Spacing. Spacing between towers shall be a minimum of 60 feet to allow light and views of the sky between the towers.

4.4.6 CAP REQUIREMENTS

The top stories and the roof of a high-rise shall be considered the cap as shown in [Figure 135-4.4-A of this article](#).

A. The high-rise is exempt from the building type's roof type requirement.

B. The massing or material expression of the cap shall define it distinctly from the middle of the building.

C. The surrounding building context shall be considered when determining the building cap. Variation is preferred.

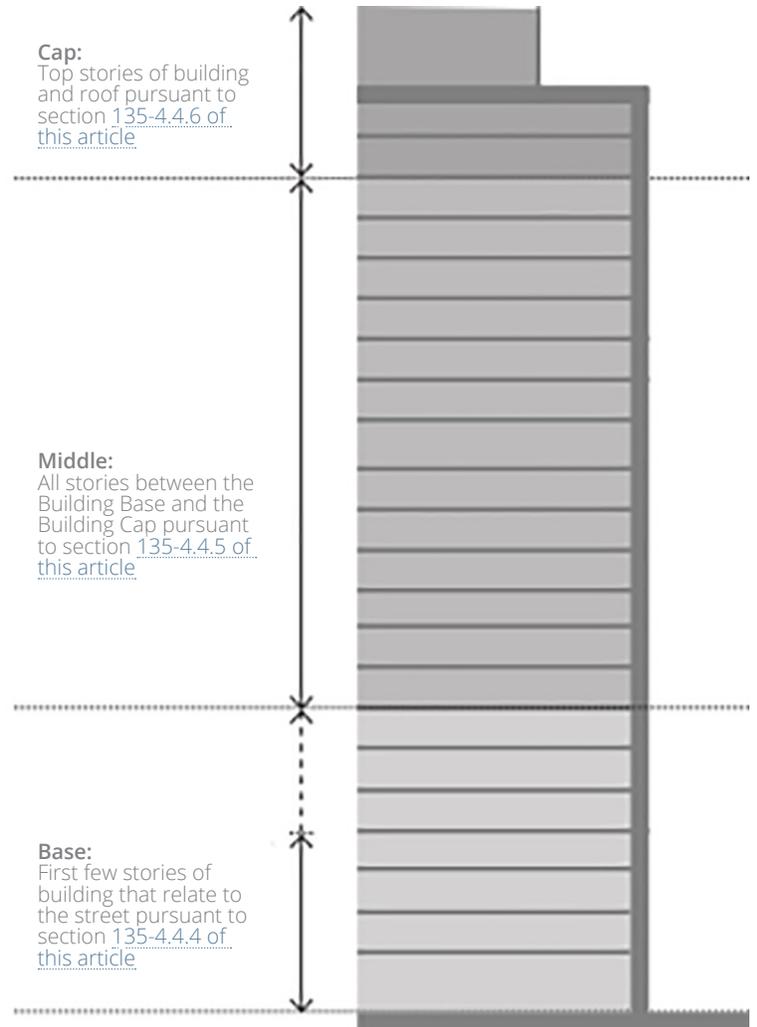


Figure 135-4.4-A. High-Rise Building: Base, Middle, Cap

135-4. DESIGN REQUIREMENTS

Mechanical Equipment and Appurtenances

135-4.5 Mechanical Equipment and Appurtenances

4.5.1 INTENT

Mechanical equipment and appurtenances can have a negative visual impact and detract from the quality of the design of a building. The purpose of the standards of this section is to ensure that the visual impact of mechanical equipment and appurtenances is minimized.

4.5.2 WIRELESS TELECOMMUNICATIONS FACILITIES

Wireless telecommunications facilities shall comply with this section to the extent consistent with Article 4 of chapter 134 of this code and specifically sections 134-4.8 and 134-4.9 of this code, and to the extent that compliance with this section is possible unless due to the type of transmission equipment or technology proposed.

4.5.3 DESIGN ALTERNATIVES

- A. Existing Buildings.** A Type 1 design alternative may be approved for any of the regulations in this section for renovation or additions to existing buildings.
- B. New Construction.** A Type 2 design alternative may be approved for any of the regulations in this section for new construction buildings.

4.5.4 MECHANICAL EQUIPMENT IN BUILDING

Mechanical equipment shall be located within the building, unless the applicant demonstrates the equipment is necessary for the function of the building and locating the equipment within the building would conflict with the equipment's function.

4.5.5 ROOFTOP MECHANICAL EQUIPMENT

Any rooftop mechanical equipment, such as but not limited to vents, ventilators, heating and cooling systems, and excluding solar energy and wind energy conversion systems, shall be screened and located consistent with one of the following methods:

- A.** Incorporate equipment into the roof design consistent with the applicable standards of section [135-2.20 of this chapter](#).
- B.** Provide architectural quality metal screening material that is equal to the height of the equipment on all sides, such as louvered or mesh panels, and set the equipment back from the edge of the roof so that it and the screening material are not visible from any adjoining right-of-way.

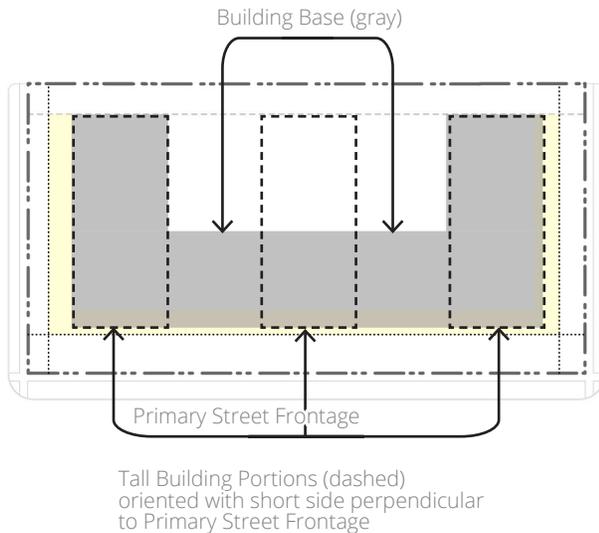


Figure 135-4.4-B. High-Rise Building Orientation

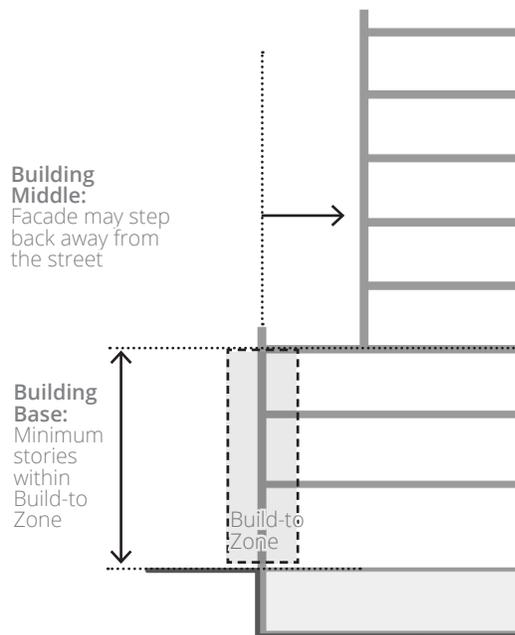


Figure 135-4.4-C. Building Massing in Build-to Zone

135-4. DESIGN REQUIREMENTS

Mechanical Equipment and Appurtenances

- C.** Rooftop mechanical less than three feet in all dimensions may be painted to blend with the structural roof and set back from the edge of the roof so that it is not visible from any adjoining right-of-way, so long as it is separated from any other mechanical equipment by at least 30 feet.

4.5.6 MECHANICAL EQUIPMENT ON FACADES

Mechanical equipment and utility appurtenances, excluding electric vehicle charging stations, shall not be located on a facade unless the applicant demonstrates that locating the equipment in a different location would conflict with the equipment's function. Any equipment or appurtenance approved on a facade, such as but not limited to dryer vents, gas meters, and air conditioners, shall be located consistent with the following standards:

- A. Facade.** The mechanical equipment may be located on a primary facade only if the following requirements are met:
1. The equipment is located on a surface perpendicular to any right-of-way;
 2. The equipment extends from the facade surface no more than three inches; and
 3. The equipment is screened from the sidewalk.

B. Alignment. Multiple pieces of mechanical equipment shall be organized on the facade in a regular pattern and aligned. Compliance with this standard must be illustrated on the drawing elevations submitted as part of the application.

C. Material Coordination. To the extent practicable, facade-mounted mechanical appurtenances shall be located on a material that limits their visibility. For example, dark colored vents will be more visible on light colored stucco than a textured, darker surface such as brick.

4.5.7 MECHANICAL EQUIPMENT ON OTHER HORIZONTAL SURFACES

Mechanical equipment located on the ground, decks, or horizontal surfaces other than the roof, such as but not limited to electrical equipment and air conditioners, shall be located consistent with the following standards:

- A. Screening.** See section [135-7.10 of this chapter](#) for wall and landscape screening of mechanical equipment and utility appurtenances.
- B. No Encroachment.** Mechanical equipment shall not extend into any city right-of-way or easement.

C. Yard Location.

1. No mechanical equipment shall be located in the front yard.
2. Mechanical equipment may be located in a side yard provided the side yard does not contain or abut a public way or open space.
3. All equipment shall be screened from view from any public way with landscaping, fencing, or walls consistent with the building design, colors, and materials.
4. The development services director may approve appurtenances located on a primary street only if the following conditions are met:
 - a. The applicant demonstrates that the equipment cannot be located in a rear yard, non-primary street yard, or in a side yard.
 - b. No utility cabinets, boxes, or other appurtenances are within 300 feet along the same side of the street as the proposed utility appurtenance.
 - c. The appurtenance is fully screened in a manner that is consistent with the building design, colors, and materials and of a height that is the minimum to adequately screen the appurtenance and that does not prevent the facade from fulfilling any transparency requirements.
 - d. The appurtenance is located a minimum of 35 feet from a street intersection.
 - e. The appurtenance does not impact the sight vision clearance at intersections per section 114.14 of this code, or as otherwise determined by the city engineer.

Chapter 135. Planning and Design

ARTICLE 5. LARGE-SCALE DEVELOPMENT

135-5.1 General

5.1.1 INTENT

These regulations are intended to regulate large parcels or a combination of parcels in a single development on an incremental basis to result in an overall system of walkable streets and blocks, smaller-scaled open spaces, and a mix of uses and building forms within the larger context of an area.

Specifically, these regulations are intended to:

- A.** Create cohesion between disparate developments that share property lines or street frontage.
- B.** Introduce new streets through large development sites to create a system of smaller development parcels.
- C.** Require connectivity between development sites to blur the lines between one development and another and result in a cohesive area.
- D.** Require open spaces based on development size and type that, when combined with other developments, will result in a system of smaller spaces distributed throughout the larger area.
- E.** Create nodes of commercial activity within a development or established from combinations of mixed-use developments on separate parcels.

5.1.2 APPLICABILITY

- A.** The following development sites are required to meet these regulations:
 1. Five Acre Developments. All developments on a single parcel or a combination of parcels within a total of five or more contiguous acres, except those designated as a P district in their entirety.
 2. The development services director is authorized to require submittal of a large-scale development plan for developments that do not meet the above-stated criteria, when the development services director determines that a large-scale development plan is necessary to meet the intent of this article.
- B.** For the purposes of large-scale developments, the following shall be included:
 1. All abutting land owned or under contract for purchase by owners of the subject property;

2. All abutting undeveloped parcels for which site plans or subdivision plats have been approved or submitted for approval; and
3. All other parcels considered to be part of the same development or phases of a development.

5.1.3 ILLUSTRATIONS

[Figure 135-5.1-A of this article](#) and [Figure 135-5.1-B of this article](#) illustrate examples of new street, block, and zoning district configurations fulfilling the requirements for a mixed-use large-scale development. Illustrations are provided to convey the intent of these regulations and are not required outcomes for the parcels shown.

5.1.4 RELIEF

- A. Exemption.** An exemption from the large-scale development requirements is available upon the determination of the development services director provided that all of the following apply:
 1. The proposed development does not require or include new streets;
 2. The proposed development does not require rezoning;
 3. The proposed development is consistent with the current comprehensive plan; and
 4. Either the proposed development does not abut any other future development or redevelopment sites or the parcel shape limits the ability of introducing a new street.
- B. Design Alternatives.** Design alternatives to specific requirements are listed within applicable sections of this article.

5.1.5 APPROVAL PROCESS

The following outlines the process required, in order of occurrence.

- A. Pre-Application Conference.** A pre-application conference is required for each large-scale development.
- B. Large-Scale Development Plan Submittal and Approval.**
 1. The large-scale development plan shall be submitted to the development services director illustrating the following:

135-5. LARGE-SCALE DEVELOPMENT

General

Illustration shows an option for three Mixed-Use large-scale developments in this area. Another option would be for both developments to occur under a single large-scale development with control of all of the parcels.



Figure 135-5.1-A. Example of a Large-Scale Development Parcel

135-5. LARGE-SCALE DEVELOPMENT

General



Figure 135-5.1-B. Examples of a Large-Scale Development Parcel

135-5. LARGE-SCALE DEVELOPMENT

General

- a. Site survey of all existing utilities, streets, significant trees, and buildings.
 - b. Conceptual location of proposed streets, blocks, primary street designations, proposed open spaces.
 - c. Proposed zoning district locations based upon the conceptual street and block locations.
 - d. Approximate locations of proposed buildings, parking, service locations, and drive entrances as well as the orientation of the buildings, such as front door locations.
2. The development services director shall review the large-scale development plan as follows:
 - a. Review shall be completed for conformance with this chapter in accordance with the administrative site plan review process set forth in [section 135-9.3 of this chapter](#). The development services director may approve a large-scale development plan, as submitted or with revisions or conditions required by said director, or may deny a large-scale development plan.
 - b. If approved as submitted or with revisions or conditions, the large-scale development plan shall be submitted to city council to receive and file concurrently with the public hearing on consideration of any required rezoning or separately when rezoning is not applicable.
 - c. The applicant may request further review of the development services director's conditional approval or denial of a large-scale development plan in accordance with [section 135-9.3.9.A of this chapter](#). Said further review shall be presented to the plan and zoning commission and city council, respectively, concurrently with the rezoning process when applicable or separately pursuant to [section 135-9.3.9 of this chapter](#) when rezoning is not applicable.
- C. Rezoning.** Rezoning of the parcel pursuant to chapter 134 of this code may be required based upon the type of development and the requirements of this article.
1. Proposed Zoning Districts shall meet the requirements of [section 135-5.4 of this chapter](#) and any other requirements of chapters 134 and 135 of this code.
 2. Primary street designations shall be mapped separately and submitted in the rezoning process for inclusion on the city's primary streets map.
 3. Subdivision platting and rezoning may be reviewed and approved concurrently.
 4. Proposed open space shall be zoned with the P1 designation.
 5. Implementation of the large-scale development plan may be phased, such as when submitted as separate rezonings.
- D. Subdivision Platting.** Based upon the pre-application conference, the requirements of this article, the general subdivision regulations per chapter 106 of this code, and the subdivision platting process is required per article II of chapter 106 of this code, in accordance with the following:
1. Regulations for anticipated building types shall be considered when setting block depth and width to avoid the need for design alternatives.
 2. Private streets, where permitted by the city, require private rights-of-way per the city's street typologies defined in the city's most current transportation master plan or best information available.
 3. Streets and blocks shall meet the requirements of [section 135-5.2 of this article](#).
 4. Open space shall meet the requirements of [section 135-5.5 of this article](#). Open space shall either be dedicated or an easement or deed restriction established.
 5. Subdivision platting and rezoning may be reviewed and approved concurrently.
 6. Implementation of the large-scale development plan may be phased, such as when submitted as separate subdivision plats.
- E. Time Limit.** If the developer fails either to submit a site plan or subdivision plat within two years after approval of the large-scale development plan or to commence construction in accordance with the time schedule set forth in the site plan or subdivision plat, a public hearing may be scheduled before the plan and zoning commission regarding such failure, and the developer shall be served prior notice thereof by certified mail.
1. At such hearing the commission shall consider all circumstances relevant to the developer's failure

135-5. LARGE-SCALE DEVELOPMENT

Streets and Blocks

and may vote to recommend to the city council that appropriate remedial measures be initiated.

2. Measures may include:
 - a. the initiation of rezoning of the subject property, or
 - b. referral of the matter to the legal department for institution of enforcement proceedings in the courts.
3. Upon receipt of the recommendations of the commission, the city council may act to initiate remedial measures in conformity to the commission's recommendations or to initiate such other remedial measures as the council determines to be reasonably necessary under the circumstances.

F. Site Plan Review. After approval of the rezoning or subdivision plat, site plan review is required for each parcel to be developed within the large-scale development based upon the zoning district and applicable requirements. Multiple parcels may be submitted together as one site plan.

135-5.2 Streets and Blocks

5.2.1 BLOCKS AND ACCESS

Each development shall contribute to a configuration of blocks through the following requirements.

A. Maximum Block Size. Streets shall be located to result in the following block requirements.

1. For MX and DX districts, maximum block face length shall be no more than 400 feet in length.
2. For all other districts, maximum block face length shall be no more than 600 feet.
3. The maximum perimeter of any block shall be 1,800 feet.
4. Blocks may be split at the development boundary between the submitted development and an abutting site.
 - a. The function of the full block shall be considered to allow completion on the abutting site.
 - b. The partial block shall meet and the full block shall be able to meet the requirements of this section.
 - c. Blocks shall be located on the site to allow full completion, so that rears of parcels do not front a street.

5. Streets shall connect and continue existing streets from adjoining areas.
6. Type 1 design alternatives for block size and street location may be applied for pursuant to section [135-9.2 of this chapter](#) and under the following conditions:
 - a. The inclusion of a CX district requires a deeper block to allow parking on the interior.
 - b. Natural constraints, such as waterways, slopes, or other natural features, exist precluding the location of a new street.
 - c. Abutting development conditions affect the potential development of the applicable site.
 - d. Study of the extension of the system of streets and blocks illustrates an adjustment to the requirements of the site.

B. Access Points. An access point is a new street connecting to an existing street or a new street on an abutting site.

1. A minimum of two access points shall be provided for each development.
2. A minimum of one access point is required per every 1,600 linear feet of the perimeter of the large-scale development. A Type 1 design alternative may be sought or requested for a reduction in the number of access points on the perimeter.
3. Temporary dead end streets or stub streets are permitted at an abutting property boundary to allow for future connection.

C. Block and Lot Configuration. The shape of blocks and lots shall be generally rectangular in order to accommodate typically rectilinear buildings, but may vary due to natural features or site constraints.

1. Blocks shall typically be two lots deep with the exception of blocks containing open space.
2. Double frontage lots shall be avoided; the rear of lots shall not front streets. Refer to section [135-5.3 of this article](#) for primary street designation and frontage requirements for lots.
3. Blocks shall be fronted with lots or buildings on at least two faces, preferably on the longest street faces.
4. All lots shall have full width frontage along a street unless otherwise specified in building type requirements.

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Primary Street Designation

5. Flag lots are prohibited.
6. The configuration of the blocks shall consider alley inclusion required per section [135-5.2.3 of this article](#).
7. Blocks may include existing lots within an existing district.
8. Lots and blocks shall be oriented for maximum feasible energy efficiency, depending on the building type. For example, block orientation along an east-west longitudinal axis will encourage development of long buildings oriented along an east-west axis, with smaller east and west facing facades, able to take advantage of passive solar technology.

5.2.2 STREETS

Each development shall contribute to an interconnected system of streets through the following requirements.

- A. Cul-de-Sacs and Dead End Streets.** Cul-de-sac and dead end streets require a Type 1 design alternative and are permitted only when necessitated by natural features or site constraints, including but not limited to rail corridors, waterways, or highways. If allowed, pedestrian connections through the cul-de-sac may be required.
- B. Open Space.** Where practicable, open space and school lots, existing and new, shall be fronted with streets to provide more visibility and access.
- C. Base Street Requirements.** Compliance with the most current transportation master plan or other requirements of the city's traffic and transportation division is required. Street requirements may include on-street parking, bike lanes, streetscape, and reduced minimum pavement.
 1. A Type 2 design alternative may be approved for other street configurations, subject to concurrence of the city traffic engineer, fire chief, and development services director.
- D. Bicycle Accommodations.** New streets with the development shall accommodate bicycle access pursuant to the city's transportation master plan or as otherwise directed by the city's traffic and transportation division.

5.2.3 ALLEYS OR LANES

Alleys or lanes, with a minimum width of 20 feet subject to fire safety requirements and as required by the development services director or the city engineer, shall be provided through all blocks to provide vehicular

access to all lots, except as follows:

- A.** Lots zoned with N and EX districts are not required to provide alleys or lanes.
- B.** MX and RX districts occupying less than a block face are not required to provide access via an alley or lane.
- C.** Parking drives and parking structure drives may serve as alleys or lanes if the drive is continuous through the block with at least two access points and serves all lots on the block.
- D.** Design Alternative. A Type 1 design alternative may be approved per block with one of the following conditions:
 1. A single point of access is all that is required and a non-primary street is available for access.
 2. Natural or existing constraints limit the block depth and no more than two vehicular access points are required for the lots on the block.

5.2.4 VIEWS

Views down streets shall be considered when laying out streets and locating open space, parking, and buildings.

- A. Rears of Buildings.** The location of open space and streets shall not create views of the rear of buildings or parking behind buildings.
- B. Street Termini.** When a street terminates at a parcel, the parcel shall be occupied by one of the following:
 1. Open Space. If the parcel is open space, any open space type shall be utilized and a vertical element shall terminate the view. Acceptable vertical elements include, but are not limited to, a stand or group of trees, a sculpture, a gazebo or other public structure, or a fountain.
 2. Building. If the parcel is not utilized as an open space, the facade of a building, whether fronting a primary street or not, shall terminate the view. The building shall incorporate one of the following treatments to terminate the view: a tower, a bay, or a courtyard.
 3. Parking. In no case, shall a parking structure or a surface parking lot terminate a vista.

135-5.3 Primary Street Designation

The orientation and location of buildings on lots is determined by the primary street designation. Some building type requirements are specific to the primary street frontage.

135-5. LARGE-SCALE DEVELOPMENT

Zoning Districts

5.3.1 PRIMARY STREET REQUIREMENT

A minimum of 50% of a combination of the new streets in the development and existing streets fronting the development shall be designated and treated as primary streets. A Type 1 design alternative may be sought for up to a 20% reduction in the minimum requirement for streets treated as primary.

5.3.2 PRIMARY STREET CONSIDERATIONS

A. Building Frontage. Primary streets shall be designated so that building lots front at least one primary street, except that up to 20% of the lots may front a non-primary street.

B. Double-Frontage Lots. At least two sides of double-frontage lots shall be designated as primary street.

C. Driveways and Alleys or Lanes. Driveways and alleys or lanes to lots shall not be located off a primary street, except when the parcel is fronted by more than two primary streets or there is no other alternative access.

D. Major and Minor Streets. When the development abuts a major or minor street as defined in section [135-12.21 of this chapter](#), one of the following layouts shall be utilized to create slower, more accessible, and more walkable streets for fronting commercial or mixed-use buildings than the major street would provide:

1. Perpendicular. New primary streets shall be located generally perpendicular to existing major streets.
2. Frontage Street. A new primary street shall be provided essentially parallel to the major street with a landscape buffer island separating the streets of at least 10 feet.

135-5.4 Zoning Districts

Large-scale development shall include a mix of multiple zoning districts upon the new street, block, and lot layout. The mix of zoning districts is determined by the type of large-scale development in accordance with the existing zoning designation on the parcel and may require rezoning.

5.4.1 COMPREHENSIVE PLAN

Zoning districts applied to any large-scale development shall be consistent with the city's most recent comprehensive plan.

5.4.2 DETERMINATION OF TYPE

A. Existing Zoning Designation. The type of large-scale development to be applied to the site is determined by the existing zoning designation(s) on the parcel as shown in [Table 135-5.4-1 of this article](#).

B. Multiple Designations. Where multiple existing zoning designations exist within the limits of the large-scale development, one of the following shall be met:

1. For all sites up to 30 acres, one of the development types allowed on the site may be utilized for the entire development.
2. Multiple development types allowed on the site may be utilized for the development with a clear delineation on the large-scale development plan where each applies. All zoning and design requirements shall be met for each development type.

C. Design Alternative. A Type 2 design alternative may be requested for a large-scale development type with a different mix of zoning designations not represented in section [135-5.4 of this article](#).

5.4.3 GENERAL REQUIREMENTS FOR NEW ZONING DISTRICTS

A. Location of MX Districts.

1. DX, MX, and CX districts shall be located within 500 feet of any major or minor streets and not abutting any N district.
2. DX, MX, and CX districts should be clustered into areas of at least 10,000 square feet of net lot area or located linearly along an existing corridor.
3. DX, MX, and CX districts areas shall be uninterrupted and continuous. Permitted office districts may be located between shopping and residential areas.

B. General Layout of Districts.

1. The same districts shall generally face each other across streets, including existing districts. Similar districts within the same district category may be located adjacent or across the street with approval of the development services director.
2. More intense buildings and uses located on blocks with less intense buildings and uses shall be located on block ends.
3. Changes in districts shall generally occur at a rear lot line, at an alley, or at corner parcels.

135-5. LARGE-SCALE DEVELOPMENT

Zoning Districts

4. N districts shall not be located along major streets as defined in section [135-12.21 of this chapter](#).
5. A Type 1 design alternative may be requested for changes to the general layout of districts.

C. Minimum District Mix Requirements.

1. Each large-scale development type has area requirements for the mix of zoning districts.
2. Type 1 design alternatives may be applied for a reduction in any minimum area requirement up to 10,000 square feet and for any maximum requirement up to 10,000 square feet.

5.4.4 MIXED-USE LARGE-SCALE DEVELOPMENTS

Mixed-use large-scale developments are required on applicable parcels pursuant to section [135-5.1.2 of this article](#) with an MX or CX zoning designation on the zoning map as shown in [Table 135-5.4-1 of this article](#) for the allowed zoning districts available for use in the large-scale development.

A. MX1 District. A minimum of 40,000 square feet of area shall be zoned MX1 when the existing zoning is MX1 pursuant to section [135-5.4.3 of this article](#) for location and layout.

B. MX2 District. A minimum of 40,000 square feet of area shall be zoned MX2 when the existing zoning is MX2 pursuant to section [135-5.4.3 of this article](#) for location and layout.

C. MX3 District. When at least 120,000 square feet of MX1 district area is designated, a maximum of 40,000 square feet of MX3 district is permitted pursuant to section [135-5.4.3 of this article](#) for location and layout.

D. CX District. When at least 120,000 square feet of MX district is designated, a maximum of 80,000 square feet of CX is permitted. A Type 1 design alternative may be requested for an additional component of CX on sites over 40 acres.

E. Minimum Required District Mix.

1. Minimum Number of Districts. At least two districts are required for all development sites.
2. Minimum Required Residential Mix. With more than three gross acres of residential districts, at least two RX, N, or NX districts shall be designated.

F. Other Districts. Other districts are allowed per [Table 135-5.4-1 of this article](#).

G. P1 Districts. P1 districts may be designated for open space as required in section [135-5.5 of this article](#).

5.4.5 OFFICE PARK LARGE-SCALE DEVELOPMENTS

Office Park large-scale developments are required on applicable parcels pursuant to section [135-5.1.2 of this article](#) with an EX zoning designation on the zoning map and permitted on parcels with an RX zoning designation on the zoning map. Refer to [Table 135-5.4-1 of this article](#) for the allowed zoning districts available for use in the large-scale development.

A. EX District. A minimum of 120,000 square feet of area shall be zoned EX pursuant to section [135-5.4.3 of this article](#) for location and layout.

B. MX1 Districts. The MX1 district, allowed per [Table 135-5.4-1 of this article](#), is limited to a node at one street intersection of no more than 40,000 square feet of area or 10% of the total net land area, whichever is greater pursuant to section [135-5.4.3 of this article](#) for location and layout.

C. Other Limited Districts. Other districts allowed as shown in [Table 135-5.4-1 of this article](#) are limited to less than 50% of the total land area.

D. P1 Districts. P1 districts may be designated for open space as required in section [135-5.5 of this article](#).

5.4.6 MIXED RESIDENTIAL LARGE-SCALE DEVELOPMENTS

Mixed Residential large-scale developments are required on applicable parcels pursuant to section [135-5.1.2 of this article](#) with an RX zoning designation on the zoning map as shown in [Table 135-5.4-1 of this article](#) for the allowed zoning districts available for use in the large-scale development.

A. RX1 District. A minimum of 80,000 square feet of area shall be zoned RX1 when the existing zoning is RX1. Refer to section [135-5.4.3 of this article](#) for location and layout.

B. RX2 District. A minimum of 80,000 square feet of area shall be zoned RX2 when the existing zoning is RX2 as shown in section [135-5.4.3 of this article](#) for location and layout.

C. MX1 District. The MX1 district, allowed as shown in [Table 135-5.4-1 of this article](#), is limited to a node at one street intersection of no more than 40,000 square feet of area or 10% of the total net land area, whichever is greater pursuant to section [135-5.4.3 of this article](#) for location and layout.

135-5. LARGE-SCALE DEVELOPMENT

Zoning Districts

TABLE 135-5.4-1. TYPES OF LARGE-SCALE DEVELOPMENTS

Type	Existing Zoning District	Allowed Zoning Districts																	Refer to Section				
		DX2	DXR	MX1	MX2	MX3	CX	RX1	RX2	EX	N1a	N1b	N2a, N2b	N3a	N3b	N3c	N4	N5		NX1	NX2	P1	
Mixed-Use Development	MX1, MX3, CX			R		L	L	P			P			P	P	P		P	P	P	R	135-5.4.4 of this article	
	MX2				R	L			P		P			P	P	P		P	P	P	R		
Office Park	EX, RX1, RX2			L				L		R									L	L	R	135-5.4.5 of this article	
Mixed Residential	RX1			L				R			L			L	L	L		L	P	P	R	135-5.4.6 of this article	
	RX2			L					R									L	P	P	R		
Neighborhood	N, NX, A			L							P	P	P	P	P	P	P	P	P	P	R	135-5.4.7 of this article	
Downtown Neighborhood	DX2	R	P			L			P											P	P	R	135-5.4.8 of this article
	DXR	P	R			L			P											P	P	R	

R = Required per specific development type requirements in section 135-5.4 of this article.
 P = Allowed or permitted per specific development type requirements in section 135-5.4 of this article.
 L = Allowed but limited per specific development type requirements in section 135-5.4 of this article.

D. N and NX Districts. N and NX districts are allowed as shown in [Table 135-5.4-1 of this article](#). N districts are permitted only on developments over 15 acres in size.

E. P1 Districts. P1 districts may be designated for open space as required in section [135-5.5 of this article](#).

F. Minimum Required Residential Mix. With more than five gross acres of residential districts, at least two RX, N, or NX districts shall be designated and at least two building types shall be used.

5.4.7 NEIGHBORHOOD LARGE-SCALE DEVELOPMENTS

Neighborhood large-scale development are required on applicable parcels pursuant to section [135-5.1.2 of this article](#) with an N, NX, or A zoning designation on the zoning map as shown in [Table 135-5.4-1 of this article](#) for the allowed zoning districts available for use in the large-scale development.

A. MX1 District. MX1 is allowed as shown in [Table 135-5.4-1 of this article](#) pursuant to section [135-5.4.3 of this article](#) for location and layout.

1. For developments 40 acres or larger, a minimum of 20,000 square feet and a maximum of

40,000 square feet of MX1 shall be designated at any intersection identified as a “mixed-use node” per the future land use map of the city’s comprehensive plan or as amended.

2. For developments less than 40 acres, MX1 is limited to a single node at one street intersection of no more than 20,000 square feet of area or 10% of the total net land area, whichever is greater.

B. N and NX Districts. N and NX districts are allowed as shown in [Table 135-5.4-1 of this article](#).

1. Unless the existing zoning is NX, NX districts are limited to no more than 30% of the total net land area.

C. Minimum Required Residential Mix.

1. For all developments, at least two N or NX districts shall be designated with each district constituting at least 20% of the land area.
2. For developments over 24 acres, at least three N or NX districts shall be designated with each district constituting at least 20% of the land area. At least one of the three districts shall be an NX district.

135-5. LARGE-SCALE DEVELOPMENT

Open Space Requirements

D. P1 Districts. P1 districts may be designated for open space as required in section [135-5.5 of this article](#).

5.4.8 DOWNTOWN NEIGHBORHOOD LARGE-SCALE DEVELOPMENTS

Downtown Neighborhood large-scale developments are required on applicable parcels pursuant to section [135-5.1.2 of this article](#) with a DX2 or DXR zoning designation on the zoning map as shown in [Table 135-5.4-1 of this article](#) for the allowed zoning districts available for use in the large-scale development.

A. DX2 District. A minimum of 40,000 square feet of area or 30% of the total net area, whichever is greater, shall be zoned DX2 when the existing zoning is DX2 pursuant to section [135-5.4.3 of this article](#) for location and layout.

B. DXR District. A minimum of 40,000 square feet of area shall be zoned DXR when the existing zoning is DXR pursuant to section [135-5.4.3 of this article](#) for location and layout.

C. MX3 District. When at least 120,000 square feet of DX2 or MX2 district area is designated, a maximum of 40,000 square feet of MX3 district is permitted pursuant to section [135-5.4.3 of this article](#) for location and layout.

D. Other Districts. Other districts are allowed as shown in [Table 135-5.4-1 of this article](#).

E. P1 Districts. P1 districts may be designated for open space as required in section [135-5.5 of this article](#).

F. Minimum Required Residential Mix.

1. For all developments, at least two RX, N, or NX districts shall be designated with each district constituting at least 20% of the land area.
2. For developments over 24 acres, at least three RX, N, or NX districts shall be designated with each district constituting at least 20% of the land area.

135-5.5 Open Space Requirements

All large-scale developments are required to provide public or private open space based upon the following requirements.

5.5.1 REQUIRED AMOUNT

One type of open space is required within 0.25 mile of each principal entrance for each residential unit.

5.5.2 NATURAL FEATURES

Where significant tree canopy or natural feature exist on the site, the open space shall be located in order to preserve the maximum amount of the existing trees or natural feature, and maximize buffers from waterways and natural features.

5.5.3 TYPES OF OPEN SPACE

The following types of open space are permitted. With the exception of the parklet, no more than one of each type is permitted per every 40 acres of development site:

A. Plaza. A plaza is a generally hardscaped area with minimum 60% coverage, minimum 0.125 acre in size, with either street, pedestrian, or river right-of-way or building frontage on all sides and at least one side the equivalent of 25% of the perimeter fronting a primary street. A single plaza may not fulfill the minimum open space requirements; if a plaza is utilized to meet the distance requirement, another open space shall be incorporated in another location on the site.

B. Square. A square is a combination of hardscape and landscape with approximately 50% and 50% respectively, minimum 0.25 acre in size, and surrounded by street frontage on all sides.

C. Parklet. A parklet is a generally landscaped space with a minimum 70%, minimum 0.5 acre with street right-of-way on at least 50% of the perimeter.

D. Green. A green is a larger, generally landscaped space, a minimum of one acre in size, with at least 25% of the perimeter on street right-of-way.

E. Natural Area. A natural area is a large area, minimum two acres in size, defined to conserve a natural feature, such as a wetland or woodland. At least 25% of the perimeter shall be on a street right-of-way.

5.5.4 EXISTING OPEN SPACE

Existing usable natural area or open space, more than 0.25 acre and meeting one of the types defined above, may fulfill the requirements if the distance requirement is met.

5.5.5 P1 DISTRICT DESIGNATION

The open space may be zoned with the P1 zoning district.

5.5.6 TRAILS

New trails and trail connections shall be provided through and within the site, and any existing trails surrounding the site shall be continued through the

135-5. LARGE-SCALE DEVELOPMENT

View Corridor Requirements

large-scale development, in accordance with the city open space and trail plans and transportation master plan, or as otherwise required by the city's park and recreation director, city engineer, and development services director.

5.5.7 STORMWATER

Stormwater accommodations required per article 8 of this chapter may be incorporated into open space, if the stormwater facility is designed as a landscape feature without fencing to allow access and use of the space by residents, and subject to approval of the city engineer and development services director.

135-5.6 View Corridor Requirements

Large-scale development plans incorporating lots within the Capitol Dominance Area, as described by section [135-2.18 of this chapter](#), must comply with the requirements of said section unless a design alternative is granted thereunder. The large-scale development plan must show compliance with the purpose statement in section [135-2.18.1 of this chapter](#), and the applicant must provide a detailed architectural and viewshed analysis that illustrates, three-dimensionally, the specific location and specific heights of all components and includes the following, at a minimum:

1. Proximity to the Capitol;
2. Proximity to view corridors identified in the Capitol Gateway East Urban Design Plan or most recent similar plan;
3. Impact on views to and from the Capitol; and
4. Any other illustrations as required by the development services director.

Chapter 135. Planning and Design

ARTICLE 6. PARKING

135-6.1 General

6.1.1 INTENT

- A.** The parking regulations of this article are intended to help ensure that off-street parking facilities are provided to meet the basic day-to-day needs of shoppers, employees, visitors and residents while also avoiding the negative impacts that can result from requiring excessive quantities of off-street parking.
- B.** The provisions of this article are also intended to help protect the public health, safety and general welfare by:
1. Promoting economically viable and beneficial use of land; and
 2. Providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the city.

6.1.2 APPLICABILITY

A. General

Parking must be provided and maintained in accordance with the provisions of this article, chapter 102 of this code, and the city's master transportation plan. Unless otherwise expressly stated, the regulations apply to all zoning districts, uses and all building types.

B. New Uses and Development

The parking regulations of this article apply to all new buildings constructed and all new uses established in all zoning districts.

- C. Change of Use.** If a new use of a building or structure requires more off-street parking than the use that most recently occupied the building or structure, the new use must comply with the parking requirements of this article.

D. Enlargements and Expansions

1. The parking regulations of this article apply whenever an existing building or use is enlarged or expanded to include additional household units, floor area, seating capacity or other units of measurement used in establishing off-street parking requirements.
2. In the case of enlargements or expansions that trigger requirements for additional parking, additional spaces are required only to serve

the enlarged or expanded area, not the entire building or use.

E. Maintenance

Off-street parking spaces required by this article must be maintained for the life of the principal use.

F. Damage or Destruction

When a use that has been damaged or destroyed by any means, including repair, alteration, replacement or upgrade, is re-established, off-street parking or loading facilities must also be re-established or continued in operation in an amount equal to the number maintained at the time of such damage or destruction. Parking or loading facilities in excess of those required by this article shall either be maintained or converted to open space in compliance with the landscape standards of [Article 7 of this chapter](#).

G. Alternative Parking Ratios

The parking ratios of this article are not intended to be a barrier to development or redevelopment or to make development and redevelopment economically impractical or negatively impact the viability of businesses. In order to allow for flexibility in addressing the actual expected parking demand of specific uses, alternatives to the parking ratios of this article may be approved through the Type 1 design alternative procedures of section [135-9.2 of this chapter](#). In reviewing requests for authorization of alternative parking ratios, the authorized review and decision-maker may consider generally available parking information or data provided by the applicant. In order to approve such alternative ratios, the authorized decision-maker must determine that:

1. The parking ratios of [Table 135-6.3-1](#) or [Table 135-6.4-1 of this article](#) do not accurately reflect the actual day-to-day parking demand that can reasonably be anticipated for the proposed use;
2. The allowed parking credits and reduction alternatives of section [135-6.5 of this article](#) are infeasible or do not apply; and
3. The alternative parking ratios proposed are not likely to cause adverse impacts on traffic safety or on the general welfare of property owners and residents in the surrounding area.

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Calculation of Required Parking

135-6.2 Calculation of Required Parking

In determining the number of parking spaces required, the calculation rules of this section apply.

6.2.1 FLOOR AREA

Parking requirements based on floor area must be calculated on the basis of gross floor area, minus parking and loading areas and areas of a building occupied exclusively by mechanical equipment and service areas, such as dumpsters and recycling bins.

6.2.2 MULTIPLE USES OR USE TYPES

Lots containing more than one principal use or tenant must provide both motor vehicle and bicycle parking in amounts equal to the total aggregate number of spaces required for each principal use or tenant on the lot except when a shared parking arrangement is approved in accordance with section [135-6.5.4 of this article](#). In the event that a single principal use on a lot is associated with more than one specific use type, the specific use type requiring more parking spaces shall apply for purposes of this article for all zoning districts other than DX, MX1 and MX2 districts.

6.2.3 CALCULATIONS

In calculating the number of parking spaces required for uses subject to a minimum parking ratio of "x" spaces per 1,000 square feet, first divide the floor area of the subject use by 1,000 and then multiply the result by "x" and round to the next highest whole number in the event of a decimal. If, for example, a minimum parking ratio of 1 space per 400 square feet is applied to a use occupying 1,500 square feet of floor area, the minimum parking requirement for that use would be calculated as follows: $1,500 \text{ sq. ft.} \div 400 = 3.75$, which is rounded up to four spaces.

6.2.4 OCCUPANCY-BASED STANDARDS

For the purpose of computing parking requirements based on staff, students, members, residents or occupants, calculations must be based on the average number of persons working on any single shift, the average enrollment or membership or the area's code-rated capacity, whichever is applicable.

6.2.5 BENCH SEATING

For the purpose of calculating parking requirements based on seating, the building code governs.

6.2.6 UNLISTED USES

Upon receiving a development or permit application for a use not specifically listed in an off-street parking schedule, the development services director is authorized to apply the off-street parking ratio specified for the listed use that the director deems most similar

to the proposed use or establish a minimum off-street parking requirement for the proposed use in accordance with section [135-6.2.7 of this article](#).

6.2.7 ESTABLISHMENT OF OTHER RATIOS

The development services director is authorized to establish required minimum parking ratios for unlisted uses and in those instances where authority to establish a requirement is expressly provided. Such ratios must be established on the basis of:

1. A similar use or parking determination as described in section [135-6.2.6 of this article](#);
2. A traffic study, if required by the city's traffic analysis policy or the city engineer; or
3. Other information available to the development services director. This may include consultation with the city traffic engineer.

135-6.3 Bicycle Parking

6.3.1 MINIMUM BICYCLE PARKING RATIOS

Short-term bicycle parking spaces must be provided in accordance with the minimum ratios established in [Table 135-6.3-1 of this article](#). Uses for which no bicycle parking ratio is established in [Table 135-6.3-1 of this article](#) are not required to provide off-street bicycle parking. Where required for non-residential uses, a minimum of two spaces accommodated by one bicycle rack or loop is required.

6.3.2 FLOOR AREA USED FOR BICYCLE PARKING

Areas within a building that are used to provide bicycle parking that complies with the bicycle parking design and location requirements of this section will not be counted as floor area for the purpose of calculating motor vehicle parking requirements.

6.3.3 GENERAL BICYCLE PARKING DESIGN AND LOCATION REQUIREMENTS

All bicycle parking spaces are subject to the following general design and location requirements:

- A. Bicycle parking spaces must be illuminated if accessible to users after dark.
- B. Bicycle parking spaces must be located to be readily visible by the public or by building users.
- C. Bicycle parking spaces must be accessible without climbing stairs, going up or down a slope of more than 12%, and via a route on the property that is designed to minimize conflicts with motor vehicles and pedestrians.

135-6. PARKING

Motor Vehicle Parking Ratios

TABLE 135-6.3-1. BICYCLE PARKING RATIOS	
USE CATEGORY	
Use Subcategory	Bicycle Spaces
Specific Use Type	
RESIDENTIAL	
Household Living	
Buildings with 2 or fewer household units	1
Buildings with 3 to 6 household units	1
Buildings with 7 or more household units	1 per 15 household units; minimum 2
Group Living	1 per bed; minimum 2
PUBLIC, CIVIC AND INSTITUTIONAL	
College or University	Established in accordance with 135-6.2.7 of this article
Fraternal Organization	1 per 4,000 sq. ft.
Hospital	1 per 30,000 sq. ft.
Library or Cultural Exhibit	1 per 2,000 sq. ft.
Public Recreation Areas	Established in accordance with 135-6.2.7 of this article
Assembly	1 per 200 seats; minimum 2
School	1 per classroom
COMMERCIAL	
Adult Entertainment	1 per 4,000 sq. ft.
Assembly & Entertainment	500 seats or less = 1 per 125 seats; More than 500 seats = 4 plus 1 per 250 seats
Broadcast or Recording Studio	1 per 50,000 sq. ft.
Business or Trade School	1 per classroom
Commercial Service	1 per 4,000 sq. ft.
Eating & Drinking Places	1 per 4,000 sq. ft.
Financial Service	1 per 4,000 sq. ft.
Lodging	1 per 40 rooms; minimum 2
Office	1 per 50,000 sq. ft.
Parking, Non-Accessory	1 per 25 motor vehicle spaces
Retail Sales	1 per 4,000 sq. ft.
Sports and Rec., Private/ Participant	1 per 2,500 sq. ft.

- D. Bicycle rack and bicycle parking placement shall be designed as required by the city engineer.
- E. All required bicycle parking spaces must have minimum dimensions of two feet in width by six feet in length, with a minimum overhead vertical clearance of seven feet.
- F. Bicycle parking must be visible from the main public building entrance and be at least as conveniently located as the most convenient non-disabled motor vehicle parking space serving the subject use. If no motor vehicle parking is provided, bicycle parking spaces must be located within 75 feet of a building entrance.
- G. Bicycle parking spaces must be located on private property unless the city engineer approves a location within the public right-of-way.
- H. Bicycle parking spaces must be provided in the form of bike racks as approved by the development services director or the city engineer.
- I. Nonresidential uses may count public bicycle parking spaces within the right-of-way abutting the subject property towards satisfying bicycle requirements.

135-6.4 Motor Vehicle Parking Ratios

6.4.1 DX DISTRICTS

- A. **Minimums.** No minimum off-street motor vehicle parking ratios apply in DX districts.
- B. **Maximums.** Uses in DX districts may not provide parking in excess of the minimum motor vehicle parking ratios established in [Table 135-6.4-1 of this article](#), except as approved in accordance with the Type 1 design alternative procedures of section [135-9.2 of this chapter](#).

6.4.2 MX1 AND MX2 DISTRICTS

- A. **Minimums.** Uses in MX1 and MX2 districts must provide parking equal to 60% of the minimum parking ratios established in [Table 135-6.4-1 of this article](#).
- B. **Maximums.** Uses in MX1 and MX2 districts may not provide parking in excess of 120% of the minimum motor vehicle parking ratios established in [Table 135-6.4-1 of this article](#).

6.4.3 OTHER DISTRICTS

For uses in districts other than DX, MX1 or MX2, off-street motor vehicle parking spaces must be provided in accordance with the minimum ratios established in [Table 135-6.4-1 of this article](#).

135-6. PARKING

Motor Vehicle Parking Credits and Reductions

TABLE 135-6.4-1. VEHICLE PARKING RATIOS			
USE CATEGORY	Min. Spaces	Per	Supplemental
Use Subcategory			
Specific Use Type			
RESIDENTIAL			
Household Living	1	Household unit	0.5 per unit for elderly housing
Group Living			
Assisted living facility	1	8 beds	Plus 0.5 per staff member
Shelter, temporary	1	2 employees	
Other group living	0.5	resident	
PUBLIC, CIVIC AND INSTITUTIONAL			
Airport	Established in accordance with 135-6.2.7 of this article .		
College or University	Established in accordance with 135-6.2.7 of this article .		
Fraternal Organization	1	150 sq. ft.	
Hospital	1	5 beds	Plus 1 per 2 staff member
Library or Cultural Exhibit	1	1,000 sq. ft.	
Parks & Recreation	Established in accordance with 135-6.2.7 of this article .		
Postal Service	Established in accordance with 135-6.2.7 of this article .		
Assembly	1	6 seats	
Safety Service	1	2 staff	
School			
Elementary/middle	1	2 staff	Plus 10
High school	1	2 staff 10 students	
Utilities and Public Service Facilities	1	2 staff	
COMMERCIAL			
Adult Entertainment	1	400 sq. ft.	
Animal Service	1	400 sq. ft.	Animal enclosure areas not counted
Assembly and Entertainment	1	6 seats	
Broadcast or Recording Studio	1	400 sq. ft.	
Business or Trade School	1	2 staff 5 students	
Commercial Service	1	600 sq. ft.	
Day Care	1	2 Staff	Plus 3 drop-off/pick-up spaces
Day Services, Adult	1	2 Staff	Plus 3 drop-off/pick-up spaces
Eating & Drinking Places	1	150 sq. ft.	
Financial Service	1	400 sq. ft.	Minimum 5
Funeral or Mortuary Service	1	5 Seats	

TABLE 135-6.4-1. VEHICLE PARKING RATIOS			
USE CATEGORY	Min. Spaces	Per	Supplemental
Use Subcategory			
Specific Use Type			
Lodging	1	Guest room	
Office	1	400 sq. ft.	
Retail Sales	1	400 sq. ft.	1 per 600 sq. ft. for furniture & appliance sales
Self-Service Storage	1	10 storage units	
Sports and Recreation, Private/Participant	1	400 sq. ft.	
Vehicle Sales & Service			
Fuel Station	1	300 sq. ft.	Based on associated building area, inclusive of parking spaces at fuel locations
All other	1	600 sq. ft.	
INDUSTRIAL			
Fabrication & Production	1	2 staff	Plus parking for office provided per office ratio
Industrial Service	1	2 staff	
Storage, Distribution & Wholesaling	1	10,000 sq. ft.	or 0.33 per employee, whichever is greater
Junk or Salvage Yard	1	2 Staff	
Mining or Mineral Processing	1	2 Staff	
AGRICULTURAL			
Community Garden	1	Site	
Nursery or Truck Farm	1	2 Staff	
OTHER			
Drive-in or Drive-through Service	See 135-2.22.3.D of this chapter		

135-6.5 Motor Vehicle Parking Credits and Reductions

6.5.1 ON-STREET MOTOR VEHICLE PARKING

Nonresidential uses may count on-street parking spaces on public street rights-of-way abutting the subject property towards satisfying off-street motor vehicle parking requirements. One on-street parking space credit may be taken for each 25 linear feet of abutting right-of-way where on-street parking is allowed. Only spaces on the same side of the street as the subject use may be counted.

6.5.2 CAR-SHARE AND BIKE-SHARE SERVICE

The following parking credits apply to nonresidential

135-6. PARKING

Motor Vehicle Parking Credits and Reductions

uses that are required to provide 10 or more motor vehicle parking spaces and to residential projects that are required to provide 25 or more motor vehicle parking spaces.

- A.** The number of required motor vehicle parking spaces is reduced by four spaces for each parking space that is leased by a city-approved car-share program for use by a car-share vehicle.
- B.** The number of required motor vehicle parking spaces is reduced by two spaces for uses that provide space for a city-approved bike-share program facility with a minimum of eight bicycle parking docks.

6.5.3 MOTORCYCLE AND SCOOTER PARKING

In parking lots containing more than 10 motor vehicle parking spaces, the provision of motorcycle or scooter parking spaces may be credited toward satisfying the minimum off-street parking ratios of [Table 135-6.4-1 of this article](#) at the rate of one motor vehicle parking space for each two motorcycle or scooter parking spaces. The maximum credit allowed under this provision is two spaces or 10% of the total minimum motor vehicle parking requirement for the subject property, whichever is greater. To receive credit, each motorcycle and scooter space must have a concrete surface and minimum dimensions of four feet by eight feet. Areas restricted to motorcycle and scooter parking must be identified by signs.

6.5.4 SHARED PARKING

A. General

Shared parking refers to the practice of two or more users who have need for parking at different times voluntarily agreeing to make use of the same motor vehicle parking spaces. Shared parking is encouraged as a means of conserving scarce land resources, reducing stormwater runoff, reducing the heat island effect caused by large paved areas and improving community appearance.

B. Approval

The development services director is authorized to approve shared parking arrangements among property owners who propose shared parking.

C. Eligibility

Shared parking may be approved for residential and nonresidential uses. Required accessible parking spaces (for people with disabilities) may not be shared.

D. Calculation

The number of parking spaces required under a

shared parking arrangement must be determined in accordance with the following:

1. Multiply the minimum parking required for each individual use, as set forth in [Table 135-6.4-1 of this article](#) by the percentage identified in [Table 135-6.5-1 of this article](#) for each of the six designated time periods.
2. Add the resulting sums for each of the six columns in [Table 135-6.5-1 of this article](#).
3. Select the time period with the highest total parking requirement and use that total as the shared parking requirement.

TABLE 135-6.5-1. SHARED PARKING FACTORS						
Land Use	Time					
	Weekday			Weekend		
	12A-7A	7A-6P	6P-12A	12A-7A	7A-6P	6P-12A
Residential	100%	55%	100%	100%	80%	100%
Office/Industrial	5%	100%	10%	0%	10%	5%
Lodging	100%	60%	90%	100%	65%	80%
Eating/Drinking	50%	70%	100%	50%	60%	100%
Religious Assembly	0%	10%	30%	0%	85%	25%
Assembly/Entert.	10%	30%	60%	10%	70%	100%
Retail Sales/Service	5%	70%	80%	0%	100%	60%

E. Other Uses

If one or more of the land uses proposing to make use of a shared parking arrangement do not conform to the land use classifications in [Table 135-6.4-1 of this article](#), as determined by the development services director, then the applicant must submit sufficient data to indicate the principal operating hours of the uses. Based upon this information, the development services director is authorized to determine the appropriate shared parking requirement, if any, for such uses.

F. Location

Shared parking may be located on-site or off-site. Off-site parking is subject to the regulations of section [135-6.8 of this article](#).

G. Agreement

Before final approval of a shared parking arrangement, a copy of a written and executed shared parking agreement between the users must be provided guaranteeing the long-term availability of the shared parking, commensurate with the uses served. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this article. The parties to the agreement are required to provide updated information or notice

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Use and Location of Off-Street Motor Vehicle Parking

to the development services director in the event of amendments or termination of the shared parking agreement.

135-6.6 Use and Location of Off-Street Motor Vehicle Parking

6.6.1 USE

Required off-street motor vehicle parking spaces are intended to serve residents, tenants, patrons, employees, or guests of the principal use. Required off-street parking areas:

1. May be used solely for the temporary parking of licensed motor vehicles in operating condition;
2. May not be used for the storage, display or sale of goods, equipment or materials. No motor vehicle repair work of any kind is permitted in a required parking space; and
3. May be used for electric vehicle charging.

6.6.2 N DISTRICT AND RESIDENTIAL MOTOR VEHICLE PARKING

All required off-street motor vehicle parking in any N district, and all required parking on a lot occupied by any one- or two- household unit in any district, must be outside the required front setback and surfaced in accordance with the applicable regulations of section [135-6.8 of this article](#).

6.6.3 VEHICLE DISPLAYS

Where vehicle sales and rental uses are permitted, no vehicle may be displayed for sale, rental, or hire in the required front setback except upon an improved parking or driveway area, and in accordance with the requirements of section [135-8.2.3 of this chapter](#).

6.6.4 OFF-SITE MOTOR VEHICLE PARKING

A. When Allowed

All or a portion of required off-street parking for nonresidential uses may be provided off-site, in accordance with the regulations of this section. Required accessible parking spaces pursuant to section [135-6.7 of this article](#) and required parking for residential uses may not be located off site.

B. Location

Off-site parking areas must be located within a 750-foot radius of the use served by such parking, measured between the nearest public entrance door of the use to be served and the outer perimeter of the furthest parking space within the off-site parking lot.

C. Required Zoning or Design Alternative

Off-site parking lots are allowed only:

1. In zoning districts that permit non-accessory parking;
2. In districts that allow the principal use to be served by the off-site parking spaces; or
3. In districts where non-accessory parking and the use to be served by the parking are not allowed, when the off-site parking will be on an abutting lot and the proposal has been approved through the Type 2 design alternative procedures of section [135-9.2 of this chapter](#).

D. Design

Off-site parking areas must comply with all applicable parking area layout and design regulations of section [135-6.8 of this article](#).

E. Control of Off-Site Parking Area

The property to be occupied by off-site parking spaces must be under the same ownership as the lot containing the use to be served by the parking. The off-site parking area may be under separate ownership only if an agreement is provided guaranteeing the long-term availability of the parking, commensurate with the use served by the parking. The agreement must be filed of record in the Polk County recorder's office. Off-site parking privileges remain in effect only as long as the agreement, binding on all parties, remains in force. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this article.

F. Supplemental Regulations

The following shall also apply to off-site parking areas:

1. The off-site parking area may only be established 100 feet into the zoning district where non-accessory parking or the use to be served by the parking are not permitted uses.
2. Where feasible, the entrance to the access shall be from an adjoining alley or the lot within the district allowing the primary use.
3. In N and NM districts, the accessory off-site parking use shall be located outside of the front yard setback.

135-6.7 Accessible Motor Vehicle Parking

Accessible parking facilities for persons with disabilities must be provided in accordance with all applicable state regulations, and as required by the city engineer

135-6. PARKING

Motor Vehicle Parking Layout and Design

or development services director.

135-6.8 Motor Vehicle Parking Layout and Design

6.8.1 APPLICABILITY

The parking layout and design regulations of this section apply to all off-street parking lots for motor vehicles, whether containing required parking spaces or non-required parking spaces.

6.8.2 PARKING STALL SIZE

A. Compact Spaces

Up to 25% of the parking spaces in parking lots containing more than six parking spaces may be designated and designed as compact parking spaces. Compact parking spaces must be at least 7.5 feet in width and 16 feet in length. When compact parking spaces are used, at least 75% of the total number of parking spaces provided must be standard-size parking spaces.

TABLE 135-6.8-1. PARKING LOT GEOMETRICS				
Stall Type	(A) Stall Angle	(B) Stall Width	(C) Stall Length	(D) Aisle Width
Compact	0°	7.5	18.0	12.0
Standard		9.0	20.0	12.0
Universal		8.5	20.0	12.0
Compact	45°	7.5	16.0	12.0
Standard		9.0	17.0	11.0
Universal		8.5	17.0	12.0
Compact	60°	7.5	16.0	16.0
Standard		9.0	17.0	15.0
Universal		8.5	17.0	16.0
Compact	75°	7.5	16.0	21.0
Standard		9.0	17.0	20.0
Universal		8.5	17.0	21.0
Compact	90°	7.5	16.0	24.0
Standard		9.0	17.0	22.0
Universal		8.5	17.0	23.0

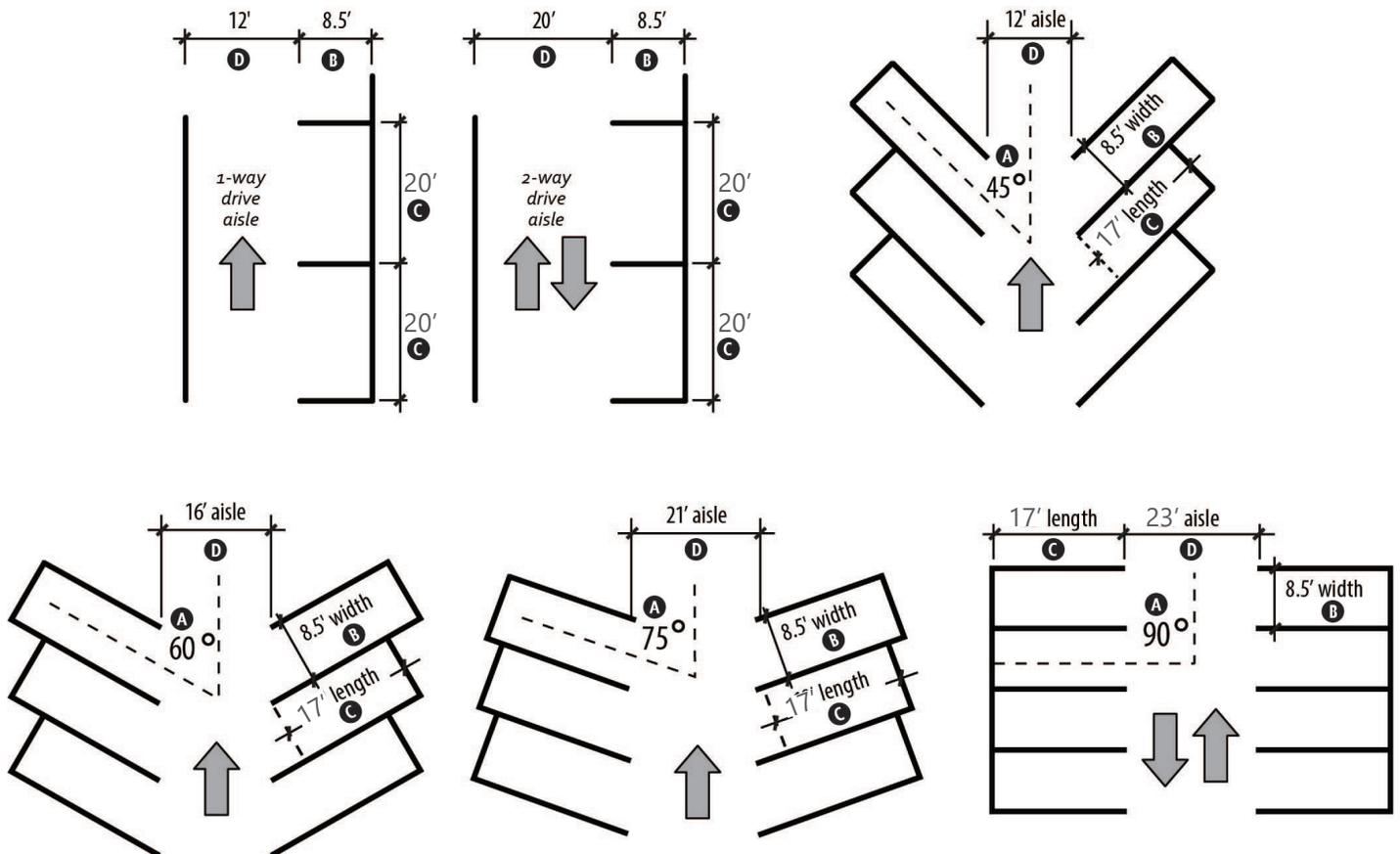


Figure 135-6.8-A. Parking Lot Geometrics for Universal Stall Types

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Motor Vehicle Parking Layout and Design

B. Standard Spaces

All standard (non-compact) parking spaces must be at least nine feet in width and 17 feet in length.

C. Universal Spaces

Universal-size parking spaces may only be used in parking lots containing more than 10 parking spaces. When universal size parking spaces are used, no compact spaces are allowed. All universal parking spaces must be at least 8.5 feet in width and 17 feet in length.

6.8.3 PARKING LOT GEOMETRICS

Parking areas must be designed in accordance with the regulations of [Table 135-6.8-1 of this article](#); examples of parking lot geometrics for universal stall types are shown generally in [Figure 135-6.8-A of this article](#). Requirements for layouts or angles not shown in [Table 135-6.8-1 of this article](#) may be interpolated from the layouts shown, as approved by the development services director.

6.8.4 MARKING

The location of each parking space must be identified by surface markings or other effective means, be maintained so as to be readily visible at all times, and be arranged as to provide for orderly and safe loading, unloading, parking, storage and display of vehicles, equipment or merchandise.

6.8.5 TANDEM PARKING

Tandem parking spaces may be used to satisfy off-street parking requirements for household living uses when the parking spaces are assigned to the same household unit. Tandem parking spaces may be used to satisfy off-street parking requirements for other use types when an attendant is on duty during all hours of operation of the subject use.

6.8.6 SURFACING

- A. Any off-street motor vehicle parking areas, parking lots, and access drives shall be surfaced and maintained with an asphaltic or Portland cement binder pavement or such other surfaces as shall be approved by the city engineer, so as to provide a durable and dustless surface, and shall be so graded and drained as to dispose of all surface water accumulation within the area.
- B. Non-required parking areas located in the rear yard of lots occupied by one- or two-unit residential buildings are exempt from the parking area surfacing requirements of this section.

- C. Pavement areas shall consist only of necessary drives, walkway paths, and parking spaces; all other areas shall be landscaped. Excessive pavement shall be prohibited.
- D. Sufficient means of access to a building for emergency vehicles, including fire trucks, shall be provided as determined by the development services director and the city's fire marshal.

6.8.7 CURBS AND BARRIERS

Curbs or similar barriers approved by the development services director must be provided to prevent motor vehicles from encroaching into required setbacks and landscape areas, as follows:

- A. All open off-street parking areas must provide a six-inch curb or approved wheel barrier when abutting required setbacks, landscape areas and adjoining property lines.
- B. Wheel barriers must be located at least two feet from the edge of pavement or the area to be protected from encroachment. Wheel barriers are not permitted in lots used for vehicle sales, vehicle rental, or trucking and transportation terminals.
- C. Vehicular overhang areas adjacent to setback areas shall consist of a permeable material.

6.8.8 VERTICAL CLEARANCE

All required parking spaces must have overhead vertical clearance of at least seven feet.

6.8.9 LIGHTING

Lighting associated with off-street motor vehicle parking is intended to enhance safety and provide light levels appropriate to the visual task with minimal glare, light trespass, excess site brightness or excess sky glow. Lighting shall not be allowed to create a nuisance or a hazard.

- A. All lighting used to illuminate off-street parking areas must use full-cutoff directional lighting to prevent glare and light spillover onto streets and abutting N-zoned lots.
- B. The maximum horizontal illuminance at grade and the maximum vertical illuminance at five feet above grade measured at the property line should not exceed Illuminating Engineering Society of North America (IESNA) recommended practices for light trespass which is 0.5 footcandles for N districts and 2.0 footcandles for commercial and all other districts. The site plan or alternate design documentation must contain illuminance models showing light levels throughout the site as

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Stacking Spaces

determined necessary by the development services director.

- C. Light standards within parking lots may not exceed 20 feet in height in vehicular areas and a maximum of 15 feet in height in pedestrian areas.

6.8.10 LANDSCAPING

See [Article 7 of this chapter](#) for landscape and screening regulations.

135-6.9 Stacking Spaces

6.9.1 SPACES REQUIRED

In addition to the parking required for each use, establishments with drive-through facilities must provide stacking spaces for each drive-through station as indicated in [Table 135-6.9-1 of this article](#).

TABLE 135-6.9-1. STACKING SPACE REQUIREMENTS	
Use	Minimum Spaces (per lane)
Automated teller machine	2 (measured from ATM)
Financial service	3 (measured from service area)
Car wash, automated or customer-operated	2 (measured from vehicle entrance)
Car wash, attendant hand wash	3 (measured from vehicle entrance)
Retail	2 (measured from pick-up window)
Restaurant drive-through	3 (measured from order board)
Kiosks	2 (measured from service window)
Other	As approved by development services director

6.9.2 DIMENSIONS

Each lane of stacking spaces must be at least eight feet in width and at least 17 feet in length. Stacking lanes must be delineated with pavement markings.

6.9.3 LOCATION AND DESIGN

- A. Stacking lanes must be located on the subject property. They may not be located within required driveways or drive aisles, parking spaces or loading areas and may not interfere with access to parking and ingress and egress from the street.
- B. See also section [135-2.22 of this chapter](#) for additional regulations associated with the accessory structure.

6.9.4 PEDESTRIAN ACCESS

The principal pedestrian access to the entrance of the use from a public sidewalk may not cross the drive-through facility stacking lane.

135-6.10 Temporary Motor Vehicle Parking

- A. Temporary parking for the state fair, Drake Relays, and other events officially designated by the city council are exempt from the parking location, layout and design regulations of this article.
- B. Overflow temporary parking for school athletic events is exempt from the parking location, layout and design regulations of this article provided such parking is restricted to the school grounds.

135-6.11 Loading

6.11.1 APPLICABILITY

Any new construction of a principal building with a gross floor area of 25,000 square feet or more and that is expected to regularly handle materials or merchandise carried by vehicles rated by the Federal Highway Administration as "heavy duty" such as Class 7 or higher and with a gross trailer weight rating of over 26,000 lbs., must provide off-street loading facilities.

6.11.2 MINIMUM LOADING SPACE REQUIREMENTS

Uses subject to off-street loading regulations must provide loading spaces in accordance with the minimum requirements of [Table 135-6.11-1 of this article](#).

TABLE 135-6.11-1. LOADING SPACE REQUIREMENTS	
Gross Floor Area (sq. ft.)	Minimum Loading Spaces
0-24,999	0
25,000-49,999	1
50,000-74,999	2
75,000-99,999	3
100,000-249,999	4
250,000+	1 per each add'l 250,000 sq. ft.

6.11.3 ADDITIONAL REGULATIONS

All required and non-required loading areas must comply with the following additional regulations:

- A. Loading spaces must have a minimum width of 10 feet and a minimum length of 25 feet, with a minimum overhead clearance of 15 feet.
- B. No loading space may be located on a front facade.
- C. Except as expressly allowed in designated commercial loading zones, pursuant to section 114-607 of this code, vehicle maneuvering areas and loading and unloading activities must occur on-site, not within the public right-of-way.

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- D. All loading spaces must be posted with “No Idling” signs.
- E. Any loading areas or access drives shall be surfaced and maintained with an asphaltic or Portland cement binder pavement or such other surfaces as shall be approved by the city engineer, so as to provide a durable and dustless surface, and shall be so graded and drained as to dispose of all surface water accumulation within the area.
- F. See [Article 7 of this chapter](#) for landscape and screening requirements.

135-6.12 Site Access and Driveways

6.12.1 INTENT

Driveways must be minimized to the extent practical and located to have the least impact on pedestrian and non-motorized transportation accessibility, safety, and comfort.

6.12.2 NUMBER AND LOCATION OF CURB DROPS AND DRIVEWAYS

A. Quantity. The number of allowed curb drops and driveways is established by the building type regulations of [Article 2 of this chapter](#), subject to and as limited by chapter 102 of this code and requirements of the city engineer, which may include state and local access management policies. The number of allowed curb drops or driveway approaches for sites along applicable street typologies identified in the city’s transportation master plan are to be minimized, as determined by the city engineer.

B. Hierarchy of Drive Locations. The hierarchy of drive locations is as follows:

1. Improved alley. Where an improved alley exists, driveways must be accessed from the improved alley.
2. Non-Primary Street. Where no improved alley exists, driveways must be accessed from non-primary streets.
3. Primary Street. Where no improved alley and no non-primary street exists, driveway may be accessed from a primary street.
4. Design Alternative. Alternative driveway locations may be approved in accordance with the Type 1 design alternative procedures of section [135-9.2 of this chapter](#).

C. Shared Driveways and Accesses. Shared driveways and accesses between abutting lots

are encouraged, and may be required pursuant to chapter 102 of this code and by the city engineer, when determined necessary by the development services director or city engineer. The development services director may require proof of access through copies of signed and recorded shared driveway access easements or similar documentation.

D. Access Easements. If a commercial or industrial site has no frontage on a public street, the development services director may require proof of access through copies of signed and recorded shared driveway access easements or similar documentation.

6.12.3 DIMENSIONS AND DESIGN

A. Required Paving. All off-street motor vehicle parking areas, including structures used for parking or vehicle storage, must be served by an access drive surfaced and maintained with an asphaltic or Portland cement binder pavement or such other surfaces as shall be approved by the city engineer, so as to provide a durable and dustless surface, and shall be so graded and drained as to dispose of all surface water accumulation within the area.

B. Driveway Width. The following widths apply to all driveways:

1. For one- and two- household unit buildings in N or NX districts, the minimum driveway width is eight feet and no more than 25% of the front yard shall be used for driveway and off-street parking purposes from a paved access.

This subsection shall not be interpreted to prohibit the construction of a 20-foot wide driveway to provide access to a two-car garage from a paved access or a driveway expansion immediately in front of, and the minimum width reasonably necessary to provide access to, a three- or four-car garage from a paved access.

2. For all other uses, the minimum driveway width is 10 feet for one-way traffic flow and 20 feet for two-way traffic flow from a paved access.

C. Drive Location and Types. Drive location, types, and numbers shall be designed in accordance with chapter 102 of this code and as required by the city engineer.

D. Circulation Signage. “Entrance only” and “exit only” signs may be required by the city engineer or development services director where necessary to

135-6. PARKING

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insure sufficient circulation and access to a public street.

- E. Vision Clearance Triangles.** Vision clearance triangles, measuring 15 feet by 15 feet or as otherwise required by the city engineer or development services director, are to be provided for private drives where they intersect public streets.
- F. Intersection with Sidewalks.** Where sidewalks cross driveways, the sidewalk pavement scoring, pattern, and color, shall continue through the driveway, prioritizing the pedestrian path over the vehicular path.
- G. Pedestrian Routes.** Identifiable pedestrian routes shall be provided through the site to ensure safety. This can be accomplished by use of special paving colors or textures and appropriately scaled lighting.

Chapter 135. Planning and Design

ARTICLE 7. LANDSCAPE AND STREETScape

135-7.1 General

7.1.1 INTENT

The landscape and streetscape regulations of this article are intended to provide the following:

- A. To protect property values and the appearance of neighborhoods and commercial districts through appropriate landscape and fencing.
- B. To provide for healthy, long-lived trees within all public ways to improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.
- C. To increase the urban tree canopy throughout the city.
- D. To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- E. To promote the prudent use of water through sustainable, functional landscapes.
- F. To reduce energy demands through the shading of buildings and pavement, reducing the urban heat island effects.

7.1.2 APPLICABILITY

- A. **General.** The landscape and streetscape regulations shall be provided and followed in accordance with the provisions of this article. Unless otherwise expressly stated, the regulations apply to all zoning districts and uses.
- B. **New Uses and Development.** The landscape and streetscape regulations of this article apply to all new buildings constructed and all new uses established in all zoning districts.
- C. **Discontinued Uses; Change of Use.** If the use of a property is discontinued for a period of more than six months, or if a new or amended site plan is required by a change of use on the premises, the landscape and streetscape regulations of this article shall apply.
- D. **Enlargements and Expansions**
 - 1. Structures. The landscape and streetscape regulations of this article apply whenever a building is enlarged by over 50% of the existing building gross floor area, or when renovations to an existing building, including a building addition, have an estimated cost for building permit purposes that exceeds 50% of the value

of the existing building. Estimated building permit valuation is cumulative from March 22, 2004, using all building permits issued by the city's permit and development center, county assessor's records, insurance records if no assessor's records are available, and other documentation as determined by the development services director.

- 2. Parking Lots. The landscape and streetscape regulations of this article shall be fulfilled as follows:
 - a. When any existing surface parking lot is reconfigured or reconstructed, the lot shall comply with this article.
 - b. When any existing surface parking lot is expanded in area or number of stalls by less than 50% of the original lot area, the area of expansion shall comply with this article.
 - c. When any existing surface parking lot is expanded in area or number of stalls by 50% or more of the original lot area, the original lot area and the area of expansion shall comply with this article.
 - d. When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements of this chapter.
- E. **Vacant Buildings.** If a building or parking lot is vacant for six months or longer, the landscape and streetscape regulations of this article shall apply.
- F. **Maintenance.** Landscape and streetscape required by this article shall be maintained for the life of the principal use. Damaged or dead streetscape and landscape shall be replaced or repaired so that the requirements of this article are met at all times.
- G. **Buffer Exceptions.** Landscape buffers are required according to the provisions in this article with the following exceptions:
 - 1. Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - 2. Points of Access. Buffering is not required at driveways or other points of access to a lot, unless otherwise addressed by this article.

135-7. LANDSCAPE AND STREETSCAPE

General Landscape Installation and Maintenance Requirements

H. Temporary Uses. This article does not apply to temporary uses, unless determined otherwise by the development services director.

I. Council-Approved Streetscape. For all developments which are located within a streetscape corridor as approved by city council prior to the effective date of this chapter, compliance with the council-approved streetscape standards shall be required. At the discretion of the development services director, any properties which are contiguous or in close proximity to such council-approved streetscape corridors may also be required to comply with the council-approved streetscape standards.

J. Increased Setbacks. Increased setbacks or build-to zones may be required when additional right-of-way or street widening is planned, as determined by the development services director or city engineer.

7.1.3 OTHER REGULATIONS

A. Refer to chapter 22 of this code for additional information regarding treatment of landscape.

B. All design must meet vision clearance triangle and clear zone requirements of the city engineer.

C. Refer to section 102-2 of this code for maintenance of border areas.

7.1.4 CALCULATIONS

Landscape calculations shall be stated on all site plans or alternate design documentation, as applicable. In calculating required landscape materials as either a percentage of, or as a ratio to, a specific area or to lineal footage measurement, or otherwise, rounding shall occur to the next highest whole number in the event of a decimal.

135-7.2 General Landscape Installation and Maintenance Requirements

7.2.1 INTENT

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

7.2.2 APPLICABILITY

These provisions apply to landscape installation as required by this article.

7.2.3 GENERAL INSTALLATION REQUIREMENTS

The installation of landscaping shall adhere to the following standards:

A. National Standards. Best management practices and procedures according to the nationally accepted standards shall be practiced. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.

B. Installation. Landscaping shall be fully installed prior to the issuance of a certificate of occupancy. If seasonal conditions preclude the complete installation, a temporary certificate of occupancy may be issued as follows:

1. For temporary certificates of occupancy issued between October 1 and April 30, all remaining landscape required shall be installed by the following June 1.
2. For temporary certificates of occupancy issued between May 1 and September 30, all remaining landscape required shall be installed by the following October 30.

C. Tree Measurement.

1. Caliper is the measured diameter in inches of the tree trunk as follows:
 - a. Four inch caliper and smaller. Caliper measurement of the trunk shall be taken six inches above the trunk or root flare up to and including four inch caliper size.
 - b. Greater than four inch caliper. If the caliper at six inches above the ground exceeds four inches, the caliper shall be measured at 12 inches above the trunk or root flare.
2. For trees measured in height only, the measurement shall be taken from the root flare to the tip of foliage.

D. Plant Size Requirements. Plant material shall be sized according to [Table 135-7.2-1 of this article](#) unless otherwise noted in this article.

135-7. LANDSCAPE AND STREETScape

Ground Vegetation

TABLE 135-7.2-1. PLANT MATERIAL SIZE AT INSTALLATION	
Plant Material Type	Minimum Size
Street Tree	1.5 inch caliper and 8 ft in height
Shade/Overstory Tree	1.5 inch caliper and 8 ft in height
Ornamental/Understory Tree	1.5 inch caliper and 6 ft in height
Evergreen/Coniferous Tree	6 ft in height
Shrubs - Deciduous	3 gallon container or 15-18 inch balled & burlapped; and 18-24 inches high x 15-18 inches wide
Shrubs - Evergreen	3 gallon container or 15-18 inch balled & burlapped; and 18-24 inches high x 15-18 inches wide
Ornamental Grasses	3 gallon container or 15-18 inch balled & burlapped; and 18-24 inches high x 15-18 inches wide
Groundcover	1 gallon container and 3 inches high by 12 inches wide

E. Condition and Selection of Planting Materials.

The plant materials used shall be free from visible signs of disease, infestation, or physical defect at the time of planting. Plant materials shall:

1. Be appropriate for the conditions of the location, including sun and wind exposure, air quality, salt exposure, soil type, expected moisture content of soil, and slope.
2. Not be an invasive or a potentially invasive species.
3. Be, wherever possible, native or naturalized to the Des Moines region.

F. Compost and Organic Matter. Compost and organic matter shall be utilized within the soil mix to reduce the need for fertilizers and increase water retention.

G. Establishment. All installed plant material shall be fully maintained until established, including watering, mulching, fertilizing, and replacement as necessary.

7.2.4 GENERAL LANDSCAPE MAINTENANCE REQUIREMENTS

All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.

A. Applicability

All required landscape shall be maintained to adhere to all requirements of this article, vision clearance triangle and clear zone requirements of the city engineer, and border area requirements of this code.

B. Replacing Unhealthy Landscaping

Unhealthy landscaping shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25% of the normal branching pattern.

C. Maintenance Responsibility

The owner is responsible for the maintenance, repair, and replacement of all landscaping.

D. Maintain Quality and Quantity.

Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.

E. City Inspection. All landscaped areas regulated by this ordinance may be inspected by the city.

7.2.5 EXISTING TREE PROTECTION, REMOVAL AND MITIGATION

A. Intent

It is the city's intent to preserve canopied areas and mature trees on private land during development activity. When mature trees cannot be saved, mitigation plans shall be approved as part of the development review process.

B. Protection of Existing Trees

No damage to any trees or shrubs which are not part of a removal plan shall occur whether installation of protection measures is required or not. Protection of existing trees or shrubs shall be accomplished through compliance with the Supplemental Specification for Tree Protection as amended from time to time.

C. Tree Removal and Mitigation. Preservation of or mitigation for the removal of trees on private land during the development process shall comply with chapter 42, article X of this code.

135-7.3 Ground Vegetation

All unpaved areas of the site shall be covered by one of the following:

7.3.1 PLANTING BEDS

- A. Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
- B. A minimum of 60% of the bed area shall be covered in plant material at maturity. The remaining portion of the bed shall be covered with non-living permeable materials, such as mulch, and not including rock.

135-7. LANDSCAPE AND STREETScape

Site Trees

C. Annual beds shall be maintained seasonally, replanting as necessary.

7.3.2 GRASS

Seeded, plugged, or sodded grass may be planted throughout landscaped areas. Grass shall be established within 90 days of planting or the area shall be reseeded, replugged, or re-sodded.

7.3.3 RIGHT-OF-WAY RESTORATION

Non-required paving in the right-of-way must be removed, curbs restored, and the area seeded, plugged or sodded. Grass shall be established within 90 days of planting or the area shall be reseeded, replugged, or re-sodded.

135-7.4 Site Trees

7.4.1 REQUIRED QUANTITY OF TREES

- A. Intent.** Sufficient trees shall be retained or planted on a lot so that the square footage of vegetative canopy of such trees, when mature, creates a significant canopy over the city.
- B. Quantity of Trees by Canopy Coverage.** In all zoning districts, a minimum 15% of lot area of each lot shall have a mature canopy coverage as shown in [Table 135-7.4-2 of this article](#) and comprised of a mixture of plantings.
- C. Measurement.** The total canopy coverage for a lot is the sum of the canopy, at maturity, of the individual trees located on the lot as shown in [Table 135-7.4-2 of this article](#).
1. Street trees located in the public right-of-way directly adjacent to the property line of the lot may be counted toward the canopy coverage for the lot.
 2. For developments that encompass more than one lot, the percentage shall be calculated for the total canopy for the total area of all of the lots.
 3. For developments that span multiple blocks, the percentage required shall be calculated separately for each contiguous area of the development within a block.

TABLE 135-7.4-2. CANOPY COVERAGE BY TREE SIZE AT MATURITY	
Tree Size	Canopy Size
Shade or Overstory	1,000 square ft
Ornamental or Understory Tree	700 square ft
Evergreen or Coniferous Tree	300 square ft

D. Credit for Existing Trees. Additional credit for canopy coverage may be granted for retaining healthy trees of appropriate species and location, subject to the approval of the city forester, as shown in [Table 135-7.4-3 of this article](#).

TABLE 135-7.4-3. EXISTING TREE CANOPY CREDITS

Tree Diameter at 4.5 Ft	Additional Canopy Credit
≥ 10 inches	300 square ft
≥ 20 inches	700 square ft
≥ 30 inches	1,000 square ft

E. Alternative Compliance. Where existing conditions or other provisions of this article make it impracticable to meet the canopy coverage requirement on or adjacent to the site, the applicant shall plant sufficient trees to make up the shortfall with the location to be determined by the city forester.

7.4.2 TREE TYPES

- A. Permitted Tree List** Tree plantings required by this article must comply with the recommended species list approved by the city department of public works forestry division. Exceptions to this list may be approved by the city forester.
- B. Mix of Species.** Planted trees shall be a diverse combination of permitted species, where possible.

7.4.3 TREE SPACING

Trees shall be spaced as shown in [Table 135-7.4-4 of this article](#).

7.4.4 TREE MAINTENANCE

Tree trimming, fertilization, and other similar work shall be performed by or under the management of an International Society of Arboriculture (ISA) certified arborist.

7.4.5 PERMEABLE SURFACE

For each tree preserved or planted, a minimum amount of permeable surface area is required as shown in [Table 135-7.4-5 of this article](#), unless otherwise stated in this code, and pursuant to section [135-7.3 of this article](#) for allowed surface materials.

7.4.6 MODULAR PAVEMENT SUPPORT SYSTEM

A modular pavement support system is a system of modular units, assembled to form a grid that supports pavement and traffic loads above while maintaining non-compacted soil beneath for tree root growth.

135-7. LANDSCAPE AND STREETScape

Street Trees

- A. Intent.** Modular pavement support systems are intended to provide additional root growth area for urban trees located within sidewalks or paved areas. The goal of the system is to increase the life and health of trees.
- B. Requirement.** Modular pavement support systems are required for planting of trees that do not meet the soil volumes and permeable area per tree shown in [Table 135-7.4-5 of this article](#).
- C. Submittals.** Samples and specifications shall be submitted and the modular pavement support system shall be approved by the city forester prior to installation.
- D. Design Alternative.** The city forester may approve an alternate system of support for trees that do not meet the requirements in [Table 135-7.4-5 of this article](#) through the Type 1 design alternative process.

135-7.5 Street Trees

A street tree is any tree lining a street in an intentional manner in order to achieve the purpose described in the following intent and which otherwise meets the requirements of this section.

7.5.1 INTENT

To line all streets of appropriate typology and function with a consistent and appropriate planting of trees to establish tree canopy for environmental and aesthetic benefits for all streets.

7.5.2 APPLICABILITY

The requirements of this section apply to tree planting along all new streets, realignments of existing streets, major renovations of sidewalks, any new construction of principal structures, and any redevelopment or expansion requiring site plan review.

7.5.3 MINIMUM STREET TREE REQUIREMENTS

The following standards apply to the installation of street trees:

- A. Clear Branch Height.** The clear branch height of a street tree is the distance between the ground plane and the lowest branch of the street tree at maturity. Minimum clear branch height is eight feet for the portion of street trees overhanging sidewalks and 15 feet for the portions of street trees overhanging streets.
- B. Street Tree Type.** All street tree types shall conform to the city's approved tree species list and shall be single trunk.
- C. Street Tree Locations and Spacing.** Street trees shall be planted as follows:
 1. Minimum per Street Frontage. Each lot is required to have one tree for every 30 feet of street frontage, with a minimum of one street tree per street frontage.
 2. Location. Street trees shall be located within the parkway of the street type pursuant to the city's most recent transportation master plan.
 3. Intersections; Street Lights. Street trees shall be located a minimum distance from the intersection of two streets per the vision clearance triangle and clear zone requirements of the city engineer, and shall be located a minimum of 15 feet, or other distance required by the city engineer, from street lights.
 4. Proximity to Paving. Street trees shall be located a minimum of two feet from any permanently paved edge or surface, unless otherwise regulated by Iowa Department of Transportation regulations for arterial streets.

TABLE 135-7.4-4. MINIMUM TREE SPACING	
Tree Size	Minimum Spacing
Street Tree	30 feet
Shade or Overstory Tree	30 feet
Ornamental or Understory Tree	15 feet
Evergreen or Coniferous Tree	10 feet

TABLE 135-7.4-5. SOIL VOLUMES & PERMEABLE AREA			
Tree Size	Permeable Surface Area Requirement (minimum)	Soil Volume (minimum)	Minimum Typical Soil Measurements with 3-foot Soil Depth
Street, Shade, or Overstory Tree	50 square feet (e.g. 5' x 10'); trees shall be no closer than 2 feet to any concrete edge/surface	1000 cubic feet	12 feet wide x 28 feet long
Small	50 square feet (e.g. 5' x 10'); trees shall be no closer than 2 feet to any concrete edge/surface	400 cubic feet	12 feet wide x 11 feet long

135-7. LANDSCAPE AND STREETSCAPE

Streetscape Requirements

5. Limited Space. The requirement to provide street trees may be waived by the development services director for existing streets, as follows:
 - a. In the DX districts, where there is no combination of public or private land sufficient to provide a minimum six-foot sidewalk with a minimum four-foot parkway.
 - b. In all districts except the DX districts, where there is no combination of public or private land sufficient to provide a minimum five-foot sidewalk with a minimum four-foot parkway.
 - c. In areas deemed not appropriate by city engineer based upon typology and function of street per the city's transportation master plan.

D. Permeable Surface and Modular Pavement Support System. The permeable surface and modular pavement support system requirements in sections [135-7.4.5](#) of this article and [135-7.4.6](#) of this article shall be met for all street trees. of this article

135-7.6 Streetscape Requirements

7.6.1 INTENT

To establish attractive, contiguous streetscape with amenities along all mixed use corridors and other streets throughout the city.

7.6.2 APPLICABILITY

The requirements of this section apply to all new streets, realignments of existing streets, major renovations of sidewalks, and new streets.

A. Applicable Districts. For all developments in DX, MX, RX, CX, EX, I, and P districts, and any NX district on a neighborhood residential, community residential, community mixed-use, regional residential, regional mixed-use or industrial business park street typology as identified in the city's transportation master plan, the following streetscape is required to be installed by the applicant for all new streets and existing streets, unless otherwise stated.

7.6.3 GENERAL

A. Streetscape Location. Streetscape occupies the full pedestrian area of any street right-of-way, from the back of curb to edge of street right-of-way, and the front yard of all developments as defined by the

type of streetscape pursuant to section [135-7.6.4 of this article](#).

B. Proposed Streetscapes. Proposed streetscape designs shall be considered when determining the applicable area and design elements.

C. Streetscape Design Continuation. The approved streetscape design for each street may be required by the city for the extension of any street outside the development to provide district continuity.

7.6.4 STREETSCAPE TYPES

A. Planted Parkway Streetscape. For all residential and office developments without storefronts in applicable districts, except the DX districts, the following minimum landscape is required on all street frontages:

1. Parkway Planting. The parkway area between the back of curb and the sidewalk shall be planted with street trees and ground vegetation pursuant to section [135-7.3 of this article](#). Stormwater accommodations may be located in this area, as approved by the development services director and city engineer.
2. Street Yards. The front and street-side yard areas shall be planted with a minimum of 30% planting bed. The remaining area may be grass or patio area as permitted by the building type.
3. Alternate Design. In these locations, the development services director may approve the use of full pavement with tree beds as defined below, based upon the context of the area.

B. Full Pavement with Tree Beds. For all developments in any building type with a storefront on the front facade in applicable districts and all developments in the DX districts, the following streetscape and landscape is required along all street frontages.

1. Pedestrian Realm. The entire area from edge of the right-of-way to back of curb shall be designed as a combination of hardscape, tree beds or planting bed areas, and necessary traffic control elements.
2. Street Yards.
 - a. The front and street-side yard areas shall be designed in conjunction with the pedestrian realm to create a cohesive streetscape.
 - b. Outdoor dining may be incorporated into the street yards based upon the following:
 - i. DX districts. In the DX district, a Type

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Frontage Buffer

- 1 design alternative is required for outdoor dining located in any street yard. A six-foot sidewalk width must be clear and there shall be no alternative location for outdoor dining. A sidewalk cafe permit or lease is required if the outdoor dining extends into the right-of-way.
 - ii. Other districts. In all districts other than the DX districts, outdoor dining is permitted in the right-of-way if a five-foot sidewalk width remains clear. A sidewalk cafe permit or lease is required if the outdoor dining extends into the right-of-way.
 3. Tree Bed Size and Spacing
 - a. Minimum Bed Area. Tree beds shall be a minimum of four feet wide, measured perpendicular to the curb.
 - b. Minimum Bed Length. Tree beds shall be a minimum of eight feet in length, measured parallel to the curb.
 - c. Pass-Through Area. A minimum 15-foot wide space shall be provided between tree beds to allow pedestrian pass-through and furnishings locations.
3. Street Furnishings. For a full block development, benches or seatwalls, planters, planter fences, sidewalk grates, tree guards, and trash receptacles shall be specified and quantities and locations listed for each street.
 - a. For each block face, a minimum of two benches and one trash receptacle is required.
 - b. Location of furnishings to be coordinated with the development services director, with the preferred location on private property. Furnishings located in the public right-of-way are subject to chapter 102 of this code and maintenance is the responsibility of the directly adjacent property owner, a self-supported municipal improvement district (SSMID), or other entity as determined by the city.
4. Bicycle Racks. Bicycle racks shall be supplied to meet the minimum bicycle parking requirements of the blockface uses per section [135-6.3 of this chapter](#) for required bicycle parking spaces. If rear bicycle parking is utilized, a minimum of 50% of the required ground floor use bicycle parking shall be supplied within the streetscape, coordinated with the development services director.
5. Landscape Design. Ground vegetation per section [135-7.3 of this article](#) shall be designated for any landscape bed areas, planter areas, and open tree wells.
6. Lighting. Pedestrian and vehicular lighting shall be specified and locations and quantities noted. All lighting shall meet any requirements of the department of engineering and samples shall be submitted upon request of the development services director.

7.6.5 STREETScape DESIGN

A. Standard Specifications. Streetscape shall meet any standards defined by the city for sidewalk, curb, access, and parkway construction, as well as the following:

1. Full compliance with chapter 102 and any other applicable provisions of this code is required.
2. The development services director may request additional requirements or waive any requirements.

B. Streetscape Design. At a minimum, the streetscape design shall include the following:

1. Street Trees. Trees meeting the minimum requirements of section [135-7.5 of this article](#) shall be included in the streetscape design, with details related to tree beds and tree planting.
2. Pavement Design. Paving materials and pattern is required for each street. Pavement design shall include the minimum sidewalk widths required by the city and any extension of the sidewalk to the back of curb included on the private lot.

135-7.7 Frontage Buffer

7.7.1 INTENT AND APPLICABILITY

A. Intent. To lessen the visual impact of on-site vehicular parking, loading, and other activities from the street or open space.

B. Applicability. Applies to lots in all districts where the following occurs:

1. Off-street surface parking and maneuvering areas located adjacent to a street right-of-way or open space, except:

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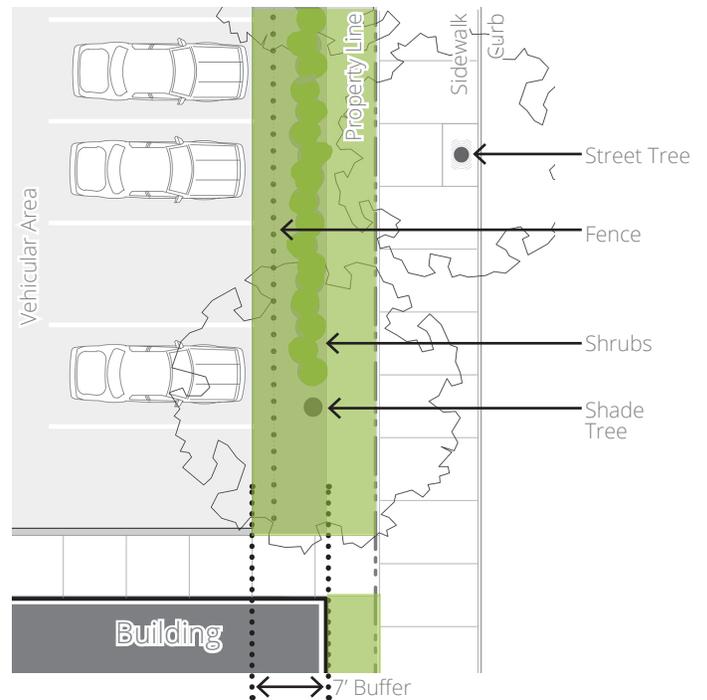
Frontage Buffer

- a. Parking areas along alleys except when located across an alley from an N or NX district.
 - b. Parking for House A, B, C, and D building types utilized for one or two units.
2. Transportation and utility facilities defined in Article 3 of chapter 134 of this code.
 3. Outdoor display and outdoor storage defined in Article 3 of chapter 134 of this code.
- C. Requirement.** Either the fence frontage buffer pursuant to section 135-7.7.2 of this article or the berm frontage buffer pursuant to section 135-7.7.3 of this article shall be installed the length of the area to be screened, with the following exceptions:
1. Drives and Walks. The buffer may allow for the perpendicular crossing of driveways and walkways.
 2. Vehicle Sales. Vehicle sales lots are required to install a frontage buffer, except that the fence is not required in a fence frontage buffer.
 3. Parking Lots Larger than One Acre. Parking lots with a paved area one acre or larger in size shall utilize the berm frontage buffer.
 4. Design Alternative. Alternative frontage buffer designs, fulfilling the intent and general level of screening of these types, may be submitted for a Type 1 design alternative.

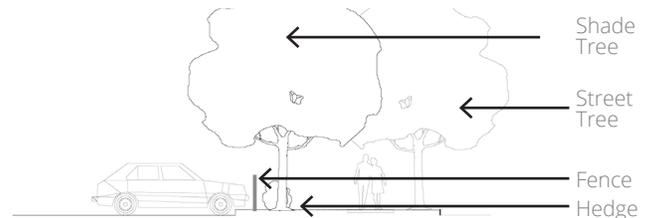
7.7.2 FENCE FRONTAGE BUFFER

Refer to [Figure 135-7.7-A of this article](#) for illustration of the fence frontage buffer requirements.

- A. Buffer Depth.** The required buffer area shall be a minimum seven feet in depth, measured from the street-facing lot line. When a building is located on the lot adjacent to the vehicular area, the buffer depth shall be measured seven feet from the street facade of the rear building wall.
- B. Fence.** The following apply within the buffer:
1. Fence Location. A continuous fence is required, located two feet from the back of curb or edge of the vehicular area into the buffer. One pedestrian opening, maximum four feet in width, is permitted for every 30 linear feet of fence.
 2. Fence Materials. The fence shall be black, gray, or dark green steel. Masonry columns up to a maximum 2.5 feet in width and base up to a maximum 18 inches in height are permitted. Other fence materials may be submitted for a Type 1 design alternative.



Frontage Buffer Plan



Frontage Buffer Section

Figure 135-7.7-A. Fence Frontage Buffer Plan & Section

3. Fence Height. The fence shall be three feet in height. A Type 1 design alternative may be approved for a fence height up to six feet.
 4. Fence Opacity. The fence shall have a minimum opacity of 30%.
- C. Buffer Landscape.** The following landscape is required within the buffer:
1. Shade Trees. Shade trees are required at one shade tree for every 40 linear feet of frontage buffer. Where feasible, spacing of the buffer trees shall alternate with street trees.
 2. Shrubs. A continuous shrub planting is required on the street side of the fence. Ornamental grasses may be used when screening is not a

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Frontage Buffer

required effect. The shrub planting shall consist of a single row of shrubs with a minimum mature width of 24 inches each, spaced no more than 36 inches on center, and height maintained no more than 48 inches within one year of installation.

- Existing Vegetation. Existing vegetation may be credited toward buffer requirements as approved by the development services director.

7.7.3 BERM FRONTAGE BUFFER

Refer to [Figure 135-7.7-B of this article](#) for illustration of the berm frontage buffer requirements.

A. Buffer Depth. The required buffer area shall be a minimum 12 feet in depth, measured from the street-facing lot line.

B. Berm. The following apply within the buffer:

- Retaining Wall.** A minimum 2.5-foot tall, continuous retaining wall, faced in or constructed of brick or stone is required, located two feet from the back of curb or edge of the vehicular area into the buffer. One pedestrian opening, maximum four feet in width, is permitted for every 30 feet of fence.
- Berm.** A berm shall be located on the street-side of the retaining wall. The berm shall have maximum 3:1 slopes, retained on the vehicular area side by the retaining wall.
- Ground Vegetation.** The berm shall be grassed or landscaped per section [135-7.3 of this article](#).

C. Buffer Landscape. The following landscape is required within the buffer:

- Shade Trees.** Shade trees are required at a minimum of 40 linear feet on center, with at least one shade tree required for each segment of buffer. Where feasible, spacing of the buffer trees shall alternate with street trees.
- Shrubs.** Shrubs are required on the street-side of the berm. Shrubs shall have a minimum mature width of 24 inches each, spaced no more than 36 inches on center, and height maintained no more than 48 inches, within one year of installation. Ornamental grasses may be used.
- Existing Vegetation.** Existing vegetation may be credited toward buffer requirements as approved by the development services director.

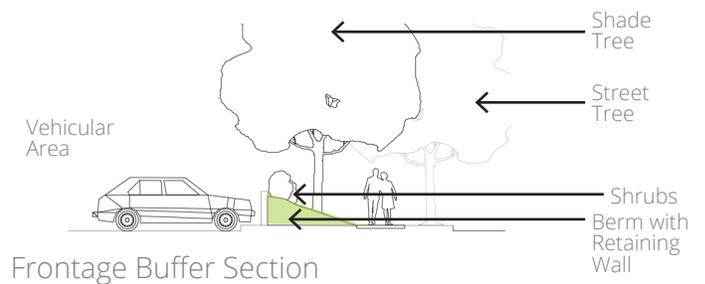
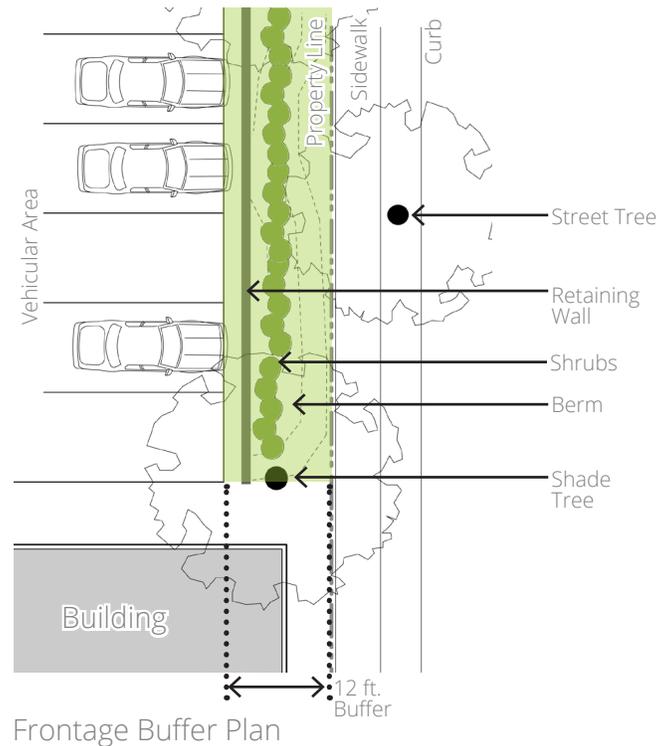


Figure 135-7.7-B. Berm Frontage Buffer Plan and Section

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Side and Rear Buffer

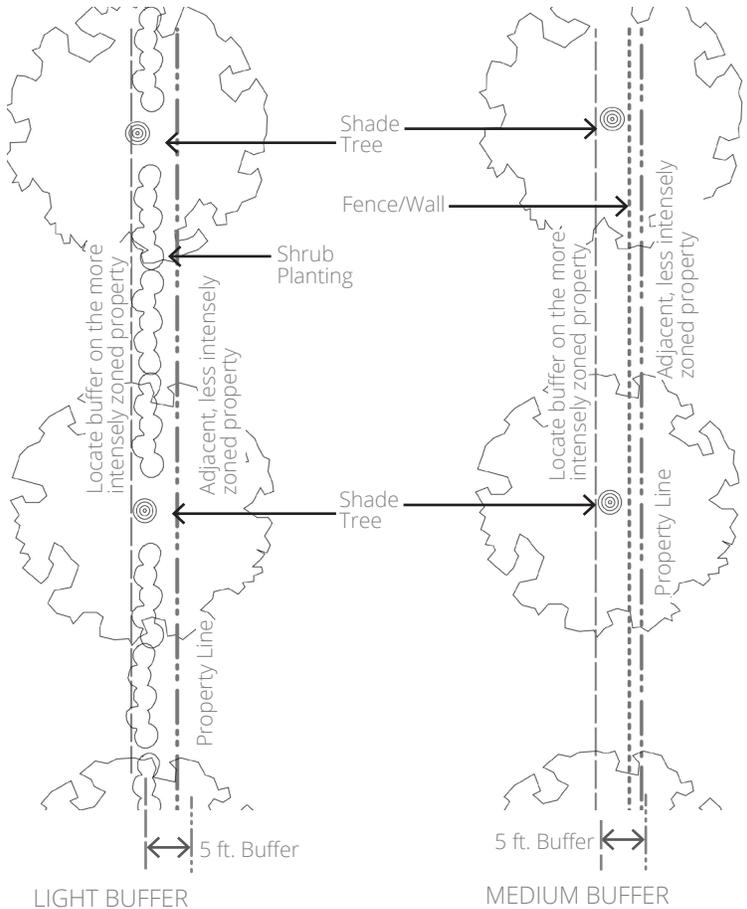


Figure 135-7.8-A. Side & Rear Buffer

135-7.8 Side and Rear Buffer

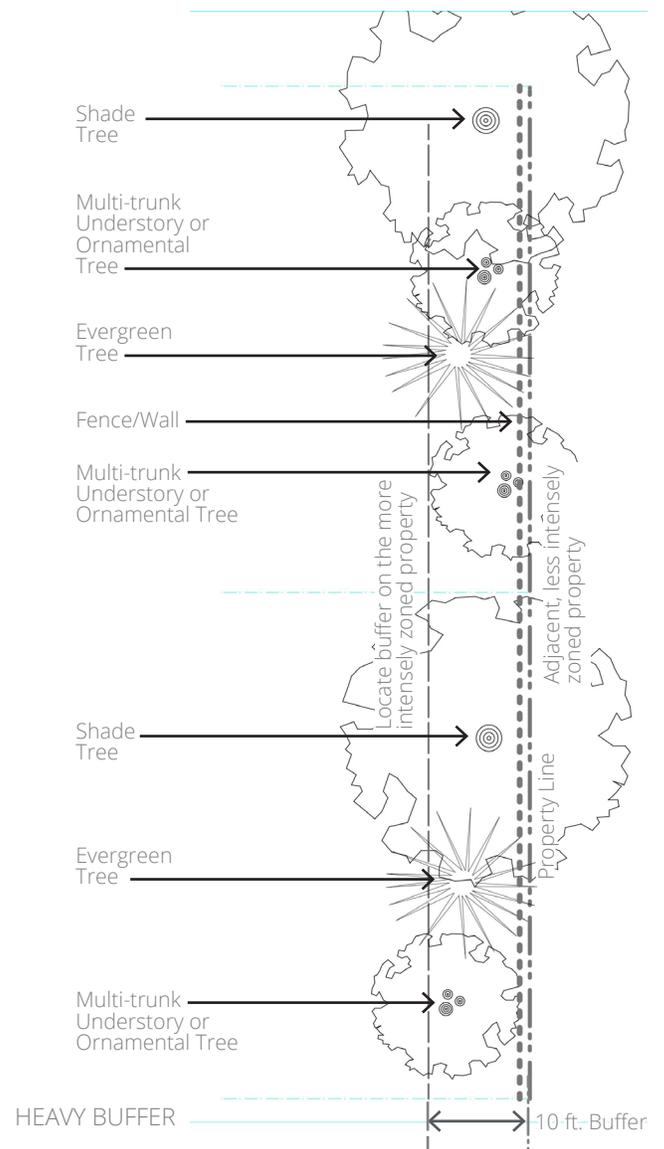
7.8.1 INTENT AND APPLICABILITY

A. Intent. To minimize the impact that one zoning district may have on a neighboring district and to provide a transition between districts.

B. Applicability. The side and rear buffer is required of lots in the following districts:

1. Any MX, RX, CX, EX, I, or P districts abutting or adjacent to A, N, or NX districts.
2. NX2 or NX3 district abutting or adjacent to N1, N2, N3, N4, N5, NX1 districts.
3. NM districts abutting N1, N2, N3, N4, N5, NX1 districts.

C. Location. The side and rear buffer shall be located along the applicable rear or side lot line within the rear or side yard of the lot.



D. Topography. When terrain contours exceed the minimum required screening height at the property line, either on private property in question or on the adjoining parcel, no screening is required subject to the development services director's approval.

7.8.2 LIGHT BUFFER

Refer to [Figure 135-7.8-A of this article](#) for illustration of these requirements.

A. Application. The light buffer is required for the following:

1. All parking lots located abutting alleys across from any N or A district.
2. P districts abutting N or A districts.

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Side and Rear Buffer

B. Buffer Depth and Location. The buffer shall be located along the lot line, a minimum five feet in depth, measured from the lot line. The buffer may be interrupted to allow for the perpendicular crossing of driveways and walkways.

C. Buffer Landscape.

1. Shade Trees. One shade tree for every 40 linear feet of buffer is required.
2. Shrubs. A continuous shrub planting is required, consisting of a single row of shrubs with a minimum mature width of 24 inches each, spaced no more than 36 inches on center, and height maintained no more than 48 inches within one year of installation.
3. Existing Vegetation. Existing vegetation may be credited toward buffer requirements when, and to the extent, approved by the development services director.

7.8.3 MEDIUM BUFFER

Refer to [Figure 135-7.8-A of this article](#) for illustration of these requirements.

A. Application. The medium buffer is required for all MX1, MX2, RX1, RX2, NX3, and EX district lots abutting any N or A district.

B. Buffer Depth and Location. The buffer shall be located along the lot line, a minimum five feet in depth, measured from the lot line. The buffer may be interrupted to allow for the perpendicular crossing of driveways and walkways.

C. Fence or Wall. A continuous fence or wall is required along the length of the buffer is required, as follows:

1. Height. The fence or wall shall be six feet in height, measured per the fence requirements in section [135-7.11 of this article](#).
2. Material. A fence shall be constructed of wood, vinyl, or a combination of wood and metal. A wall shall be faced or constructed of either brick or stone. Other fence materials may be approved with a Type 1 design alternative per section [135-9.2 of this chapter](#).
3. Opacity. The fence or wall shall be a minimum of 80% opaque.
4. A landscape hedge may be permitted through a Type 1 design alternative with agreement from the abutting property owner in writing. The landscape hedge shall provide the same level of opacity as a fence within one year of installation.

5. Existing Vegetation and Topography. Existing vegetation and topography may be credited toward buffer requirements when, and to the extent, approved by the development services director.

D. Buffer Landscape.

1. Shade Tree. One shade tree for every 40 linear feet of buffer.
2. Existing Vegetation. Existing vegetation may be credited toward buffer requirements when, and to the extent, approved by the development services director.

7.8.4 HEAVY BUFFER

Refer to [Figure 135-7.8-A of this article](#) for illustration of these requirements.

A. Application. The heavy buffer is required for all MX3, CX, and I district lots abutting any N or A district.

B. Buffer Depth and Location. The buffer shall be located along the lot line, a minimum 10 feet in depth, measured from the lot line. The buffer may be interrupted to allow for the perpendicular crossing of driveways and walkways.

C. Fence or Wall. A continuous fence or wall is required along the length of the buffer is required, as follows:

1. Height. The fence shall be a minimum of six feet in height, measured per the fence requirements in section [135-7.11 of this article](#).
2. Material. A fence shall be constructed of wood or a combination of wood and metal. A wall shall be faced or constructed of either brick or stone.
3. Opacity. The fence or wall shall be a minimum of 80% opaque.
4. A landscape hedge may be permitted through a Type 1 design alternative with agreement from the abutting property owner in writing. The landscape hedge shall provide the same level of opacity as a fence within one year of installation.

D. Buffer Landscape.

1. Trees. Two shade trees and an equal mix of a minimum of six ornamental or understory trees and evergreen trees are required for every 100 linear feet of buffer. Multi-trunk trees are encouraged.
2. Existing Vegetation. Existing vegetation may be credited toward buffer requirements when, and

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Interior Parking Lot Landscape

to the extent, approved by the development services director.

135-7.9 Interior Parking Lot Landscape

Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement, and including any islands or medians.

7.9.1 INTENT AND APPLICABILITY

A. Intent. To provide shading and screening, and to improve the appearance of parking lots.

B. Applicability. This section applies to all off-street surface parking lots in all districts with more than 10 spaces or more than one drive aisle.

C. Existing Vegetation. Existing vegetation may be credited toward these requirements when, and to the extent, approved by the development services director.

7.9.2 REQUIREMENTS

Refer to [Figure 135-7.9-A of this article](#) for illustration of these requirements.

A. Required Landscape Islands

1. Terminal End Islands. Landscape islands are required at the terminal ends of freestanding rows or bays of parking. Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.
2. Row Islands. For rows of parking with more than eight spaces, a landscape island is required for every ninth parking space with result of no more than eight continuous parking spaces in a row without a landscape island.
3. Island Size. The minimum width for an island is five feet and minimum length is 17 feet.
 - a. Islands shall accommodate the minimum tree requirements of [Table 135-7.4-5 of this article](#).
 - b. Islands that do not meet the requirements of [Table 135-7.4-5 of this article](#) may be required to install an aeration system and utilize permeable paving as approved by the city forester.
4. Required Island Trees. A minimum of one single-trunk, shade tree is required within each island.

B. Tree Requirements

1. Fifty-foot Rule. Each parking space shall be located within 50 feet of a tree planted within the parking lot interior.
2. Five-Space Rule. For parking lots with more than 40 spaces, a minimum of one shade tree for every five parking spaces shall be planted within the parking lot interior or within four feet of the parking lot's edge.
3. Buffer Trees. Trees within any required buffer area may not be utilized to meet these requirements.
4. Shading Requirement. At maturity, tree canopies shall shade a minimum of 30% of the interior of the parking lot. Refer to [Table 135-7.4-2 of this article](#) for mature canopy sizes.

C. Sidewalk Requirements

1. A minimum five-foot wide, continuous sidewalk shall connect the public sidewalk along all street frontage to all public doors of the building.

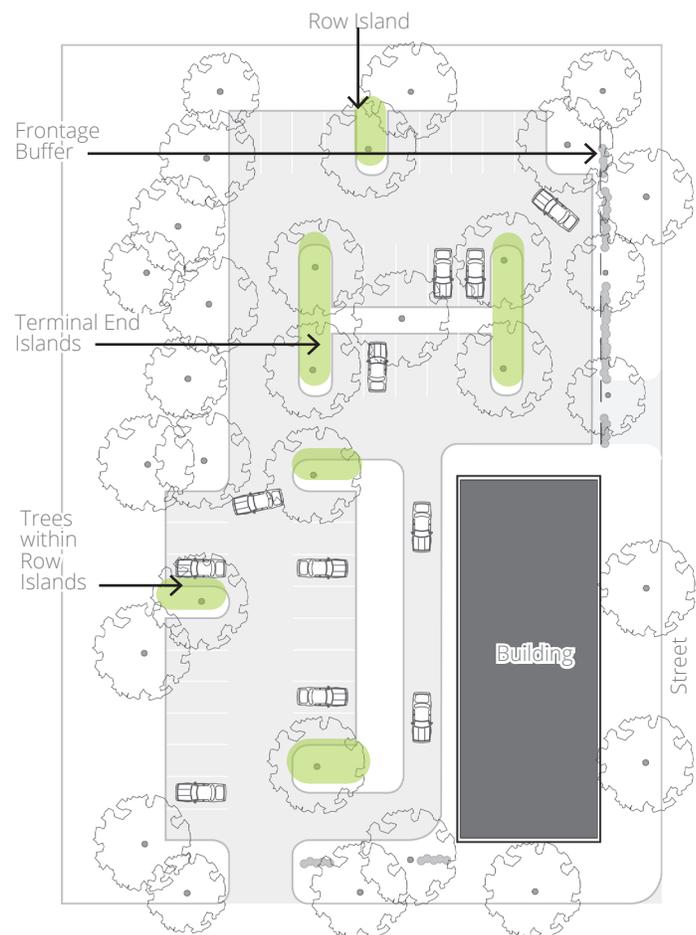


Figure 135-7.9-A. Interior Parking Lot Landscaping

135-7. LANDSCAPE AND STREETScape

Screening of Necessary Appurtenances

2. Crossings at vehicular areas may count as continuing the sidewalk as long as the sidewalk material shall continue through the vehicular area to signal pedestrian priority.

135-7.10 Screening of Necessary Appurtenances

7.10.1 INTENT

To reduce the visibility of open storage, refuse and recycling areas, loading, and utility appurtenances from public areas and adjacent properties.

7.10.2 APPLICABILITY

All dumpsters, loading areas, refuse and recycling areas, mechanical equipment, and utility appurtenances in all districts shall be screened as follows.

7.10.3 GENERAL

A. Location on Site. The location of refuse and recycling loading areas, general loading, and utility appurtenances are defined by building type in [Article 2 of this chapter](#) and in the design requirements of [Article 4 of this chapter](#).

B. Concrete Pad. For all loading, refuse, and utility appurtenances, a concrete pad is required.

7.10.4 LOADING, REFUSE AND RECYCLING AREAS

A. Opaque Screen

1. Screen Wall. An opaque screen wall is required per the following:
 - a. The wall shall enclose the area around at least three sides.
 - b. The screen wall shall be masonry construction matching any masonry from the building's street facade design.
2. Height. The height of the screen wall shall be tall enough to screen the use inside, and a minimum of six feet. The development services director may request additional height as needed for complete screening.
3. Pedestrian Entrances. A pedestrian entrance shall be required. Pedestrian entrances shall not allow interior refuse or recycling areas to be visible.
4. Access Gates. Access gates shall be constructed of minimum 18-gauge metal panel or other durable material and to a height compatible to the screen walls.

5. Design Alternative. A Type 1 design alternative per section [135-9.2 of this chapter](#) may be approved for alternative materials.

B. Landscape. If the area is located within a larger paved area, such as a parking lot, the following applies:

1. Landscape Area. A landscape buffer at least five feet in depth shall be located along all sides exclusive of the vehicular access gate.
2. One shade tree shall be provided within the landscape buffer.
3. The shade tree shall be located per the island width requirements in section [135-7.9.2.A of this article](#). This tree may be utilized to meet the minimum interior parking lot requirements, if located as such.
4. Ornamental grasses, shrubs, or similar landscape material shall cover a minimum of 50% of the buffer area.

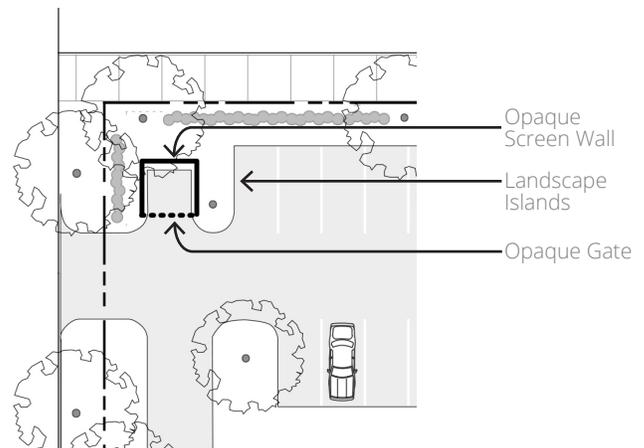


Figure 135-7.10-A. Screening of Open Storage and Refuse Areas

7.10.5 MECHANICAL EQUIPMENT AND UTILITY APPURTENANCES

Mechanical equipment and utility appurtenances shall be located as defined in section [135-4.5 of this chapter](#). When visible from any street or adjacent property, the equipment and appurtenances shall be screened from view unless the development services director finds that such screening conflicts with the function of the equipment.

A. General. The form, material, and color of the screening for all equipment and appurtenances shall meet all of the following criteria:

135-7. LANDSCAPE AND STREETSCAPE

Fence and Wall Requirements

1. Screening, other than landscaping, shall be consistent with the building design, colors, and materials.
2. The height of any screen is the minimum appropriate to adequately screen the mechanical equipment.
3. Screening does not increase the apparent height of the walls of the building.
4. The equipment is a neutral color, such as tan, green, or silver.

B. Large Private Mechanical Equipment. Large private mechanical equipment includes ground-mounted equipment at least four feet in height.

1. Screen Wall. An opaque screen wall is required per the following:
 - a. The wall shall enclose the area around at least three sides.
 - b. The screen wall shall be masonry construction matching any masonry from the building's street facade design.
2. Height. The height of the screen wall shall be tall enough to screen the use inside. The development services director may request additional height as needed for complete screening.
3. Visible Openings. Openings visible from the public way or adjacent properties shall include opaque gates.

C. Small Private Mechanical Equipment. Small private mechanical equipment includes ground-mounted equipment less than four feet in height.

1. Screening. Landscape screening with shrubs or ornamental grasses spaced no more than 30 inches on center shall be utilized, and the equipment shall be fully screened by the plants within two years of planting.
2. The development services director may request additional screening as needed to ensure that the view of small private mechanical equipment is fully screened from the public right-of-way.

B. Applicability. This section applies to all fencing in any district.

C. Sight Clearance at Intersections. Any fence or wall shall conform to the vision clearance triangle and clear zone requirements of the city engineer.

D. Permit Required. No fence shall be erected until a permit has been approved from the building official, except the following:

1. Chain link and wire fences four feet or less in height located outside the front yard.
2. All other fences three feet or less in height.

7.11.2 LOCATION AND PLACEMENT

A. Front Yards. Fences in any zoning district may be constructed in a front yard up to a front property line. No solid fence may be located in any front yard in the NX or N districts, or on any property used for residential purposes.

B. Side Yards. Fences in any zoning district may be constructed in a side yard up to a side property line on lots without multiple street frontages. On lots with multiple street frontages, any side yard shall be considered a front yard for purposes of this section [135-7.11.2](#) unless the development services director determines that a fence is in character with the neighborhood as part of a Type 1 design alternative review.

C. Rear Yards. Fences in any zoning district may be constructed in a rear yard up to a rear property line on lots without multiple street frontages. On lots with multiple street frontages, any rear yard shall be considered a front yard for purposes of this section [135-7.11.2](#) unless the development services director determines that a fence is in character with the neighborhood as part of a Type 1 design alternative review.

D. Face Direction. All fences shall be erected with the "good," "decorative," or "finished" side facing outward.

E. Unauthorized Placement Prohibited. It is unlawful for any person to place or maintain any post, rail, fence, wires or other similar obstruction upon any street, sidewalk or public right-of-way in the city, except as otherwise expressly provided in this section or approved by the city for outdoor dining or seating or by lease, license or similar agreement.

135-7.11 Fence and Wall Requirements

7.11.1 GENERAL

A. Intent. To reduce the negative impacts of fences and protect the economic and aesthetic values within the city.

135-7. LANDSCAPE AND STREETScape

Fence and Wall Requirements

7.11.3 HEIGHT

A. Front Yards. No fence more than three feet high shall be constructed in any front yard in any district except fencing required for buffers pursuant to section [135-7.7 of this article](#).

B. Side, Street-Side, and Rear Yards.

1. In the I1, I2, and CX districts, the maximum height of side and rear yard fences is eight feet except as follows:
 - a. The allowed height of any fence in an I district may be increased by one foot for each two feet that the fence is set back from the adjoining property line, provided such fence does not exceed 15 feet in height, is constructed of flat or raised seam metal panels, treated wood or other durable materials approved by the development services director, and is maintained in good condition with a uniform earth-tone color.
2. In all other districts, the maximum height of any fence in a rear, side, or street-side yard is six feet except the following:
 - a. Fences required for frontage buffers are defined in section [135-7.7 of this article](#).
 - b. Where the interior side yard in an N district is less than five feet in width, the maximum height of the fence is four feet, when adjacent to a primary structure.
 - c. In rear yards in N districts, where the lot abuts any MX, CX, EX or I district, the maximum height of the fence is eight feet.

2. The fence is used in accordance with the manufacturer's suggested installation instructions.

3. The fence is used to confine agricultural animals lawfully kept in compliance with the requirements of chapter 18 of this code.

C. Chain link and wire fencing is prohibited in any front yard in any district, except in the P1 district for sports fields and playgrounds.

D. Chain link fencing used in an N district developed as a large-scale development shall have black vinyl-cladding.

7.11.5 MAINTENANCE

Fences shall be kept in good repair and replaced if they become prone to collapse or visual deterioration. Fences shall be free of rust, flaking paint, and graffiti.

7.11.6 DESIGN ALTERNATIVES

A Type 1 design alternative pursuant to section [135-9.2 of this chapter](#) may be approved for fence and wall requirements.

7.11.4 TYPES AND MATERIALS

A. No fence shall be constructed of barbed wire, concertina wire, razor wire or ribbon, or any other similar type of wire, except in the I districts or for the confinement of agricultural animals lawfully kept in conformance with chapter 18 of this code or with a Type 1 design alternative for special circumstances such as an airport or public utilities.

B. No fence shall be electrified, unless all of the following requirements are met:

1. The fence is electrified by a device approved by a nationally recognized testing laboratory as meeting the standard for safety of electric fence controllers, and bears a certificate stated as such.

Chapter 135. Planning and Design

ARTICLE 8. SITE DESIGN REQUIREMENTS

135-8.1 General

8.1.1 INTENT

The intent and purpose of this article is to set forth regulations for site plans, and for alternate design documentation when required, that are not covered elsewhere in this chapter, including additional site design, engineering, traffic and circulation, and fire safety requirements.

8.1.2 APPLICABILITY

This article is applicable to all sites and all zoning districts. For purposes of this article, any reference to "site plan(s)" shall include site plans as well as alternate design documentation when required by the development services director.

135-8.2 Site Planning Standards

8.2.1 OUTDOOR SITE LIGHTING

- A. Outdoor site lighting, other than building- and canopy-mounted lighting or associated with parking lots, is intended to enhance safety and provide light levels appropriate to the visual task with minimal glare, light trespass, excess site brightness or excess sky glow. Lighting shall not be allowed to create a nuisance or a hazard.
- B. Lighting in the public right-of-way shall be provided in the location, intensity, height and quantity as approved by the city engineer.
- C. All lighting used to illuminate outdoor areas outside of public right-of-way must be installed to prevent glare and light spillover onto streets and abutting property.
- D. For all lighting used to illuminate outdoor areas outside of public right-of-way, the maximum horizontal illuminance at grade and the maximum vertical illuminance at five feet above grade measured at the property line should not exceed Illuminating Engineering Society of North America (IESNA) recommended practices for light trespass which is 0.5 footcandles for N districts and 2.0 footcandles for commercial and all other districts. The site plan must contain illuminance models showing light levels throughout the site as determined necessary by the development services director.
- E. For all lighting used to illuminate outdoor areas outside of public right-of-way, freestanding light

standards may not exceed 20 feet in height in vehicular areas and a maximum of 15 feet in height in pedestrian areas.

8.2.2 OUTDOOR STORAGE ASSOCIATED WITH INDUSTRIAL USES

- A. All outdoor storage areas shall be designed to allow no part of any stored material, vehicles or equipment to encroach into the required setbacks.
- B. All outdoor storage areas shall be maintained with both a dustless surface, including asphaltic or Portland cement binder pavement or other surface approved by the city engineer, graded to drain properly and a drainage system approved by the city engineer.
- C. All outdoor storage areas shall be set back a minimum of 25 feet from any street frontage and a minimum of 10 feet from all other lot lines.
- D. All outdoor storage areas shall be screened from view of adjacent lots and streets using the medium side and rear buffer per section [135-7.8.3 of this chapter](#), unless adjacent to an N district which requires the use of the heavy buffer per section [135-7.8.4 of this chapter](#).

8.2.3 VEHICLE SALES, VEHICLE RENTAL AND TRUCKING AND TRANSPORTATION TERMINALS

Any portion of the property to be used for outside storage, display or parking of vehicles or equipment shall:

- A. Contain at least one-half acre of land.
- B. Satisfy [Article 7 of this chapter](#), Landscape and Streetscape Standards.
- C. Be surfaced in accordance with section [135-6.8.6 of this chapter](#).
- D. Incorporate curbs or other substantial permanent barriers to prevent encroachment into the required setback and landscape areas. Precast wheel stops and other barriers which can be readily moved are excluded.
- E. Not include elevated display in any required front yard.
- F. Clearly designate the employee and customer parking area, which shall not be used for the parking, storage or display of vehicles or equipment for sale, rental or hire.

135-8. SITE DESIGN REQUIREMENTS

Engineering Standards

G. All portions of the property used for the outside parking, display or storage of vehicles or equipment for sale, rental or hire shall be identified on the site plan and the perimeter shall be striped or otherwise conspicuously marked on the parking surface pursuant to section [135-6.8.4 of this chapter](#).

8.2.4 UNDERGROUND PLACEMENT OF UTILITY TRANSMISSION SYSTEMS

All electrical, telephone, cable television, and similar utility transmission systems included in a site plan or alternate design documentation shall be placed underground whenever reasonably practicable.

135-8.3 Engineering Standards

8.3.1 GENERAL

Site plans shall conform to the Iowa Statewide Urban Design and Specifications (SUDAS) and the City of Des Moines General Supplemental Specifications to SUDAS.

8.3.2 SURFACE AND SUBSURFACE DRAINAGE

Adequate provisions for surface and subsurface drainage are required for all lots. To accomplish this, various stormwater management provisions are required including:

- A.** Stormwater detention shall be required in accordance with article XI of chapter 42 of this code.
- B.** Stormwater quality requirements shall be required in accordance with article XI of chapter 42 of this code.
- C.** Site plans must show downspout locations and provide for adequate routing.
- D.** Stormwater shall not be directed from driveways into the city right-of-way. Water should either be collected and piped to a storm sewer, or should exit the paving onto a grassed area, providing the grassed area is large enough to accommodate the stormwater and not cause damage to adjacent property.
- E.** Where city storm sewer facilities are available, stormwater and footing drains must be piped to the city system.
- F.** Stormwater accommodations and lighting may be located in the area between the back of curb and the sidewalk, as determined by the development services director and city engineer.
- G.** Sustainable stormwater management practices, such as rain gardens, bioswales, permeable pavement, or other similar technologies, may be utilized and

may be required when determined reasonably practicable by the city engineer.

H. Development shall conform with chapter 50 of this code for floodplain development.

8.3.3 GRADING

Generally, site plans are not approved until either an approved grading plan, as required by article 2, chapter 42 of this code, or grading waiver is on file with the city engineer. The site plan is used as the grading plan when the necessary information is shown.

- A.** When improvement plans are required for the installation of public improvements, the site plan will not be approved until these plans and private construction contracts have been submitted and recommended for approval by the city engineer.
- B.** To help alleviate erosion and maintenance problems, required maximum ground slope is to be 3:1, unless other ground slope is specifically approved by the city engineer.
- C.** Recommended maximum slope for parking lots is 5% in a direction perpendicular to the car. Recommended maximum slope for driveways is 10%.

8.3.4 PAVING THICKNESSES

Paving thicknesses are suggested based on good subgrade conditions according to Table [135-8.3-1 of this article](#). Paving thicknesses must be increased in order to allow for areas of poor subgrade material. Parking lots may be less than the suggested paving thicknesses if justified in writing by an engineer, registered in the State of Iowa and approved by the city engineer.

135-8.3-1.PAVING THICKNESSES

Parking Lot	Total Portland Cement Concrete	Total Hot-Mix Asphalt
50 stalls or less	5.0 inches	5.0 inches
More than 50 stalls	6.0 inches	6.5 inches
Trucks	7.0 inches	8.0 inches

8.3.5 SANITATION

Site plans shall conform to the Iowa Statewide Urban Design and Specifications (SUDAS) and the City of Des Moines General Supplemental Specifications to SUDAS, Des Moines Metropolitan Design Standards Manual, and the Standard Specifications for Construction of Public Improvements.

135-8. SITE DESIGN REQUIREMENTS

Fire Safety Standards

- A.** Any site plan proposing an on-site private sewage disposal system must provide a design prepared and certified by a professional engineer licensed in the State of Iowa. The design, construction, and maintenance of the system must comply with Chapter 69 of the Environmental Protection Agency [567] of the Iowa Administrative Code.
- B.** No site plan for a proposed residential use shall be approved if there is inadequate sanitary sewer capacity or if the development will use an unfair share of the sanitary sewer capacity available to land within the applicable sanitary sewer district.

135-8.4 Fire Safety Standards

8.4.1 GENERAL

- A.** Site plans shall conform to chapter 46 of this code which adopts the International Fire Code (IFC) with local amendments. Requirements for fire department access can be found in Chapter 5 and Appendix D of the IFC.
- B.** A separate sheet or plan shall be included in the site plan and include all of the following required information, when applicable:
 1. The sheet shall be titled "Fire".
 2. Building construction type, as defined by the International Building Code (IBC), as adopted by reference in chapters 26 and 46 of this code.
 3. Building occupancy, as defined by the IBC, as adopted by reference in chapters 26 and 46 of this code.
 4. Total building square footage and number of household units if applicable.
 5. Building height and number of stories.
 6. Any existing or proposed water mains and the nearest existing or proposed fire hydrants.
 7. The water flow test data, including static and residual pressures and the flow amount for the residual pressure or other information as required by the city fire marshal, for the water main(s) servicing or adjacent to the project.
 8. Location of the water service to the building.
 9. An indication of whether the project includes or will install fire sprinklers, including:
 - a. Location of the water service and riser room; and
 - b. Location of any Fire Department connection(s).
 10. An indication of any proposed on-site fire department access, and where applicable, aerial access roads. Public streets may be utilized to meet fire department and aerial access road requirements. Where public streets do not meet the prescriptive code requirements, on-site roads will be required. Where on-site access roads are proposed, the following shall be provided:
 - a. Width;
 - b. Pavement loading capacity; and
 - c. Pavement markings or identification.

135-8.5 Traffic and Circulation Standards

8.5.1 GENERAL

- A.** Site plans along applicable street typologies, identified in the city's transportation master plan, are to allow for access between adjoining commercial properties via a system of private frontage drives, as determined by the city engineer.
- B.** Proposed development shall comply with the city's traffic analysis policy.

8.5.2 SIDEWALKS

- A.** Sidewalks are required as identified in the city's transportation master plan. Location and materials for existing and proposed sidewalks shall be shown on any site plan or required alternate design documentation.
- B.** A Type 1 design alternative may be approved for infill development on lots surrounded by existing buildings:
 1. to waive sidewalk installation for sidewalks identified in the city's transportation master plan as priority level 2 and priority level 3 sidewalk gaps; or
 2. to defer sidewalk installation on sidewalks identified in the city's transportation master plan as priority level 1 sidewalk gaps in the event of written deferral agreement between the property owner(s) and city in form approved by the development services director.

8.5.3 TRAFFIC ELEMENTS

- A.** Modifications of traffic islands, medians, traffic signals, curb-line extensions, bus stops and similar traffic elements, that are determined necessary by a

135-8. SITE DESIGN REQUIREMENTS

Traffic and Circulation Standards

traffic study or by the city engineer during review of a development application, are to be constructed or paid for by the developer.

- B.** In order to develop sufficient geometric designs and provide effective traffic flow, a minimum of 600 feet between median openings and 0.25 mile or 0.5 mile spacing of traffic signals on major arterial streets shall be provided.
- C.** The site plan shall indicate vision clearance triangles in accordance with section 114-14 of this code or as required by the city engineer.

Chapter 135. Planning and Design

ARTICLE 9. REVIEW AND APPROVAL PROCEDURES

135-9.1 General

9.1.1 INTENT

A. It is the intent and purpose of this article to establish a procedure to ensure timely, competent review of site plans as a means of determining whether such plans comply with the applicable regulations of this chapter, and to enable the city to plan for and review certain proposed improvements of property within specified zoning districts of the city in order to:

1. Implement community policies on physical development;
2. Provide for efficient, rational allocation of scarce facilities and resources;
3. Promote economy and efficiency in the provision and improvement of municipal services through the regulation of development;
4. Ensure the orderliness, quality and character of the development of property in the city, prevent foreclosure of future development opportunities, and facilitate coordination of land usage with planned and available facilities and resources; and
5. Give due consideration to the preservation of canopied areas and mature trees and to provide for the mitigation of canopied areas and mature trees which are removed for development.

B. The site planning review requirements of this chapter are designed to ensure the orderly and harmonious development of property in a manner that shall:

1. Promote the most beneficial relation between present and proposed future uses of land and the present and proposed future circulation of traffic throughout the city;
2. Permit present development of property commensurate with fair and orderly planning for future development of other properties in the various areas of the city with respect to the availability and capacity, present and foreseeable, of public facilities and services. The factors to be considered in arriving at a conclusion concerning proposed present development of property shall include the following:

- a. The maximum population density for the proposed development, the proposed density of use, and consideration of the effect the proposal will have on the capacity of existing water and sanitary sewer lines to the end that existing systems will not become overloaded or capacity so substantially decreased that site use will inhibit or preclude planned future development;
 - b. Zoning restrictions at the time of the proposal;
 - c. The city's comprehensive plan;
 - d. The city's plans for future construction and provision for public facilities and services; and
 - e. The facilities and services already available to the area which will be affected by the proposed site use;
3. Encourage adequate provision for surface and subsurface drainage, in order to ensure that future development and other properties in various areas of the city will not be adversely affected;
 4. Provide suitable screening of parking, truck loading, refuse and recycling disposal, and outdoor storage areas from adjacent residential districts;
 5. Encourage the preservation of canopied areas and mature trees and require mitigation for the removal of trees; and
 6. Consider the smart planning principles set forth in Iowa Code Chapter 18B.

9.1.2 APPLICABILITY

The construction, reconstruction, extension, or alteration of any building, structure, site, change of use, use subcategory or specific use type, use of land, resumption of use following a six-month vacancy, or any amendment to an existing site plan, is subject to the site plan review procedures of this section except as otherwise expressly stated.

9.1.3 EXEMPTIONS

A. The following are exempt from submitting a formal site plan in accordance with this article:

135-9. REVIEW AND APPROVAL PROCEDURES

Site Design and Design Alternatives

1. Projects that comply with all applicable zoning and design regulations and that will result in the cumulative addition of no more than 500 square feet of floor area, not to exceed 10% of the existing floor area;
 2. Interior alterations that do not alter the footprint, height, exterior or use of a building, except if the cumulative valuation of interior alterations, not including fire suppression systems, exceeds 50% of the value of the structure at the date of adoption of this chapter, conformance with the landscape requirements is required and, therefore, a new site plan would be needed;
 3. Routine maintenance and minor repairs, such as painting, replacing roof shingles or lining to match existing, replacement of gutters to match existing, to any part of a building when there is no change in appearance;
 4. One and two household detached houses;
 5. Refuse and recycling enclosures being added to an existing site;
 6. Replacement or addition of mechanical equipment and screening;
 7. Changes to approved plant species;
 8. Sheds 120 square feet and under in N districts;
 9. Parking lot restriping;
 10. Modification, not elimination, of pedestrian route; and
 11. Other projects expressly exempted by this chapter or for which the development services director determines a site plan is impractical or infeasible.
- B.** Activities exempt from submitting a formal site plan may be subject to provision of alternate design documentation when required by, and in a form acceptable to, the development services director. When alternate design documentation is required for exempt activities, such documentation shall be reviewed pursuant to the site plan review processes as set forth in section [135-9.3 of this article](#).
- C.** Activities exempt from submitting a formal site plan shall comply with the design regulations of this chapter. Variations from applicable design regulations for exempt activities are subject to consideration as either Type 1 or Type 2 design alternatives, as applicable, in accordance with sections [135-9.2](#) and [135-9.3 of this article](#).

9.1.4 PROHIBITED RELIEF

No relief may be granted by any authorized decision-maker for any of the following:

- A.** Waiver, modification, variation or action to preempt a condition of approval or requirement imposed by plan and zoning commission or city council, unless expressly authorized by this chapter.
- B.** Waiver, modification or variation of any of the definitions or measurement standards set forth in this chapter, or of any of the design alternative percentages and measurement numbers set forth in this article or elsewhere in this chapter.
- C.** Waiver, modification or variation of the applicability and approval process for large-scale development review and approval set forth in section [135-5.1 of this chapter](#).
- D.** Waiver, modification or variation of any of the review and approval procedures of this chapter.
- E.** Waiver, modification or variation of any requirement to comply with sections or provisions of this code or otherwise required by local law, exclusive of this chapter.

135-9.2 Site Design and Design Alternatives

9.2.1 GENERAL SITE DESIGN PRINCIPLES

The general site design principles of this section are necessary to ensure the orderly and harmonious development of property in such a manner as will safeguard the public health, safety and general welfare and to ensure that the future development of property in the city will not be foreclosed by such development. The decision to approve, approve subject to conditions or deny a proposed site plan, or alternate design documentation provided for exempt activities under section [135-9.1.3.B of this article](#), or any Type 1 or Type 2 design alternative associated therewith, must be based in part on whether the site plan or documentation for design, as applicable, complies with the following general site design regulations:

- A.** The design of the proposed development shall make adequate provisions for surface and subsurface drainage, including submittal of a stormwater management plan in compliance with chapter 42, article XI of this code, for connections to water and sanitary sewer lines, each so designed as to neither overload nor to substantially decrease the capacity of existing public utility lines in a fashion that will serve to inhibit or preclude the planned future

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Site Design and Design Alternatives

development of other property within the city and so as not to increase the danger of erosion, flooding, landslide, or other endangerment of adjoining or surrounding property. The city's comprehensive plan shall be the principal guide in determining the prospective use and population density of other properties. However, the factors to be considered in arriving at conclusions on standards of design shall include those expressly set forth in this article.

- B.** The proposed development shall be designed and located within the property in such manner as not to unduly diminish or impair the use and enjoyment of adjoining property and to this end shall minimize the adverse effects on such adjoining properties from automobile headlights, illumination of required perimeter yards, refuse containers, and impairment of light and air. For purposes of this subsection, the term "use and enjoyment of adjoining property" shall mean the use and enjoyment presently being made of such adjoining property, unless such property is vacant. If vacant, the term "use and enjoyment of adjoining property" shall mean those uses permitted under the zoning district in which such adjoining property is located.
- C.** The proposed development shall have such entrances and exits upon adjacent streets and such internal traffic circulation patterns as will not unduly increase congestion on adjacent or surrounding public streets and in a manner which will conform to the proposed future circulation of traffic throughout the city and provide for adequate fire protection access.
- D.** To such end as may be necessary and proper to accomplish the standards in paragraphs A, B and C of this section, the proposed development shall provide water, sewer, stormwater, street, erosion control or other improvements.
- E.** Number not used.
- F.** The proposed development shall conform to all applicable provisions of federal and state law and all applicable sections of the municipal code.
- G.** If the private property is connected to the existing skywalk system, as shown on the official skywalk map, or the applicant intends to connect to the planned skywalk system, as shown on the skywalk system plan map, the proposed development shall have such connections to the existing and planned skywalk system and such internal skywalk system pattern as will best permit the optimal expansion of the skywalk system to serve the greatest number of properties possible and best provide for the

expected skywalk system traffic through the property. If the private property is not connected to the existing skywalk system, as shown on the official skywalk map, and the applicant does not intend to connect to the planned skywalk system, as shown on the skywalk system plan map, this design standard shall not apply to the proposed site plan.

- H.** The proposed development shall provide landscaping, including plantings, fences and screening in accordance with [Article 6 of this chapter](#) and any adopted streetscape plans.
- I.** The proposed development shall comply with the requirements of the tree removal and mitigation ordinance codified in chapter 42, article X of this code.
- J.** The stormwater runoff control facilities installed in compliance with the stormwater management plan shall be maintained in compliance with chapter 42, article XI of this code.
- K.** Direct light trespass beyond property lines is prohibited. Lighting is intended to enhance safety and provide light levels appropriate to the visual task with minimal glare, light trespass, excess site brightness or excess sky glow. Lighting shall not be allowed to create a nuisance or a hazard.

9.2.2 DESIGN ALTERNATIVES GENERALLY

- A. General.** This section acknowledges that there may be requests for design alternatives to the regulations of this chapter. These design alternative regulations are divided into two categories:
 1. Type 1 design alternatives reviewed and approved by the development services director pursuant to section [135-9.2.3 of this article](#); and
 2. Type 2 design alternatives, reviewed and approved by the plan and zoning commission pursuant to section [135-9.2.4 of this article](#).
- B. Intent and Criteria.**
 1. The design alternative provisions of this section are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal

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or better implementation of the regulation's intended purpose and greater consistency with the comprehensive plan.

2. Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable request and independently of prior requests from the same applicant, and may include the following criteria:
 - a. An evaluation of the character of the surrounding neighborhood, such as:
 - i. Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the requested design alternative(s); and
 - ii. Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);

For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested;

- b. The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;
- c. Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;
- d. Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent property, the character of the surrounding area or the public health, safety and general welfare;
- e. Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and
- f. Other factors determined relevant by the development services director, plan

and zoning commission, or city council as applicable.

C. Burden of Proof or Persuasion. The burden is on the applicant to demonstrate that the requested design alternative meets the criteria for approval or demonstrate that the result of the design alternative would equal or exceed the results of strict compliance with the subject regulation.

D. Notice of Request for Design Alternatives.

Requested design alternatives must be noted on the required application for site plan or alternate design documentation review, as applicable. The application must include a written statement explaining why the design alternative is necessary and all efforts that will be employed to mitigate adverse impacts resulting from approval of the design alternative request.

E. Zoning Relief Not Authorized. Design alternatives may not be used to grant relief from the zoning regulations of chapter 134 of this code. Relief from zoning regulations may be granted only in accordance with the applicable zoning procedures of article 6 of chapter 134 of this code.

F. Cumulative Measurement. All design alternatives shall be measured cumulatively from the effective date of this chapter, using all building permits issued by the city's permit and development center, county assessor records, and other documentation determined necessary by the development services director.

9.2.3 TYPE 1 DESIGN ALTERNATIVES

During the site plan or alternate design documentation review process, as applicable, the development services director is authorized to approve the Type 1 design alternatives of this section and those expressly authorized elsewhere in this chapter, based on consideration of the general intent statement of section [135-9.2.2.B of this article](#):

A. Specific Building Type Design Alternatives. The following design alternatives apply to the regulations in [Article 2 of this chapter](#):

1. Build-to Zone
 - a. Increase the maximum primary frontage build-to-zone or setback requirement by 30% or one foot, whichever is greater.
 - b. Increase the maximum non-primary frontage build-to-zone or setback requirement by 30% or 2.5 feet, whichever is greater.

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2. Primary Frontage Lot Line Coverage. Decrease the minimum primary frontage lot line coverage requirement by 30% or three feet, whichever is greater.
 3. Building Setbacks.
 - a. Decrease the minimum interior side setback by up to 30% or one foot, whichever is greater.
 - b. Decrease the minimum rear setback by up to 30% or one foot, whichever is greater.
 4. Building Coverage. Increase the maximum total impervious coverage allowance by up to 30%, provided that such increase does not result in impervious coverage that exceeds the total permitted impervious plus semi-pervious coverage.
 5. Height.
 - a. Increase or decrease the ground story minimum or maximum height for House A, B, C and D building types by up to 1.5 feet.
 - b. Increase or decrease the non-ground floor stories minimum or maximum height for House A, B, C and D building types by up to one foot.
 - c. Decrease the ground story minimum height up to 10% for all Building Types other than House A, B, C and D building types.
 - d. Decrease the non-ground story minimum height by up to 10% for all Building Types other than House A, B, C and D building types.
 6. Transparency. Reduce minimum transparency requirements by up to 30%.
 7. Roof Type. Allow any roof type on a building.
 8. Reduce applicable minimum square footage requirement for House Type A, B, C or D by up to 18%; provided, however, that no House building shall be allowed by a Type 1 design alternative to contain less than 1,000 square feet of above grade finished floor area for House Type A or less than 1,000 square feet of finished floor area for House Types B, C and D.
 9. Reduction in size of garage or waiver of garage requirement for House Types B, C and D, subject to provision, in lieu of the required garage, of a minimum 120 square foot storage shed constructed with a foundation or concrete slab and with building materials matching the principal household dwelling on the property.
 10. Reduction or waiver of the full depth basement requirement for House Type A for property located in an A, N1a, N1b or N2a district
 - a. in the event of topography, soil, groundwater, sewer connection, or drainage constraints as demonstrated by the applicant and confirmed by the city engineer, or
 - b. for expansion or enlargement of a House Type A building with no basement, or with a partial basement that does not adjoin the added area.
 11. Reduce minimum overall height requirement by 0.5 story for House C and D building types in zoning districts N4, N5 and NX1, if a design alternative has not been granted pursuant to section [135-9.2.3.A.8](#) or requested pursuant to section [135-9.2.4.A.10](#) of this article for the same project or property.
- ### B. Other Type 1 Design Alternatives
1. Except as noted above in this section, reduce by up to 30% any minimum requirements of the building type regulations of [Article 2 of this chapter](#) and design regulations of [Article 4 of this chapter](#) that are expressed as a dimension or distance.
 2. Except as noted above in this section and excluding maximum overall building height for property within the Capitol Dominance Area, increase by up to 30% any maximum requirements included in the building type regulations of [Article 2 of this chapter](#) and design regulations of [Article 4 of this chapter](#) that are expressed as a dimension or distance.
 3. Modify building type regulations of [Article 2 of this chapter](#) and design regulations of [Article 4 of this chapter](#) that are expressly identified as eligible Type 1 design alternatives within the text of this chapter.
 4. Allow the owner of an existing, lawfully established single-household use to carry out building expansions and renovations following the House type regulations that most closely match the existing building, regardless of whether that House type, or the most closely matching House type, is permitted within the subject district.

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5. Allow an addition to a pre-existing building design or off-street parking area or lot to extend along the same building line or off-street parking area or lot as the pre-existing building or surface parking lot.
6. Waive or modify applicable building type regulations of [Article 2 of this chapter](#) related to garage and facade requirements when the existing location does not comply with applicable building type regulations.
7. Waive or modify regulations of this chapter when the development services director determines that requiring strict compliance would result in a violation of federal legislation, including but not limited to the Americans with Disabilities Act, and the design alternative would be the minimum design alternative necessary to provide relief and any impacts will be mitigated to the maximum extent feasible.
8. Design alternatives to the accessory utility structure regulations for electric vehicle charging stations in section [135-2.22.4.B of this chapter](#) and for building-mounted solar regulations in section [135-2.22.4.E of this chapter](#) and freestanding solar regulations in section [135-2.22.4.F of this chapter](#).
9. Design alternatives to minimum bicycle parking ratios and to bicycle parking location and design regulations.
10. Design alternatives to minimum or maximum motor vehicle off-street parking ratios pursuant to section [135-6.1 of this chapter](#).
11. Design alternatives to parking lot geometrics not to exceed 30% of a numerical standard subject to review by the development services director and city engineer.
12. Design alternatives to the landscape regulations of [Article 7 of this chapter](#).
13. Allow replacement of an existing parking lot in a front yard when no reasonable alternative is available on the lot, as determined by the development services director.
14. Allow placement of a dumpster enclosure in a front or street-side yard when no reasonable alternative is available on the lot, as determined by the development services director.
15. Waive the requirement in sections [135-2.21.2.K](#) and [135-8.2.3 of this chapter](#) of this chapter to place utility transmission system(s) underground when all of the following criteria are met:
 - a. The subject property is not located in an underground district designated by resolution of the city council; and
 - b. The development services director determines waiver is appropriate based on his/her character analysis of the subject lot and surrounding area, such as review of the street typologies map in MoveDSM: Transportation Master Plan, whether the location of the subject lot is within the "Connect Downtown Plan" area in said street typologies map and the city's Connect Downtown Plan, whether the location of the subject lot is within a node set forth in PlanDSM as determined by the development services director, any existing or planned streetscape projects, or other relevant factors; and
 - c. Placement of the utility transmission system(s) underground is not reasonably practicable, as determined by the development services director for one or more of the following reasons:
 - i. The estimated cost of placing the utility transmission system(s) underground, as documented in a written estimate from the applicable utility company(ies) or utility contractor(s), exceeds ten percent (10%) of the estimated budget for the proposed project that requires site plan or alternate design documentation review, as demonstrated by the applicant to the satisfaction of the development services director;
 - ii. The existing utility transmission system(s) required to be placed underground include major transmission electrical lines or other utility lines that are impractical to place underground;
 - iii. Placing the utility transmission system(s) underground would negatively impact one or more adjoining property owner(s); or
 - iv. Physical constraint(s) of the subject property make placing the utility transmission system(s) underground impractical.

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16. Any other design alternatives identified in this chapter as a Type 1 design alternative.

9.2.4 TYPE 2 DESIGN ALTERNATIVES

A. Unless otherwise allowed in this chapter, only the following may be approved as Type 2 design alternatives:

1. Except as noted in subsection [135-9.2.3.A of this article](#), a reduction by more than 30% of any minimum requirements of the building type regulations of [Article 2 of this chapter](#) and design regulations of [Article 4 of this chapter](#) that are expressed as a dimension or distance.
2. Except as noted in subsection [135-9.2.3.A of this article](#), an increase by more than 30% of any maximum requirements included in the building type regulations of [Article 2 of this chapter](#) and design regulations of [Article 4 of this chapter](#) that are expressed as a dimension or distance.
3. Design alternatives to allow required parking spaces for residential uses to be provided off-site.
4. Design alternatives to allow off-site parking on a lot where non-accessory parking and the use to be served by the off-site parking are not allowed, as expressly stated in section [135-6.6 of this chapter](#).
5. Design alternatives to any numerical regulation established in the building type regulations of [Article 2 of this chapter](#) when the proposed construction is not subject to site plan review under chapter 135 of this code and when the design alternative does not exceed 50% of the applicable numerical regulation.
6. Non-compliant street configuration, subject to concurrence by the development services director, fire chief, and city traffic engineer, unless otherwise approved by city council resolution.
7. Reduction in depth of or elimination of the required occupied space.
8. Reduction in size of garage or waiver of garage requirement for House type A.
9. Any other design alternatives identified in this chapter as a Type 2 design alternative and any other variations from the regulations of this chapter, unless explicitly prohibited herein, that are not expressly identified as a Type 1 design alternative.

10. Reduce applicable minimum square footage requirements for House Types A, B, C or D (i) by more than 18%, or (ii) to allow any House Type A building to contain less than 1,000 square feet of above grade finished floor area or any House Type B, C or D building to contain less than 1,000 square feet of finished floor area.

- B.** As part of the public hearing site plan review process, the plan and zoning commission is authorized to approve requests for relief from strict compliance with the building type regulations of [Article 2 of this chapter](#) and design regulations of [Article 4 of this chapter](#) that are not expressly authorized for processing as Type 1 design alternatives, and to hear and decide reviews of the development services director's decision on any Type 1 design alternative. The plan and zoning commission is also authorized to approve those Type 2 design alternatives that are expressly authorized in this chapter.
- C.** In addition to all other requirements of this article, the plan and zoning commission's decision to approve, approve the conditions, or deny a request for a Type 2 design alternative as part of the public hearing site plan review process must be based on the commission's determination of whether:
1. The requested design alternative is consistent with the general intent statement of section [135-9.2.2.B of this article](#);
 2. The requested design alternative is consistent with the comprehensive plan and any adopted area plan; and
 3. The requested design alternative will not result in any adverse impacts on other properties in the area beyond those impacts ordinarily expected through implementation of the building type regulations of [Article 2 of this chapter](#) and design regulations of [Article 4 of this chapter](#).

135-9.3 Review Process

9.3.1 REVIEW AND DECISION-MAKING AUTHORITY

A. Administrative Site Plans. All site plan applications that are not classified as public hearing site plans, including those that include alternate design documentation for activities that are exempt pursuant to section [135-9.1.3 of this article](#) or that include one or more requests for a Type 1 design alternative, pursuant to section [135-9.2.3 of this article](#), are referred to as "administrative site plans"

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and must follow a one-step approval process: review and final action by the development services director.

B. Public Hearing Site Plans. All site plan applications that include one or more requests for a Type 2 design alternative, pursuant to section [135-9.2.4 of this article](#), are referred to as “public hearing site plans” and must follow a two-step approval process:

1. Review by the development services director as an administrative site plan; and
2. Review and final action by the plan and zoning commission as a public hearing site plan.

9.3.2 PRE-APPLICATION MEETING

A. Before submitting an application for site plan review, applicants must schedule and attend a pre-application meeting with development services department staff to discuss applicable procedures and regulations. Pre-application meetings are not required for the following:

1. Activities that are exempt from submitting a formal site plan, pursuant to section [135-9.1.3 of this article](#); and
2. Residential accessory uses and structures.

B. The development services director is authorized, but not required, to allow alternatives to electronic (virtual) pre-application meetings, such as in-person (face-to-face) meetings, telephone conversations and email correspondence.

9.3.3 APPLICATION SUBMITTAL

A. Applications for site plan review may be filed only with the consent of all record titleholders, or with the consent of all record contract purchasers when applicable, of the real property on which the review is requested. Applications for site plan review may also be filed upon determination by the development services director, following consultation with the legal department, that a majority but not all of the record titleholders and contract purchasers of the lot(s) involved in the application have consented to the application; any such application shall require:

1. public hearing review pursuant to section [135-9.3.4 of this article](#);
2. the provision of written notice, at applicant's expense and in form acceptable to the development services director, to all record titleholders and contract purchasers of all lot(s)

involved in the application prior to public hearing by the plan and zoning commission; and

3. a condition of approval requiring written consent of all record titleholders and contract purchasers of the lot(s) involved in the application prior to written verification of approval of the public hearing site plan by the development services director and prior to issuance of grading or building permits.

B. Applications for site plan review must be determined to be a complete submittal as indicated by the requirements on the site plan review submittal checklists before the development services department is required to review the application. An application will be considered complete and ready for processing only if it is submitted in the required number and form, is accompanied by the required application filing and notification fees in accordance with the schedule of fees adopted by the city council, and is accompanied by the following information when applicable:

1. Site Plan, or alternate design documentation for exempt activities pursuant to section [135-9.1.3 of this article](#);
2. Traffic Impact Analysis or Study;
3. Stormwater Pollution Prevention Plan;
4. Stormwater Run-off Control Plan;
5. Grading Plan;
6. Architectural Building Elevations;
7. Photometric Analysis;
8. Utility Plan;
9. Landscape Plan, signed by an actively licensed architect, landscape architect, or certified nurseryman;
10. For properties containing two or more acres or 10 or more combined household, commercial, or other similar units allowed by the zoning district, proposed construction phasing if applicable, including:
 - i. identification of phased areas by mapping and phase number, and
 - ii. commencement and completion dates listed per phase number, which completion dates may not exceed 10 years after original submittal of the site plan or alternate design documentation;

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11. An approval statement and signature block as provided by the development services director; and
 12. Other information as required by the development services director.
- C.** To be considered a complete submittal, a site plan must show all major information, such as dimensions, setbacks, square footage, number of employees, proposed use, contours, detention calculations, and hazardous materials to be stored on site, unless specifically waived by the pre-application conference.
- D.** If board of adjustment review is required pursuant to chapter 134 of this code for a use requiring a site plan, the site plan shall not be processed until all necessary relief has been approved unless authorized by the development services director.
- E.** The development services director must make a determination of application completeness within 10 business days of application filing.
- F.** If a site plan application is determined to be incomplete, the development services director must provide notice to the applicant along with a written explanation of the application's deficiencies. Notice of an incomplete application may be provided in person or by electronic mail or regular mail.
- ### 9.3.4 PLAN REVIEW
- A. General.** Following determination that an application is complete, the development services director must promptly distribute the application for review by any city departments and external agencies who have regulatory responsibility or related interests in the review of the proposed site plan.
- B. Administrative Site Plans**
1. The development services director shall provide administrative review comments to the applicant within 30 days of acceptance of a complete site plan submittal package, or within 15 days of acceptance of a complete submittal package for activities exempt under section [135-9.1.3 of this article](#) for which alternate design documentation is required.
 2. If an administrative site plan requires revisions for approval, including revisions that eliminate the Type 1 or Type 2 design alternatives, the applicant may revise the site plan in accordance with administrative review comments. To be considered for further review, the applicant must resubmit the revised site plan along with an explanation of how each administrative comment was addressed no later than 60 days after the written administrative comments are issued.
- C. Public Hearing Site Plans**
3. Within 15 days after receipt of a complete site plan resubmittal package, or within 10 days of receipt of a complete resubmittal package for activities exempt under section [135-9.1.3 of this article](#) for which alternate design documentation is required, the development services director must provide any written administrative review comments that require further revision or provide acknowledgment that all administrative review comments have been satisfied.
 4. If a revised administrative site plan has satisfied all administrative comments, staff will request that the applicant submit a signed and dated digital, reproducible copy. The development services department will provide written confirmation of approval, along with the date of such approval.
 5. The development services department will retain the duly certified copy of approved administrative site plans in the department's permanent electronic file storage. The applicant is responsible for securing and submitting duly certified copies of the approved site plan as required to obtain building and other permits in accordance with this code and state law.
 6. If an administrative site plan, or Type 1 design alternative(s) related thereto, are denied, or if an administrative site plan is determined to require one or more Type 2 design alternatives after the administrative review, this final determination must be provided through written administrative comment, either electronically or by regular mail, and such correspondence must detail the aspects of the administrative site plan that are not in compliance with applicable regulations. Any request for further review shall be submitted to the development services director within 30 days after issuance of a final determination. Request for further review shall be processed as a public hearing site plan pursuant to this section.

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referred to in this section as a “public hearing site plan”, must include the following:

- a. Written response to all administrative site plan review comments;
 - b. Written narrative explaining the rationale for consideration of approval; and
 - c. Other documentation as requested by the development services director.
2. Within 30 days of acceptance of a complete submittal package for a public hearing site plan, the development services director must provide any written administrative comments that require further revision or establish a date for a public hearing by the plan and zoning commission.
 3. The plan and zoning commission must take action to approve the proposed public hearing site plan, approve the proposed public hearing site plan subject to conditions, or deny the proposed public hearing site plan at the time of the public hearing, unless a continuance of the public hearing is otherwise deemed necessary by the commission.
 4. If an application for public hearing site plan is denied or conditionally approved by the plan and zoning commission, a new application may be submitted for further consideration or the denial or condition(s) of approval may be appealed in accordance with section [135-9.3.9.B of this article](#).
 5. If a public hearing site plan is approved subject to specific conditions and all administrative review comments, the applicant must revise the site plan in accordance with those conditions and comments and resubmit the plan for review within 30 days from the date of the plan and zoning commission approval. The development services director must act on all resubmitted public hearing site plans within 15 days of their receipt.
 6. If a public hearing site plan is approved, the applicant must submit signed and dated digital and reproducible copies of the site plan to the development services director, and the development services director must provide written verification of approval, along with the date of approval.
 7. The development services department must retain the duly certified copy in the department’s permanent files. The applicant is responsible

for securing and submitting duly certified copies of the approved site plan as required to obtain building and other permits in accordance with this code and state law.

9.3.5 EFFECTIVE DATE OF APPROVAL

An approved site plan or alternate design documentation becomes effective upon certification by the development services director. If a request for review is filed, a site plan or alternate design documentation does not become effective until all reviews have been decided.

9.3.6 LAPSE OF APPROVAL

- A. The approval of any site plan or alternate design documentation required by this article that does not contain proposed construction phasing, and the approval of the first phase of any site plan or alternate design documentation that contains proposed construction phasing, remains valid for two years after the date that the site plan or alternate design documentation is certified as approved, after which time the site plan or alternate design documentation lapses and is of no further effect unless the development has been established or actual construction has commenced. A site plan or alternate design documentation containing proposed construction phasing for which approval has lapsed for its first phase shall no longer be valid for any subsequent phase thereof.
- B. The approval of any second or subsequent phase included in a site plan or alternate design documentation required by this article remains valid for two years after the completion date of the applicable phase as stated in the certified and approved plan or documentation, after which time the site plan or alternate design documentation lapses and is of no further effect unless the applicable phase of the development has been established or actual construction has commenced. A site plan or alternate design documentation containing proposed construction phasing for which approval has lapsed for any second or subsequent phase shall no longer be valid for any subsequent phase thereof. In no event shall a completion date for a phase identified in a site plan or alternate design documentation exceed 10 years from the date that said plan or documentation is certified as approved.
- C. For the purpose of this section, “actual construction” means that the installation of permanent construction materials has commenced and is

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proceeding without undue delay. Preparation of plans, securing financial arrangements, issuance of building permits, letting of contracts, grading and excavation, or stockpiling of materials on the site does not constitute actual construction.

- D.** One extension may be granted by the development services director for any approved site plan or alternate design documentation, or any phase thereof of phased projects. Said extension must be requested prior to lapse of approval pursuant to this section, and, if approved, shall delay lapse of approval for up to two years commencing on the date of written grant of extension by the development services director. Said extension shall only be granted for good cause or undue hardship as determined by the development services director based on sufficient documentation provided by the property owner(s) requesting the extension.

9.3.7 PERMITS AND CONTINUING COMPLIANCE

- A.** No permit may be issued for any development requiring site plan or alternate design documentation approval until a site plan or alternate design documentation has been submitted and certified as approved for such development in accordance with this article.
- B.** No permanent certificate of design compliance or certificate of occupancy may be issued for such development by the development services director until all terms and conditions of the approved site plan or alternate design documentation have been satisfactorily completed or provided for.
- C.** Construction, grading, or other development activities may be carried out only in compliance with the certified approved site plan or alternate design documentation.
- D.** No building or development requiring site plan or alternate design documentation approval shall be erected, structurally altered, occupied, used, or changed, in whole or in part for any purpose whatsoever, until a site plan or alternate design documentation is approved in accordance with this article.
- E.** When a site plan or alternate design documentation has been approved for property pursuant to this article, the property must be used and maintained in compliance with the approved site plan or alternate design documentation. No person may use property in a manner or physical condition that does not conform to the approved site plan for such property.
- F.** The development services director may authorize issuance of permit(s) for limited construction purposes when the director determines that a non-certified site plan or alternate design documentation is substantially complete pending final approval.

9.3.8 RESUBMISSIONS AND AMENDMENTS

- A.** Resubmission of any site plan or alternate design documentation due to changes required or made to the site plan or alternate design documentation as previously submitted may be made in accordance with schedule of fees adopted by the city council.
- B.** An approved site plan or alternate design documentation may be amended in accordance with the site plan or alternate design documentation review procedures of this section. However, the development services director is authorized to waive applicable review and approval procedures if the development services director determines that a proposed amendment involves only a minor change in the approved site plan or alternate design documentation. Any such waiver by the development services director must be in writing. Minor changes include the following:
1. A change in building entrance and exit locations that remain fully compliant with this chapter.
 2. A change to move building walls within the confines of the smallest rectangle that would have enclosed each originally approved building or to relocate building entrances or exits or to shorten building canopies.
 3. A change from a permitted use to another permitted use where the site is fully compliant with this chapter.
 4. A change in angle of parking or in aisle width, in accordance with all provisions of this chapter.
 5. A change in location of ingress and egress drives, provided such change is required by the city engineer.
 6. Substitution of plant species, provided a certified nurseryperson or landscape architect certifies the substituted species is similar in nature and in screening effects and allowed for planting in the city as approved by the development services director.
 7. A change in type and design of lighting fixtures, provided there will be no increase in the intensity of light at the property boundary.
 8. Expansion of peripheral yards for conforming uses that is compliant with this chapter.

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C. If a site plan or alternate design documentation is resubmitted for final approval that, as interpreted by the development services director, does not comply with conditions required by the development services director for an administrative site plan, or by the plan and zoning commission for a public hearing site plan, the applicant may elect to either:

1. Revise the site plan or alternate design documentation to comply with required conditions in accordance with the interpretation of the conditions by the development services director; or
2. Submit a written request by letter or email communication that the resubmission is to be processed as an amendment to the site plan or alternate design documentation, as applicable.

9.3.9 REQUEST FOR REVIEW

A. Review of Development Services Director Interpretations and Decisions

1. The applicant may request review of any interpretation or final decision of the development services director, other than enforcement procedures set forth in section [135-11.2 of this chapter](#) or site plans or alternate design documentation being processed through plan review procedures in section [135-9.3.4 of this article](#), by filing a written notice of and reasons for the review with the development services director no later than 30 days after the date of the action from which the review is sought.
2. All reviews of interpretations or final decisions of the development services director must be placed on an upcoming regularly scheduled agenda of the plan and zoning commission within 60 days of the date that written notice of the appeal review was filed with the development services director. Except as otherwise expressly stated in this chapter, the affirmative vote of at least eight plan and zoning commission members is required to overturn or modify the action from which review is sought.

B. Review of Plan and Zoning Commission Decisions

1. To be considered for further review of any final decision of the plan and zoning commission, the applicant must submit the site plan or alternate design documentation to be considered and the following documentation to the development services director no later than 30 days from the

final determination of the public hearing site plan review:

- a. Written narrative explaining any requests and rationale for modification of the final decision by the plan and zoning commission; and
 - b. Other documentation as requested by the development services director.
2. All reviews of final decisions of the plan and zoning commission must be placed on an upcoming regularly scheduled agenda of the city council within 60 days of the date that notice of the request for further review was filed with the development services director.

Chapter 135. Planning and Design

ARTICLE 10. PRE-EXISTING SITUATIONS

135-10.1 General

10.1.1 INTENT

Pre-existing situations are created when the planning and design regulations that apply to a particular property are changed to no longer allow buildings, structures or other development features that have already been lawfully established. The regulations governing pre-existing situations are intended to explain the effect of this pre-existing status and help differentiate pre-existing situations, which have legal status under this chapter, from violations, which are illegal and subject to penalties and enforcement action. The regulations of this article are also intended to:

- A. Recognize the interests of landowners in continuing to use buildings and structures that were lawfully established;
- B. Promote maintenance and rehabilitation of existing buildings and structures; and
- C. Place reasonable limits on pre-existing structures and development features that have the potential to adversely affect surrounding properties.

10.1.2 AUTHORITY TO CONTINUE

Any pre-existing building, structure or other development feature that existed on the effective date specified in section [135-1.2 of this chapter](#) or any situation that becomes pre-existing upon adoption of any amendment to this chapter or any change to the applicable building type regulations created by an amendment of the zoning map pursuant to chapter 134 of this code after the effective date specified in section [135-1.2 of this chapter](#) may be continued, subject to the regulations of this article.

10.1.3 DETERMINATION OF PRE-EXISTING STATUS

- A. The burden of proving that a pre-existing situation exists, as opposed to a violation, rests entirely with the subject property owner.
- B. The development services director is authorized to determine whether reliable evidence of pre-existing status has been provided by the subject property owner.
- C. Building permits, lawfully recorded plats, lawfully recorded instruments of conveyance, aerial photography owned by a governmental agency and other official government records that indicate

lawful establishment of a lot or structure constitute conclusive evidence of pre-existing status.

10.1.4 REPAIRS AND MAINTENANCE

- A. Repairs and normal maintenance necessary to keep a pre-existing structure in sound condition are permitted unless the work increases the extent of the pre-existing situation or is otherwise expressly prohibited by this chapter.
- B. If a pre-existing structure becomes unsafe or dangerous, or when a structure is found unfit for human occupancy or otherwise deemed to be a public nuisance, it may not thereafter be restored, repaired, or rebuilt except in compliance with the provisions of this chapter.
- C. Nothing in this article is intended to prevent pre-existing situations from being structurally strengthened or restored to a safe condition in accordance with an order from a duly authorized public official.

10.1.5 CHANGE OF TENANCY OR OWNERSHIP

Pre-existing status runs with the land and is not affected by changes of tenancy, ownership or management.

10.1.6 CUMULATIVE MEASUREMENT

All calculations in this article shall be measured cumulatively from the effective date of this chapter, unless otherwise specified in this article, using all building permits issued by the city's permit and development center, county assessor's records, insurance records if no assessor's records are available, and other documentation determined necessary by the development services director.

10.1.7 PRE-EXISTING SITUATIONS WITHIN MANUFACTURED HOME COMMUNITY OR MOBILE HOME PARK

This article applies to pre-existing manufactured, modular, or mobile homes, and pre-existing site-built household units, within a manufactured home community or a mobile home park if any of the conditions set forth in section 134-7.2.9.D of this code apply to said homes and units.

135-10.2 Pre-Existing Lots

10.2.1 DESCRIPTION

A pre-existing lot is a lawfully created lot, shown on

135-10. PRE-EXISTING SITUATIONS

Pre-Existing Buildings

a plat recorded in the office of the county recorder prior to the effective date of this chapter, that does not comply with applicable lot area, lot width, or street frontage requirements for the subject building type.

10.2.2 LOTS IN AGRICULTURAL OR NEIGHBORHOOD DISTRICTS

In A, N, and NX districts, a single detached house containing no more than one household unit may be erected on a pre-existing lot without complying with the applicable lot area, lot width, or street frontage requirements of the subject building type. The following shall apply:

- A. The front setback requirements for the subject building type shall be in accordance with section 135-2.1.6.A.2-3 of this article.
- B. The street side setback requirements for the subject building type shall apply to the longer street side of a corner lot.
- C. The sum of the side setback widths of any such lot shall not be less than 30% of the width of the lot, but in no case less than 10% of the width of the lot for any interior side setback.
- D. The rear setback of any such lot shall not be less than 20% of the depth of the lot, but in no case less than 10 feet.
- E. If two or more such lots with continuous frontage are combined under single ownership, such combined lots shall be treated as a single lot for purposes of applying these requirements.
- F. If the application of any of the requirements of subsections of this section to a particular lot would impose a greater setback than required under the regulations of the district in which the lot is located, the lesser setback requirements of the building type regulations shall control.
- G. Notwithstanding the setback requirements set forth above, a pre-existing house containing no more than one household unit on such a lot in N and NX districts can be used, maintained and reconstructed, provided however that if the household is destroyed by any means to an extent of 60% or more of its replacement cost at the time of destruction, it shall not be reconstructed unless such reconstruction is commenced within six months of the destruction of the original household and diligently pursued to completion. If the reconstructed household is unable to meet the requirements of the applicable house type, the following may be approved with a Type 1 design alternative:

1. The household shall remain within the original building footprint without an increase in the gross floor area;
2. The household shall have a minimum width facing the street of the smaller of 24 feet or the width of the household prior to such destruction;
3. The household shall have a minimum depth perpendicular to the street of the smaller of 20 feet or the depth of the household prior to such destruction.

135-10.3 Pre-Existing Buildings

10.3.1 DESCRIPTION

A pre-existing building is a building that was lawfully established but that no longer complies with the applicable building type or design regulations of this chapter because of the adoption or amendment of zoning, building type or design regulations after the structure was established.

10.3.2 INTENT

Adoption of the building type and design regulations of this chapter will result in some buildings that were lawfully established as being classified as pre-existing buildings. The pre-existing building regulations of this section are intended to allow these buildings to be changed and upgraded without requiring their elimination if the change would not substantially adversely affect the surrounding area.

10.3.3 MOVEMENT

A pre-existing building may be moved in whole or in part to another location on the same lot only if the movement or relocation complies with this chapter.

10.3.4 ENLARGEMENT OR EXPANSION

- A. For purposes of this subsection, the area and valuation of pre-existing buildings and of enlargements and expansions to pre-existing buildings shall be determined using all building permits issued by the city's permit and development center, county assessor's records, insurance records if no assessor's records are available, and other documentation as determined by the development services director. The applicable building type or design regulations of this chapter shall be fulfilled as follows:
 1. When any pre-existing building is expanded in gross floor area by less than 50% of the original building area, or the expansion has an estimated cost for building permit purposes that does

135-10. PRE-EXISTING SITUATIONS

Pre-Existing Structures

not exceed 50% of the value of the pre-existing building, the area of expansion shall comply with the applicable building type or design regulations of this chapter.

2. When any pre-existing building is expanded in gross floor area by 50% or more of the original building area, or the expansion has an estimated cost for building permit purposes that equals or exceeds 50% of the value of the pre-existing building, the pre-existing building and the area of expansion shall comply with the applicable building type or design regulations of this chapter.
- B.** Alterations, including enlargements and expansions, are permitted if the proposed alteration or expansion complies with all applicable lot and building regulations and does not increase the extent of the pre-existing situation. A building with a pre-existing street setback, for example, may be expanded to the rear as long as the rear expansion complies with applicable rear setback regulations and all other applicable lot and building regulations.
- C.** Any facade being added must comply with the building type street facade and roof requirements and the building design regulations in [Article 2](#) and [Article 4 of this chapter](#).
- D.** Except for House A, B, C and D building types, when 50% or more of a street facade material is being replaced, the regulations in section [135-4.2 of this chapter](#) related to facade materials apply.
- E.** If the facade exists within the build-to zone or will be constructed within the build-to zone, compliance with the facade requirements of the applicable building type, not including the cap types, is required if any one of the following criteria apply to the building modification or expansion:
1. New exterior facades are being added as a result of the addition of floor area;
 2. More than two additional exterior doors are being added or installed;
 3. The area of exterior windows is being expanded by more than 30%;
 4. More than 30% of the exterior facade material is being replaced.
- F.** The cap type regulations of the applicable building type must be met when the shape or style of more than 60% of the roof is changed and 30% or more of the facade is within the required build-to zone.

10.3.5 DAMAGE OR DESTRUCTION

- A.** If a pre-existing building is damaged or destroyed by any means beyond the control of the property owner, the pre-existing building may be re-established in the same building footprint as existed before the damage or destruction, provided that a permit application to allow the re-establishment is filed within six months of the damage or destruction, and provided that the building complies with the requirements of this chapter, including any approved Type 1 or Type 2 design alternatives, other than requirements relating to the pre-existing building footprint.
- B.** If a pre-existing building is demolished, modified, damaged or destroyed, by any means, including repair, alteration, replacement or upgrade, by intentional act of the property owner to the extent of 50% or more of its replacement cost at time of demolition, modification, damage or destruction, the pre-existing building may not be re-established, unless otherwise approved through design alternatives in compliance with this chapter.
- C.** This subsection does not apply to properties designated a historic district or landmark under chapter 58 of this code or under the National Register of Historic Places.

10.3.6 MANUFACTURED HOUSING UNITS

Pre-existing manufactured housing units may be occupied and maintained, and if damaged or destroyed may be reconstructed, provided that if the household is damaged or destroyed by any means, including repair, alteration, replacement or upgrade, to the extent of 50% or more of its replacement cost at the time of damage or destruction, it may not be reconstructed unless a permit application to allow the re-establishment is filed within six months and the reconstructed household:

- A.** Remains within the original building footprint without an increase in the gross floor area;
- B.** Complies the building type regulations of the subject zoning district; and
- C.** If located within a mobile home park, the park complies with all regulations and conditions of approval in effect at the time that the park was established.

135-10.4 Pre-Existing Structures

10.4.1 DESCRIPTION

A pre-existing structure is a structure, other than a

135-10. PRE-EXISTING SITUATIONS

Effect of Condemnation

building, that was lawfully established but that no longer complies with the applicable provisions of this chapter because of the adoption or amendment of zoning, building type or design regulations after the structure was established.

10.4.2 MOVEMENT

A pre-existing structure may be moved in whole or in part to another location on the same lot only if the movement or relocation complies with this chapter.

10.4.3 ALTERATION, ENLARGEMENT OR EXPANSION

A pre-existing structure may not be enlarged or altered in a way which increases its pre-existing situation. Alterations, including enlargements and expansions, are permitted if the proposed alteration or expansion complies with all applicable lot and building regulations and does not increase the extent of the pre-existing situation.

10.4.4 DAMAGE OR DESTRUCTION

If a pre-existing structure is damaged or destroyed, by any means, including repair, alteration, replacement or upgrade, to the extent of 50% or more of its replacement cost at time of damage or destruction, the pre-existing structure may not be re-established. If the structure is damaged or destroyed to the extent of less than 50% of its replacement cost at the time of damage or destruction, the pre-existing structure may be re-established to the extent it existed before the damage or destruction, provided that a permit application to allow the re-establishment is filed within six months of the damage or destruction.

135-10.5 Effect of Condemnation

10.5.1 If a portion of a lot is conveyed to the state, the city, or any other political subdivision of the state through condemnation or under threat of condemnation, and the conveyance results in a lot or structure becoming pre-existing or increasing the extent of the pre-existing situation, then notwithstanding any provisions to the contrary in this article, if the pre-existing structure or structure on the pre-existing lot is thereafter damaged to any extent or is totally destroyed by any means, the structure may be repaired, restored, or rebuilt to its prior condition, if all of the following conditions are satisfied:

A. The pre-existing situation was created by the conveyance through condemnation or under threat of condemnation;

- B.** Appropriate relief was obtained in accordance with this chapter or prior code for any pre-existing situation with the applicable planning and design requirements, to the extent that such noncompliance predated the condemnation or conveyance;
- C.** The repair, restoration or rebuilding of the structure does not create any additional pre-existing situations of the structure beyond that originally created by such conveyance or allowed by any relief granted in accordance with this chapter or prior code;
- D.** A permit application to allow the repair, restoration, or rebuilding is filed within six months of such damage and is diligently pursued to completion; and
- E.** One of the following conditions are satisfied:
1. The acquisition document for such conveyance contains language stating substantially as follows: "The provisions of section [135-10.5 of this article](#) apply to this acquisition"; or
 2. The development services director determines after consultation with the real estate division of the engineering department, that the circumstances of such conveyance affirmatively support a finding that any resulting pre-existing situations were not considered in determining the compensation paid for such conveyance.

10.5.2 If a portion of a lot is conveyed to the state, the city, or any other political subdivision of the state through condemnation or under threat of condemnation, and the conveyance results in a single household upon the remaining lot becoming pre-existing or increasing the extent of the pre-existing situation with setback or lot size requirements, then the remaining lot will be treated as a pre-existing lot pursuant to section [135-10.2 of this article](#).

10.5.3 Any adjustment to the minimum lot area made under authority of this section automatically lapses and is of no further effect if the lot is combined with other abutting land under common ownership and such combination results in a lot that meets applicable minimum lot area requirements.

10.5.4 Any adjustment to a required setback made under authority of this section lapses and is of no further effect if the lot is combined with other abutting land under common ownership and such combination results in a lot that meets applicable minimum setback requirements.

135-10. PRE-EXISTING SITUATIONS

Pre-Existing Site Elements

135-10.6 Pre-Existing Site Elements

10.6.1 DESCRIPTION

Pre-existing site elements are components of a site, other than a lot, structure or building, that were lawfully established but no longer comply with the applicable provisions of this chapter because of the adoption or amendment of zoning, building type or design regulations after the site elements were established. Examples of site elements include driveways, parking and loading areas, and berms and landscaping. The date of cumulative value or floor area for purposes of pre-existing site elements shall be March 22, 2004, in accordance with [Article 7](#) and [Article 8 of this chapter](#).

10.6.2 REPAIRS AND MAINTENANCE

- A.** Repairs and normal maintenance necessary to keep pre-existing site elements in sound condition are permitted unless the work increases the extent of the pre-existing situation or is otherwise expressly prohibited by this chapter.
- B.** Pre-existing gravel drives or parking areas constitute pre-existing site elements and must be maintained with a surface area consisting of a uniform layer of gravel evenly distributed, and must be free of bare spots, ruts, and vegetation. The consistency of the surface must be tightly bound and consistently graded. All defects must be repaired with clean fill material consistent with the existing drive or parking area that does not contain dirt, sticks, construction debris or other foreign material.
- C.** If pre-existing site elements becomes unsafe or dangerous, or when site elements are found unfit or otherwise deemed to be a public nuisance, it may not thereafter be restored, repaired, or re-installed except in compliance with the provisions of this chapter.

10.6.3 MOVEMENT

Pre-existing site elements may be moved in whole or in part to another location on the same lot only if the movement or relocation complies with this chapter.

10.6.4 ALTERATION, ENLARGEMENT OR EXPANSION

Pre-existing site elements may not be enlarged or altered in a way which increases the pre-existing situation. Alterations, including enlargements and expansions, are permitted if the proposed alteration or expansion complies with all applicable lot and building regulations and does not increase the extent of the pre-existing situation.

10.6.5 DAMAGE OR DESTRUCTION

If pre-existing site elements are damaged or destroyed, by any means, including repair, alteration, replacement or upgrade, to the extent of 50% or more of the replacement cost at time of damage or destruction, the pre-existing site elements may not be re-established, unless otherwise approved through design alternatives in compliance with this chapter. If the site elements are damaged or destroyed to the extent of less than 50% of the replacement cost at the time of damage or destruction, the pre-existing site elements may be re-established to the extent they existed before the damage or destruction, provided that the re-establishment commences within six months of the damage or destruction.

Chapter 135. Planning and Design

ARTICLE 11. ADMINISTRATION AND ENFORCEMENT

135-11.1 Review and Decision-Making Bodies

11.1.1 PLAN AND ZONING COMMISSION

The plan and zoning commission has the powers and duties that are expressly identified in this chapter and in chapter 82, article II of this code.

11.1.2 DEVELOPMENT SERVICES DIRECTOR

The development services director has the powers and duties expressly identified in this chapter. For purposes of this chapter, "development services director" includes designees of the development services director.

11.1.3 ENFORCEMENT OFFICERS

There is established within the development services department a permit and development administrator who shall be appointed by and responsible to the development services director, and within the neighborhood services department a zoning enforcement officer who shall be appointed by and responsible to the neighborhood services director except as otherwise stated in this article.

A. Powers and Duties.

The permit and development administrator and the zoning enforcement officer, collectively "officer" for purposes of this subsection, shall be responsible for enforcement during their respective enforcement periods specified in section 135-11.2.1.A-B of this article. Said officers shall exercise the following powers and duties during said respective enforcement periods:

1. The officer or the officer's designees shall exercise all enforcement powers under this chapter, including the investigation of complaints of planning and design violations, issuance of notices and municipal infraction citations to violators, and the preparation and submission to the legal department of reports of planning and design violations which continue unabated for such legal action as the facts of each report may require.
2. In all cases in which the city commences court action, the officer shall cooperate with the assistant city attorney by performing such additional investigative work as the assistant city attorney shall require.
3. The officer shall attend the meetings of the plan and zoning commission as requested by that body.

4. If the legal department, after analysis of the report, institutes legal proceedings, the officer will cooperate fully with the legal department in the perfecting of such proceedings.
5. The officer or the officer's designees may provide a written determination regarding the application of this chapter to a specific site to any person requesting such information upon receipt of a fee in the amount set in the schedule of fees adopted by the city council by resolution.

135-11.2 Enforcement

11.2.1 RESPONSIBILITY FOR ENFORCEMENT

- A. The permit and development administrator, under the direction and supervision of the development services director, is responsible for enforcing the regulations of this chapter prior to and until final building permit inspection and approval under chapter 26 of this code (the first enforcement period) for any work requiring a site plan or alternate design documentation.
- B. The zoning enforcement officer, under the direction of the development services director, is responsible for enforcing the regulations of this chapter upon and after final building permit inspection and approval under chapter 26 of this code (the second enforcement period) and otherwise upon request of the development services director. All departments, officials, agencies and employees vested with the authority to review, recommend or issue development approvals, permits or licenses must act in accordance with the provisions of this code.
- C. The officer and his or her designees are authorized to enter at reasonable times onto and into open unobstructed property and structures to inspect, and a property owner or occupant is required to allow such inspection. If entry onto real estate for the purposes described in this chapter is refused, the development services director may pursue a municipal infraction or obtain an administrative search warrant as provided by law to gain entry onto the real estate for the purpose of inspection or otherwise as provided by law.

11.2.2 VIOLATIONS

Appropriate actions and proceedings may be taken by law or in equity to prevent any violation of this

135-11. ADMINISTRATION AND ENFORCEMENT

Enforcement

chapter; to prevent unlawful construction; to recover damages; to restrain, correct, or abate a violation; and to prevent illegal occupancy of a building, structure, or premises. Unless otherwise expressly limited by state law, violations may also be subject to the penalties described in section 1-15 of this code and the remedies and enforcement powers identified in section [135-11.2.1 of this article](#).

11.2.3 CONTINUING VIOLATIONS

Each day that a violation continues constitutes a separate violation of this chapter.

11.2.4 REMEDIES AND ENFORCEMENT POWERS

The city has all remedies and enforcement powers allowed by law, including, without limitation, all of the following:

A. Fines. Any person violating any provisions of this chapter or failing to comply with any of its requirements may be deemed guilty of a misdemeanor or municipal infraction punishable in accordance with section 1-15 of this code.

B. Withhold Permit

1. The development services director may deny or withhold all related permits, certificates or other forms of authorization on any land or structure or improvements upon which there is an existing violation of a provision of this chapter or of a condition or qualification of a permit, certificate, approval or other authorization previously granted by the city. This enforcement provision may be used regardless of whether the current owner or applicant is responsible for the subject violation.
2. Instead of withholding or denying a permit or other authorization, the development services director may grant such authorization subject to the condition that the violation be corrected.

C. Revoke Permits

1. A permit, certificate or other form of authorization required under this chapter may be revoked by the development services director when the development services director determines:
 - a. That there are unapproved departures from approved plans or permits; or
 - b. That any provision of this chapter or approval previously granted by the city has not been met or is being violated.

2. Written notice of revocation must be sent by regular mail to the subject property owner and all persons to whom the permit was issued.

D. Stop Work

1. If the permit and development administrator or the zoning enforcement officer finds work being performed in a manner contrary to the provisions of this chapter or in a dangerous or unsafe manner, either such officer is authorized to issue a stop work order.
2. A stop work order must be in writing and must be posted at the site of the violation. A copy of the order must also be provided to the owner of the subject property, to the owner's authorized agent, or to the person doing the work. Upon issuance of a stop work order, the cited work must cease immediately. The stop work order must state the reason for the order and the conditions under which the cited work is authorized to resume.
3. Any person who continues any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, is subject to penalties and enforcement as set out in this section.

E. Injunctive Relief. The city may seek an injunction or other equitable relief in court to stop any violation of this chapter or of a permit, certificate or other form of authorization granted under this chapter or previous zoning ordinances.

F. Abatement

1. The city may seek a court order for abatement, injunction or other action requiring the owner to correct a violation and order that the city's costs for abatement or correction of the violation be entered as a personal judgment against the defendant or assessed against the property on which the violation occurred, or both.
2. The city may seek a court order authorizing the city to abate or correct the violation and order that the city's costs for abatement or correction of the violation be entered as a personal judgment against the defendant or assessed against the property on which the violation occurred, or both.

G. Other Penalties, Remedies and Powers. The city may seek such other penalties and remedies as are provided by law. The city may institute any other proper action or proceedings to prevent the

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Enforcement

unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use of any building, structure or site element; to restrain, correct, or abate such violation; to prevent the occupancy of the building, structure or land; or to prevent any illegal act, conduct, business or use in or about the premises.

as a result of public health or safety concerns if not remedied immediately, the city may use the enforcement powers available under this chapter without prior notice to the subject property owner.

H. Continuation of Previous Enforcement Actions.

Nothing in this chapter prohibits the continuation of previous enforcement actions, undertaken by the city pursuant to previous ordinances and laws.

- I. Stay of Enforcement.** The filing of a site plan or amendment thereto, including those necessitating a request for a Type 1 or Type 2 design exception, for the purpose of restraining, correcting, abating, preventing, or otherwise addressing any violation of this chapter, unlawful construction, or illegal occupancy of a building, structure, or premises, stays all proceedings enforcing this chapter, unless the development services director and/or an applicable court determines that a stay would cause immediate peril to life or property, in which case the proceedings will not be stayed unless by a restraining order, which may be granted by a district court based on due cause shown.

11.2.5 REMEDIES CUMULATIVE

The remedies and enforcement powers established in this chapter are cumulative, and the city may exercise them in any combination or order.

11.2.6 PERSONS SUBJECT TO PENALTIES

The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, or agent, or other person who commits, participates in, assists in, or maintains such violations may each be found guilty of a separate offense and be subject to penalties, remedies and enforcement actions.

11.2.7 ENFORCEMENT PROCEDURES

- A. Non-Emergency Matters.** In the case of violations of this chapter that do not constitute an emergency or require immediate attention, the subject property owner must be given notice by regular mail. Notices of violation must state the nature of the violation and the time period for compliance and may state the corrective steps necessary and the nature of subsequent penalties and enforcement actions should the situation not be corrected.

- B. Emergency Matters.** In the case of violations of this chapter that constitute an emergency situation

Chapter 135. Planning and Design

ARTICLE 12. DEFINITIONS

135-12. DEFINITIONS

135-12.1 General

Words and terms expressly defined in this chapter have the specific meanings assigned unless the context clearly indicates another meaning. Words and terms that are not expressly defined in this chapter have the meaning given in the latest edition of *Merriam-Webster's Unabridged Dictionary*.

135-12.2 Use Definitions

See article 3 of chapter 134 of this code for an explanation of the use categorization system referenced in this chapter and for use type definitions.

135-12.3 Terms Beginning with "A"

Abut (or abutting): to touch or share a contiguous boundary or border.

Accessory building: a structure on the same lot with, separate from, and of a nature customarily incidental and subordinate to the principal structure and intended for the storage of equipment and materials of the principal use. Trailers, semi-trailers, tents, motor vehicles and component parts thereof are not accessory buildings.

Accessory use: a use on the same lot with and of a nature customarily incidental and subordinate to the principal use or structure.

Adjacent: lying near or in the immediate vicinity.

Alley: a public way, other than street, less than 30 feet in width affording access to abutting lots.

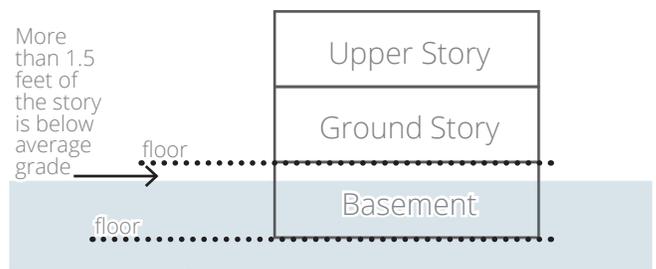
Alley, improved: an existing or planned public alley right-of-way improved to the standards of the city's public works department (i.e. traversable surface of either gravel or paving) that the public works director certifies will be maintained by the city for new or continued vehicular access.

Awning: a roof-like structure typically made of cloth, metal or other material attached to a frame that extends from and is supported by a building. Awnings are typically erected over a window, doorway or building front and they may be raised or retracted to a position adjacent to the building.

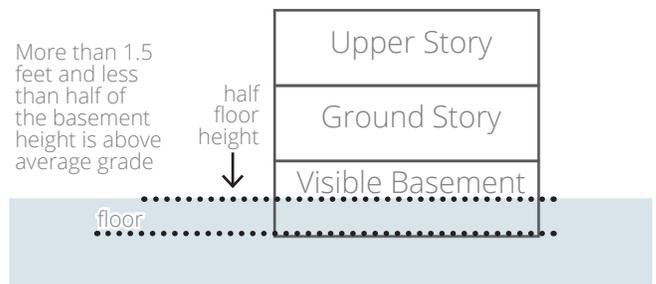
135-12.4 Terms Beginning with "B"

Basement: a building floor having more than 1.5 feet of its height below average grade, measured from the floor of the basement to the floor of the ground story above as shown in this article.

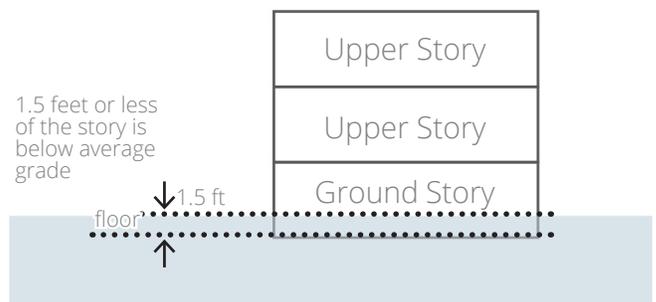
Basement, Visible: a half-story with between 1.5 feet and half of the basement height partially above average grade as shown in this article. Transparency may be required pursuant to section 135-3.3 of this chapter.



Basement Diagram



Visible Basement Diagram



Ground Story Diagram

Figure 135-12.4-A. Illustration of Basement, Visible Basement, and Ground Story

Building: any structure designed or intended for the support, enclosure, shelter or protection of persons, animals or property, but not including signs, general

135-12. DEFINITIONS

Terms Beginning with “C”

advertising signs, or wireless telecommunication towers.

Building frontage: that wall or side of a building which is adjacent and most nearly parallel to a street.

Build-to zone: an area in which the front and street side facade of a building must be placed. Build-to zone requirements establish minimum and maximum setbacks from street lot lines pursuant to section 135-3.3 of this chapter.

135-12.5 Terms Beginning with “C”

Canopy: a permanent roofed structure, including marquees and awnings, either attached to and supported by a building or freestanding, and may be either a private canopy which projects over private property or a public canopy which projects over public property.

Carport: a roofed structure providing space for the parking of motor vehicles and enclosed on not more than two sides. A carport attached to a principal building is considered a part of the principal building and subject to all yard requirements in this chapter.

Car-Share Program: a system in which a fleet of cars, or other motor vehicles, is made available for use by members of the car-share program and that exhibit all of the following characteristics:

1. Members are permitted to use vehicles from the car-share program fleet on an hourly basis;
2. Car-share vehicles are generally available 24 hours a day and seven days a week to members in parking spaces at dispersed locations or facilities; and
3. No separate written agreement is required each time a member reserves and uses a car-share vehicle.

Car-Share Vehicle: a motor vehicle from a car-share program fleet.

Court or Courtyard: An outdoor area enclosed by building on at least three sides, open from the ground to the sky, and the fourth side is open to a public way, street, or open space and park.

135-12.6 Terms Beginning with “D”

Development: Any building, construction, renovation, mining, extraction, dredging, filling, excavation, or drilling activity or operation; any material change in the use or appearance of any structure or in the land itself; the division of land into parcels; any change in the intensity or use of land, such as an increase in the

number of household units in a structure or a change to a commercial or industrial use from a less intensive use; any activity that alters a shore, river, stream, lake, pond, woodlands, wetland, endangered species habitat, aquifer or other resource area.

Dwelling: any building or portion thereof which is designed or used exclusively for residential purposes but not including a tent, cabin, trailer, camper, motor home or mobile home.

Dwelling unit: See “Household unit”.

Dormer: a roof projection no wider than eight feet from an attic space containing a window.

135-12.7 Terms Beginning with “E”

Electric Vehicle: any vehicle that is licensed and registered for operation on public and private highways, roads, and streets; either partially or exclusively, on electrical energy from the grid or an off-board source, that is stored on-board via a battery. “Electric vehicle” includes:

1. battery electric vehicles; and
2. plug-in hybrid electric vehicles.

Electric Vehicle (EV) Charging Station: a public or private parking space that is served by battery charging station equipment.

Electric Vehicle Parking Space: any parking space that is clearly identified to be used exclusively for the parking of an electric vehicle.

135-12.8 Terms Beginning with “F”

Finished floor area: areas with finished ceilings, floors, and walls, that are used for living, sleeping, eating, or cooking, including living rooms, bedrooms containing egress windows, bathrooms, closets, and hallways.

Footcandle: a measure of illumination, the amount of light falling onto a surface. One lumen of light, shining evenly across one square foot of surface, illuminates that surface to one footcandle.

135-12.9 Terms Beginning with “G”

Gable: the vertical triangular end of a building from cornice or eaves to ridge.

Gambrel roof: a roof with a lower steeper slope and an upper less steep one on each of its two sides.

Garage, private: an enclosed structure intended for and used for the parking of the private motor vehicles of the household residents upon the premises.

135-12. DEFINITIONS

Terms Beginning with "H"

Grade, average: the average of the high and low ground elevation along a facade measured five feet from the base of the applicable building facade.

135-12.10 Terms Beginning with "H"

Household: one or more persons, functioning as a single housekeeping unit, occupying a single dwelling unit in compliance with the occupancy limitations set forth in the International Property Maintenance Code. The number of occupants per household shall not exceed the number of occupants permitted by the minimum area requirements of the occupancy limitations set forth in the International Property Maintenance Code.

Household unit or dwelling unit: a room or group of rooms which is arranged, designed or used as living quarters for the occupancy of one household containing bathroom and kitchen facilities.

135-12.11 Terms Beginning with "I"

Impervious Surface or Cover: any surface that cannot effectively absorb or infiltrate rainfall, including driveways, sidewalks, patios, swimming pools, and areas of a site covered by buildings.

International Property Maintenance Code: the International Property Maintenance Code, published by the International Code Council, as adopted and amended in chapter 60 of this code.

135-12.12 Terms Beginning with "J"

RESERVED

135-12.13 Terms Beginning with "K"

RESERVED

135-12.14 Terms Beginning with "L"

Lawfully established: a building, structure, lot, or site element that was established in conformance with all applicable regulations in effect at the time of its establishment.

Lot: a parcel of land which may or may not have been created by subdivision plat or plat of survey. Such lot may consist of:

1. A single pre-existing lot;
2. A portion of a pre-existing lot;
3. A combination of complete pre-existing lots; of complete pre-existing lots and portions of

pre-existing lots; or of portions of multiple pre-existing lots; or

4. A parcel of land described by metes and bounds.

Lot, corner: a lot abutting upon two or more streets at their intersection.

Lot, depth: the mean horizontal distance between the front and rear lot lines.

Lot, double frontage: a lot having a frontage on two non-intersecting streets, as distinguished from a corner lot.

Lot, flag: a lot with only enough width along the street for a driveway and full lot width behind another lot.

Lot, pre-existing: a lawfully created lot, shown on a plat recorded in the office of the county recorder prior to the effective date of this code.

Lot frontage: the portion of a lot which abuts a public street. Each side of a lot so abutting a public street shall be considered as separate lot frontage.

Lot, interior: a lot other than a corner lot.

Lot lines: the lines bounding a lot.

Lot width: the width of a lot measured at the required front setback line and at right angles to its depth. The minimum lot width shall be maintained from the required front yard setback line to the front of the principal building.

135-12.15 Terms Beginning with "M"

Manufactured home: a factory-built, single-household structure, which is manufactured or constructed under the authority of 42 USC 5403, Federal Manufactured Home Construction and Safety Standards, and is to be used as a place for human habitation, but which is not constructed with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles. A mobile home is not a manufactured home unless it has been converted to real property and is taxed as a site-built dwelling. For the purposes of this chapter, a manufactured home shall be considered the same as any site-built single-household detached dwelling.

Mobile home: any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed, or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons

135-12. DEFINITIONS

Terms Beginning with “N”

but the term also includes any such vehicle with motive power not registered as a motor vehicle in this state. A mobile home is factory-built housing built on a chassis. A mobile home shall not be construed to be a travel trailer or other form of recreational vehicle. A mobile home shall be construed to remain a mobile home, subject to all regulations applying thereto, whether or not wheels, axles, hitch, or other appurtenances of mobility are removed and regardless of the nature of the foundation provided. However, certain mobile homes may be classified as “manufactured homes.” Nothing in this chapter shall be construed as permitting a mobile home in other than an approved mobile home park, unless such mobile home is classified as a manufactured home.

Mobile home park or trailer park: any lot or portion of a lot upon which two or more mobile homes or trailers occupied for dwelling or sleeping purposes are located regardless of whether or not a charge is made for such accommodations. Mobile home parks are subject to the regulations of section [135-2.21 of this chapter](#).

Modular home: factory-built housing certified as meeting the state building code as applicable to modular housing. Once certified by the state, modular homes shall be subject to the same standards as site-built homes.

135-12.16 Terms Beginning with “N”

RESERVED

135-12.17 Terms Beginning with “O”

Obstruction: any structure, deck, or other item, of any height, that obstructs, blocks or closes up or hinders movement around the yard or open space of a lot.

Occupied: See “Used”.

Occupied space: interior floor space within any building story that is regularly or normally occupied by building users. Occupied space does not include storage areas, utility space, or parking areas.

Off-street parking and loading area, or off-street motor vehicle parking: any portion of a lot or property used for parking of vehicles, or used for storage, parking and display of any commercial vehicles, commercial equipment or contractor’s equipment, or used for storage or placement of any merchandise. Notwithstanding any statement to the contrary in this chapter, off-street parking and loading areas are not limited to the parking of private passenger automobiles (vehicles) of occupants, patrons, or employees of the

principal use served on a lot, and instead include such parking as well as storage, parking, display, and placement of vehicles, equipment, items, and similar objects related to the principal use on a lot.

135-12.18 Terms Beginning with “P”

Parking area or parking lot: any portion of a property used for parking of employee, customer, or resident vehicles.

Parking lot, main: any set of parking aisles and lanes with more than 60% of the parking for the building on the lot.

Parking space: a permanently surfaced area which includes the parking stall plus the maneuvering space required for the parking of motor vehicles. Space for maneuvering, incidental to parking or un-parking, shall not encroach upon any public right-of-way, except as permitted by the city engineer.

Patio: a paved and landscaped area on a lot for the gathering of people, not vehicles. Seating, eating and drinking, or retail sales may occur on a patio as permitted by the district.

Pedestrian way: a pathway designed for use by pedestrians, allowing pedestrian movement across private property.

Pervious surface or cover: any surface that allows for the absorption or infiltration of rainwater into the ground or into plant material, including vegetated roofs.

Porch: a roofed projection which has no more than 50% of each outside wall area enclosed by a building or siding material other than meshed screens.

Porch, enclosed: a roofed projection which has more than 50% of each outside wall area enclosed by a building or siding material other than meshed screens.

Primary frontage: the portion of a lot abutting a primary street right-of-way pursuant to section 135-2.1.6 of this chapter.

Primary street: a street that receives priority over other streets in terms of setting front lot lines and locating building entrances pursuant to section 135-2.1.6 of this chapter and section [135-5.3.1 of this chapter](#).

Principal use: the main use of land or structures as distinguished from an accessory use.

Public way: a pedestrian or vehicular circulation route that is prioritized similar to a street.

135-12. DEFINITIONS

Terms Beginning with "Q"

135-12.19 Terms Beginning with "Q"

RESERVED

135-12.20 Terms Beginning with "R"

Roof, gambrel: a roof with a lower steeper slope and an upper less steep slope on each of its two sides.

135-12.21 Terms Beginning with "S"

Semi-pervious surface or cover: a material that allows for at least 40% rainfall to be absorbed into the ground or plant material. Typical examples include pervious pavers, permeable asphalt, permeable concrete, and gravel.

Shadow line: an architectural feature consisting of a decorative, three-dimensional, horizontal or vertical linear element that protrudes or is recessed at least two inches from the exterior facade of a building, casting a shadow to reinforce the feature. Shadow lines typically delineate the top or bottom of floors in a building through the use of cornices, pilasters, or stepped brick coursing.

Single housekeeping unit: an interactive group of persons jointly occupying a single household, including joint access to and use of all common areas including living, kitchen and eating areas within the household unit, and sharing household activities and responsibilities such as chores, expenses, meals and maintenance.

Story: that portion of a building above grade and between the surface of any floor and the surface of the floor next above it or, if there is no floor above it, the space between the floor and the ceiling or roof next above it, provided the space is of a height appropriate for normal human use and not a crawl space.

Story, ground: the first story of a building with less than 1.5 feet below average grade as shown in Figure 135-12.1-A of this article.

Story, half: that portion of a building constituting either a visible basement, or a space under a sloping roof where the intersection of roof decking and wall face is not more than four feet above floor level.

Story, upper: a story in a building located above the ground story of the building. Also referred to as upper floor.

Street facade or street-facing facade: the facade of a building that faces a street right-of-way.

Street, major: neighborhood residential, community residential, community mixed-use, regional residential,

regional mixed-use or industrial business park street typology and downtown streets as identified in the city's transportation master plan, and any other street similar in scale, speed, and character as determined by the development services director and city engineer.

Street, minor: local street typologies as identified in the city's transportation master plan, and any other street similar in scale, speed, and character as determined by the development services director and city engineer.

Street, public: any thoroughfare or public way that has been dedicated to the public or conveyed to the city by deed, easement, or plat for street right-of-way purposes.

Structural alteration: any replacement or changes in a type of construction or in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, beyond ordinary repairs and maintenance.

Structure: anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Structures include but are not limited to buildings, walls, fences, gates, towers, factory-built homes, signs, utility poles, flagpoles, yard lights and storage tanks. For the purposes of this chapter, streets, sidewalks, alleys, hard-surfaced parking areas and underground utilities are excluded from the definition of the term "structure."

135-12.22 Terms Beginning with "T"

Trailer park: See "Mobile home park."

135-12.23 Terms Beginning with "U"

Used or occupied: actively and continuously occupied by and functioning for a permitted use.

135-12.24 Terms Beginning with "V"

Vehicle, Motor, or Vehicle: any vehicle operated by a motor (motor vehicle), recreational vehicle, boat, trailer or semitrailer.

135-12.25 Terms Beginning with "W"

RESERVED

135-12.26 Terms Beginning with "X"

RESERVED

135-12. DEFINITIONS

Terms Beginning with "Y"

135-12.27 Terms Beginning with "Y"

Yard: the unoccupied and unobstructed space that exists between a building and a lot line. The following are not considered obstructions in a yard: yard recreational equipment, arbors and trellises, flagpoles, yard lights, statuary or other similar decorative things.

Yard, front: a yard extending from the front facade of the principal building along the full length of the front or primary lot line.

Yard, rear: a yard extending from the rear of the building facade along the rear lot line between the side yards or, on a corner lot, between the street-side yard and the side yard. On interior lots it is the opposite end of the lot from the front yard. On corner lots, one of the lot lines which is not adjacent to a street shall be designated as the rear lot line. In addition to the items that are not considered obstructions under the definition of "yard", the following is not considered an obstruction in a rear yard: laundry drying equipment.

Yard, side: a yard extending from the front yard to the rear lot line and measured between the side lot lines and the nearest building. In addition to the items that are not considered obstructions under the definition of "yard", the following is not considered an obstruction in a side yard: laundry drying equipment.

Yard, street-side: a side yard abutting a street lot line.

135-12.28 Terms Beginning with "Z"

RESERVED