

Standards

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A

Accessory Dwelling Standards

A second dwelling may be added to a single family dwelling located in a residential zoning district, if the lot is sufficiently large to accommodate the two dwellings.

Accessory dwelling owner occupancy. One of the two dwellings must be owner occupied at all times. If owner occupancy ends, the second dwelling must be demolished or have the cooking facilities removed.

Accessory dwelling separate utilities. The two dwellings must have separate, metered, gas and electric services.

Accessory dwelling parking. The Primary dwelling must meet the parking requirements for a single family dwelling. The accessory dwelling must have at least one (1) covered off street parking space.

Accessory dwelling floor area. The floor area of the second dwelling must not be more than

640 square feet.

Accessory dwelling duplex building. If the second dwelling is constructed at the same time as the first dwelling, the dwellings must be constructed as a single duplex building.

Accessory dwelling lot size. The two dwellings must comply with the lot area, setbacks, and yard requirements for the zoning district. A variance cannot be granted to allow either dwelling to violate the lot requirements.

Accessory Structure Standards

Accessory incidental to primary use. Structures are allowed as long as they are deemed "customarily incidental" to the primary land use located on the same property. Accessory structures include physical facilities built to accommodate: a home occupation, a hobby, or a recreational activity; accessory apartment occupancy; a garage, carport, or storage building; religious services or education; the keeping of animals.

Accessory maintains character of primary use, Accessory structures are not allowed to alter the character of the primary use.

Accessory attached to main structure. An accessory structure that is attached to a primary use structure must be compatible with, and be structurally part of, the primary use structure (e.g., share a common wall with the primary use structure, rely partially on the primary use structure for structural support, or be attached to the main structure at a minimum of four (4) points within 20 feet).

Accessory setback, height, and coverage. An attached accessory structure shall comply with the primary use setback, height, and lot coverage requirements.

Accessory compatible construction. Construction materials and colors must be compatible with the primary use structure.

Accessory detached structure. The floor area of a detached accessory structure shall not exceed thirty (30) percent of the rear setback. An accessory structure is counted as part of the maximum building footprint for the entire site.

Accessory height limit. A detached accessory structure must not exceed seven (7) feet in height from grade.

Accessory flagpole height limit. A flagpole is not to exceed fifteen (15) feet in height, and must be located within the setback area.

Accessory materials and colors. The materials and color of an accessory structure must be compatible with of the primary use except for wire cages or prefinished metal structures.

Accessory separation requirements. A detached accessory structure must be separated from any other structure by five (5) feet or more.

Accessory side yard restriction. Accessory structures may located in only one of the two side yards, and that side yard must be wide enough to provide a three (3) foot unobstructed walkway between the front and rear yards, that is left open from the ground upward.

Accessory hot tub, swimming pool, spa. The setbacks for a hot tub, swimming pool, or spa must comply with the hot tub, swimming pool, or spas standards.

Accessory landscape pond design. Landscape ponds, including pumps, and other design elements (arbors, statuary, benches, lights, etc.) may be located in a side or rear yard, subject to applicable building and health codes.

Agricultural Buffering Standards

Agricultural uses. An urban development proposal that abuts a county exclusive farm use or an exclusive agriculture zoning district that is not within any city's sphere of influence, is subject to this chapter.

Agricultural need establishment. The proposal's design must demonstrate that both the urban and rural uses will be protected from adversity. The agricultural use must be protected from vandalism or trespass resulting from the proximity of urban land use to rural land use. The urban use must be protected from nuisances such as noise, odor, irrigation runoff, dust and spray drift resulting from the proximity of rural land use to urban land use.

Agricultural impact assessment. An agricultural impact assessment report must be submitted as part of the application packet. The agricultural impact assessment report must address the following: a description of the proposal identifying seasonal wind patterns and velocities; a scaled map showing the seasonal water drainage pattern; and a description of the abutting agricultural land identifying the agricultural product, years in production, agricultural practices used including types of fertilizers and pesticides used, method and frequency of fertilizer and pesticide application, and method of irrigation and frost protection. Include a scaled map showing, for a distance of 200 feet into the agricultural land, the topography, location of crop trees, fencing, irrigation and frost protection equipment, and other permanent or semi-permanent agricultural equipment or structures.

Agricultural adverse impacts. Identify adverse impacts resulting from the physical relationship of agricultural land and the proposal. Discuss quantitative and qualitative extent of impacts.

Agricultural impact mitigation measures. Identify mitigation measures incorporated into the proposal's design that will minimize adverse impacts and discuss why the mitigation measures are considered acceptable. Also explain how the mitigation measures will be implemented.

Agricultural impact sources. Identify all persons, agencies, and organizations that contributed information. Identify the person who prepared the report, including a statement of qualifications.

Agricultural impact bibliography. Document written information sources. Substantiate the

statement of fact.

Agricultural buffering techniques. Physical separation between agricultural land and urban development is the preferred way to minimize adverse impacts. Impacts may be reduced by a variety of techniques including: separating the uses by a 200 foot buffer strip; installing a solid, decorative masonry wall six (6) feet high, between the uses; insulating dwellings to achieve acceptable interior and exterior noise levels during periods of agricultural activity; and not siting a school, hospital, or outdoor recreation facility where it could be subjected to agricultural pesticides, fertilizers, and dust.

Americans with disabilities act (ADA) standards

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Animal Culture Standards

Animal Culture subject uses. Subject uses include: a kennel of four (4) or more dogs or cats; any number of reptiles; an aviary of four (4) or more birds; any number of horses, other members of the Equidae family, llamas, and other grazing animals as may become fashionable; any number of rodents.

Animal culture lot size. The minimum lot area for horses and other grazing animals is one (1) acre per subject animal.

Animal culture setback requirement. Any horse or other grazing animal must be kept in a fenced enclosure set back twenty (20) feet from any lot line.

Animal culture manure. Manure must not be stored or accumulated on land less than 100 feet from any lot line.

Antenna Standards

Antenna subject uses. The following antennas are subject to these standards: a roof mounted

antenna if the boom or any active element of the antenna array is longer than fifteen (15) feet; a ground mounted antenna exceeding thirty five (35) feet in height.

Antenna compliance with building code. An antenna must be installed and maintained in compliance with the requirements of the uniform building code.

Antenna roof mounted. A roof mounted antenna must not extend higher than fifteen (15) feet above the peak of the roof; except for a single vertical pole antenna which may extend to twenty (20) feet. A disc antenna exceeding twenty four (24) inches in diameter is not allowed on a roof.

Antenna ground mounted. Not more than one (1) ground mounted antenna, over thirty five (35) feet tall, is allowed on a lot.

Antenna siting. An antenna may only be erected in the rear yard, unless it is erected on a cul de sac or corner lot where the side yard is larger than the rear yard. In that case, the antenna may be erected in the side yard. No antenna is allowed in a required setback. No guy wires are allowed to be anchored in a front yard.

Antenna aesthetics. The antenna, including guy wires, supporting structures and accessory equipment, must be sited to minimize the visual impact on surrounding lots and public streets. The antenna must be screened by architectural features or landscaping. Antenna materials must not be bright, shiny, garish, or reflective.

Automobile Shelter Standards

Automobile shelter location. Garages, carports, and portable vehicle covers or shelters, permanent or temporary, are not allowed in a front yard setback. No multifamily dwelling garage or carport is allowed to directly face a public street.

B

Block Configuration Standards

Block design a new block must be sized to provide marketable lots that meet modern design dimensions. A new block must relate to the terrain and accommodate safe and convenient street access.

Block length a new block is not to be longer than 1,320 feet. A longer block may be designed if it will better control access to an arterial street, lessen street slope or facilitate hillside development.

Block width. A new block must be wide enough to form two tiers of lots.

Block, through lots. In a new subdivision, through lots are required where a block abuts an arterial street. The through lots must back up to the arterial street.

Building Setback Encroachment

Building setback architectural encroachment. A fireplace, cornice, canopy, eaves, belt course, sill, or other similar architectural feature may extend eighteen (18) inches into a yard.

Building setback accessory encroachment. A fire escape, uncovered porch, stoop or other similar feature may extend three (3) feet into a front or rear yard.

C

Cabaret and Tavern Standards

(Blank)

Cemetery Standards

Cemetery property. There are no cemeteries in the city and no land is designated for future cemeteries.

Child Day Care Standards

Child day care activity. Child day care is defined as a preschool or care center for twelve (12)

or fewer children that operates for no more than twelve hours a day.

Child day care lot size. A lot used for child day care must have an area of at least 6,000 square feet.

Child day care noise barrier. A sound attenuating solid fence or wall, six (6) feet high, must separate the play area from abutting residential lots.

Child day care playground. A child day care facility must have a securely fenced outdoor playground of at least 500 square feet.

Child day care additional information. The following information must be supplied at the time of application: the maximum number of children the center is licensed to care for; ages of children to be cared for; if the day care center is applying for an exception to the children's services division standards, the exception must be disclosed to the city.

Condominium Conversion Standards

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Construction Inspection Standards

Construction drawings. Drawings showing improvements to be constructed must be on 24" x 36" sheets. The drawing must bear the seal of, and be certified by, a licensed civil engineer.

Construction drawings examination. The city engineer must examine the construction drawings to verify that they comply with law and sound engineering principles and practices.

Construction start authorization. Construction must not start before the construction plans and specifications are approved by the city engineer.

Construction start - stop notice. The city must be notified, in writing, before work begins or is discontinued. If the work is discontinued for sixty (60) days, it must not begin again, until the city is notified in writing.

Construction supervision by inspector. Improvements must be constructed under the supervision of an inspector approved by the city. If inspection is performed by an engineer provided by the applicant, the applicant's engineer must submit a certification of construction inspection with the as built drawings.

Construction change orders. The city may require changes in typical sections and details if the change is in the public interest.

Construction change orders in writing. Construction drawings must not be altered or changed without mutually agreed written change orders between the applicant and the city.

Construction supervising engineer. The city may require the applicant to have a qualified engineer supervise improvement installation.

Construction deposit for supervising engineer. The city may require the applicant to deposit three percent of estimated construction costs to pay for a supervising engineer. If the three percent is inadequate, the applicant must pay the difference. If the three percent is excessive, the remainder will be refunded.

Construction as built drawings. When construction is completed, as built drawings must be submitted to the city engineer.

Construction Shack standards

Construction shack office. An on-site office is allowed. The typical facility is a modified mobile home or recreational vehicle.

Construction shack for tools. An on-site construction shack for storing tools, equipment or materials is allowed. The typical facility is a shed, truck trailer or semi-trailer.

Construction shack guard post. A guard post is allowed for the duration of construction. A guard post must have a toilet and may include sleeping or cooking accommodations. The typical

facility is a mobile home or recreational vehicle. A guard post may be placed in a street right of way and a movable barrier may be erected to control construction site access.

Construction shack multiple facilities. More than one on site construction shack is allowed on a construction site.

Commercial Design Standards

Commercial design aesthetics. Commercial design standards apply to new development and remodeling.

Commercial design roofs: Flat or gently pitched or built up roofing, or fire resistant material.

Not allowed: steeply pitched gable or hip roofs that can be seen from the street.

Commercial design parapets, Stepped or flat front, one to two feet above the roof. Side and rear parapet walls are allowed as well. Not allowed: no front parapet wall or a parapet with a gable end rather than one stepping up to the center of the front facade.

Commercial design cornices. Horizontal cornice of broad fascia boards, with or without uniformly spaced brackets below extending from a plain brick facade or simply detailed fascia boards. Not allowed: a small thin cornice with no brackets, irregularly spaced brackets, or very small brackets.

Commercial design siding. Siding may be of unpainted brick or wood siding, (channel, "v" rustic or drop). Not allowed: stucco, diagonal wood siding, scored plywood, or "false" materials such as "Permastone", glue on brick, or vinyl.

Commercial design display windows. Windows must be of large sheets of glass or divided by mullions and muntins into lights no smaller than 12 inch squares. Material must be wood, steel or anodized aluminum with a dark finish such as bronze or dark gray. Not allowed: windows smaller than 12 inch squares. Bare aluminum or unpainted steel.

Commercial design rear windows. Windows must be double hung with one over one or two over two sash or sliding or casement windows. Material must be wood, steel or anodized aluminum with a dark finish such as bronze or gray. Not allowed: bare aluminum or unpainted steel windows.

Commercial design doors. Front facade, panel doors with one to six panels. Doors may have glazing in the door if stiles are no less than four inches and rails no less eleven inches. Side and rear doors may be sliding doors. Materials must be wood, steel or anodized aluminum with a dark finish such as bronze or gray. Not allowed: bare aluminum doors; sliding doors on the front facade; doors that mimic an earlier period such as "x cross" panel doors, "colonial" five panel doors, or flush (flat) doors.

Commercial design glazing. Clear glass only. Not allowed mirrored or heavily tinted glass or films applied to glass and glass block.

Commercial design shutters: Not allowed on the ground floor. Louver shutters may be used on upper levels. Not allowed: plastic or one piece unit shutters.

Commercial design canopies: galvanized metal canopies suspended from the facade by rods or chains are allowed. Not allowed: translucent or opaque plastic panels in canopies.

Commercial design front balconies: wood balconies above the sidewalk with wood top and bottom railings and turned balusters. The profile of the balusters is important to the character of the balcony as a whole. Modern turned balusters are commonly much too thin for their height. Not allowed: concrete or metal balconies.

Commercial design side and rear balconies and exterior stairs: constructed of wood or painted metal with simple top and bottom railings and simple rectangular balusters uniformly

spaced along the railing. Exterior stairs have simple open risers and wood treads. Stair railings similar to balcony railings. Not allowed: railings that use thin modern balusters or ornate side and rear railings.

Commercial design finials and wood flagpoles: for metal finials and wood flagpoles mounted on the front parapet in the center of the front parapet. Finials and flagpoles must be painted. Not allowed: bare aluminum or other metal flagpoles unpainted; flagpoles extending more than 15 feet above the top of the parapet; more than three flagpoles per structure.

Commercial design air conditioning screening. Equipment at the front, sides or rear of the structure, or is screened from view by solid or louvered panels that match the architecture. Not allowed: equipment exposed to view from the ground.

Commercial design window air conditioners: mounted on window so it is inside the structure and the air intake does not extend beyond the exterior face of the structure. Mounted above ground floor door in the transom area if it is screened from the street by an awning, louvered panel or canopy. Not allowed: unit mounted outside the window. Unit mounted above a door that can be seen from the street.

Commercial design light fixtures: simple rectangular or cylindrical fixtures, of simple contemporary appearance, cylinders or globes that do not draw attention to their modernity or do not mimic an earlier style. Not allowed: "Antique" fixtures that try to recreate the appearance of an older era including "colonial" or "federal". Modern fixtures that draw attention to their design such as "amber crackle finish" globe fixtures, or lights that sparkle, twinkle, rotate or flash.

Commercial design awnings: canvas, cloth or other natural materials such as muslin. Must be of traditional form. May be extension awning, rigid or collapsible, with plain valance and side

panels. Awnings may be of uniform color or traditional stripped. Pitch of awning must be no steeper than 45 degrees from the horizontal. Not allowed: metal awnings, or plastic awnings such as vinyl. Barrel or square extension awnings; internally illuminated awnings. Awnings with more than two stripe colors or two different widths.

Commercial design downspouts: natural copper with no paint or painted galvanized metal. Not allowed: plastic exposed pipe or unpainted galvanized metal.

Commercial design paint colors: any colors on the city's list of approved colors. Not allowed: florescent, bright hues, multicolors, stripes or garish company colors.

Commercial design façade: brick must be red, varying from yellow red to plum red. Wood siding may be left to weather naturally or be painted or stained a flat, light color such as white, cream, beige or gray. Not allowed: antiqued brick, used brick or gloss painted wood.

Commercial design trim: wood may be left to weather naturally or may be painted or stained true green, dark green, green black, gray, brown or gray blue. Not allowed: facade and trim: bright fluorescent or intense colors, dark heavily pigmented, or metallic colors.

D

Demolition Standards

Demolition or preservation. The demolition standards facilitate the demolition of a structure that it is not feasible to relocate, repair, restore, or reused. But more importantly, these standards discourage the demolition of historic structures and encourages reconstruction or movement of historic resources to save them from destruction.

Demolition subject uses. The following actions are subject to historic protection review:

demolition of a historically significant building; demolition of a historically significant wall, fence, out building or other significant appurtenance.

Demolition supplementary application. The following information — mounted in a panorama or mounted on a display board — must be submitted to the city: photographs of site and structures; photographs showing details of the site structures, and the extent of damage (if any) to structures, photographs of adjacent structures; photographs showing details of all surrounding lots and structures,

Demolition explanation of need. A narrative explaining the reason for demolishing the structure, the reason other alternatives such as relocation are not viable.

Demolition certification. A certification by a qualified architect, engineer or other professional licensed by the state, testifying to the need to demolish the structure.

Demolition state documentation. The state historic preservation office must be notified of any project calling for demolition of historically or architecturally significant property. The following information must be submitted to the state: at least one (1) photograph (not a xerographic copy) of the structure and site, showing architectural context of the project; a description of the project, including a preliminary work write up; a physical description, including the structure's construction date; a statement as to whether or not the structure or site is identified in a historic resource inventory. (Available from city hall); property address; and a map that clearly shows the location of the project. The map must include township, range, and section coordinates; nearest identifying cross streets, roads or water courses.

Demolition or removal restriction. Demolition or removal of a historic structure is automatically stayed for 180 days from the day the application is accepted as complete. During

the stay the planning commission must: notify the state office of historic preservation, in writing, seeking assistance in evaluating the significance of the proposed action; provide the property owner with information relative to tax incentives available for renovation; seek purchase that will result in structural renovation; conduct public hearings to determine alternatives; prepare a thorough photographic and architectural record of the site; solicit funds for the acquisition of fee or less than fee ownership.

Demolition stay extension. Demolition at the end of the stay may be held in abeyance for an additional 180 days: if the planning commission determines that there is action under way that could result in acquisition of the structure and that there is reason to believe the action will be successful; or if a valid written offer is made to move the structure. In this situation, the property owner must give the structure, free from liens and encumbrances, to the person making the offer, free of charge. The person accepting the structure must agree to assume all costs associated with acquiring a site and moving the structure.

Demolition if damaged by fire or casualty. A structure damaged by fire or casualty, or natural disaster, may be demolition if: more than fifty (50) per cent of the exterior wall area has been destroyed; or the appraised value of the remaining structure has been reduced to less than twenty five (25) per cent of the structure's appraised value shown on the county assessor's records for the year preceding demolition. The appraisal must be performed by a professional appraiser qualified by a national association or accrediting body.

E

F

Facade Length and Variation Standards

Facade shift. Structures greater than sixty feet (60') in length, but less than 120 feet in length must exhibit a prominent shift in the facade of the structure so that no greater than seventy five percent (75%) of the length of the building facade appears unbroken. Each shift shall be in the form of either a ten foot (10') change in building facade alignment or a ten foot (10') change in roof line height, or a combined change in facade and roof line totaling ten feet (10').

Structures that exceed 120 feet in length on any facade shall provide a prominent shift in the mass of the structure at each 120 foot interval, or less if the developer desires, reflecting a change in function or scale. The shift shall be in the form of either a fifteen foot (15') change in building facade alignment or a fifteen foot (15') change in roof line. A combination of both a roof line and facade change is encouraged and to that end, if the combined change occurs at the same location in the building plan, a fifteen foot (15') total change will be considered as full compliance. The special facade and volume requirement of the historic district are found in the historic district architectural design guidelines. The facade length and variation requirements apply to all sides of a building.

Fence and Wall Standards

Fence and wall exceptions. Fence and wall standards may be modified for a specific situation by substituting an overriding condition of development.

Fence and wall front yard. A fence or wall in a front yard must not be more than three (3) feet tall.

Fence and wall rear yard. A fence or wall in a rear yard must not be more than six (6) feet tall.

Fence and wall interior side yard. A fence or wall in an interior side yard must not be more

than six (6) feet tall.

Fence and wall street side yard. A fence or wall in a street facing side yard must not be more than three (3) feet tall if the fence is within five (5) feet of the lot line; or six (6) feet tall if the fence is set back more than five (5) feet from the lot line.

Fence and wall height measurement. Fence or wall height is measured from the ground to the top. If the ground on which the fence or wall is located has been bermed or raised above the level of the surrounding land, the fence is measured from the level of the unraised ground.

Fence and wall barbed wire. A fence topped by sharp material such as barbed wire, is allowed only in an industrial zoning district.

Fence and wall privacy barrier. A through lot that backs up to a street, must have an eight (8) foot tall, solid, masonry wall installed along the rear lot line facing the street.

Fence and wall canal barrier. A lot that backs up to an irrigation district canal, must have a six (6) foot tall, solid, masonry wall installed along the rear lot line facing the canal.

Fence and wall residential screening. A commercial or industrial lot that abuts a noncommercial or non-industrial zoning district, must have an eight (8) foot tall, solid, masonry wall installed along any lot line abutting the noncommercial or non-industrial zoning district.

Fence and wall merchandise screening. A commercial or industrial lot where merchandise is stored or displayed in the open, must have an eight (8) foot tall, solid, masonry wall installed along any lot line not facing a street.

Fence and wall retaining buttress. Fence and wall standards do not apply to an engineered device used to buttress earth, such as a retaining wall or riprap.

Flag Lot Standards

Flag lot original lot characteristics. No more than one (1) lot is to be created to the rear of another lot. For a lot to qualify for splitting into a front lot with a rear flag lot: the original lot must have more than twice the minimum area required in the zoning district; the original lot must be so situated that further division is not possible, individually or in conjunction with adjacent lots; and the original lot must be at least 200 feet long.

Flag Lot resulting lot characteristics. The length, width and yard dimensions of each resulting lot must be at least the minimum required in the zoning district; the rear lot access way to the street must be conveyed with ownership of the rear lot and be an integral part of the rear lot.

G

Gasoline Station Standards

Gasoline station lot size. The minimum lot area for a gasoline station is 20,000 square feet.

Gasoline Station street frontage. The minimum street frontage for a gasoline station located on a corner lot is 300 feet, combined frontage on both streets. The minimum street frontage for a gasoline station located on an interior lot is 200 feet.

Gasoline station exterior lighting. A free standing lighting fixture is limited to a height of twenty (20) feet. Only one (1) lighting fixture is allowed for each access driveway. The illumination, direction, color, and intensity of lighting must not be a nuisance to adjacent property or create a traffic hazard. Lighting fixtures on a gas station site abutting a residential zoning district must be shielded to reflect light away from the residential zoning district.

Gasoline station merchandise display. Merchandise must be stored or displayed within a building. Oil, windshield wiper blades and other frequently dispensed small items may be

located on pump islands.

Gasoline station side businesses. No outside storage, sale, or rental of boats, campers, or trailers is allowed on the gas station premises, unless the side business is licensed and approved in accordance with city regulations.

Gasoline station rest room requirement. Gasoline, diesel, motor oil and other products common to gas stations, are inflammable, explosive or corrosive, and contain irritants and toxic substances. Because of the dangers inherent to the basic products, a gas station must have public rest rooms available to employees and motorists. The rest rooms must be clean and operative at all times. Rest rooms must remain open and available, at no cost to motorists, during hours of operation.

Gasoline station air and water required. Proper tire air pressure and adequate cooling water are essential to safe vehicle operation. During hours of operation, a gas station must have air and water dispensers available to motorists. The dispensers must be in good working order and available at no cost to motorists. Air and water dispensers may be located on a pump island or at a separate outdoor location. An air pressure gauge must be readily available for use by motorists.

Gasoline station windshield cleaning. A clean windshield is essential to safe vehicle operation. During hours of operation, a gas station must have windshield cleaning squeegees and water available to motorists. The squeegees must be in good working order and available at no cost to motorists. Windshield cleaning service may be located on a pump island or at a separate outdoor location.

Gasoline station abandonment. An abandoned gas station must be maintained in a safe and business like condition and not be allowed to deteriorate and become an eyesore, nuisance or

safety hazard.

Gasoline station inoperative. If a gas station ceases operation for one (1) year, the structure including underground storage tanks must be removed. A gas station is deemed to be in operation when it is licensed to operate, provides service for at least forty (40) hours a week, and has normal and adequate inventories of gasoline and oil on hand.

Grading Standards

Grading per American Public Works Association. Grading must comply with American Public Works Association Standards.

Grading supervision. Grading must be supervised by a licensed professional engineer, geologist, architect or landscape architect who is knowledgeable and skilled in the treatment of soils, soil stabilization and soil erosion.

Grading buttress. A cut of more than six (6) feet must be buttressed by a concrete retaining wall faced with field stone.

Grading plan approval. The city engineer must review and approve the grading plan before grading starts.

H

Hazardous Substance Standards

Hazardous substance list. Any premises where hazardous substances are stored must submit an inventory list of the substances to the police department and the fire protection district.

Hazardous substance lock box. There must be a lock box on the premises, located where emergency personnel can easily find it. The fire protection district must approve the lock box

location.

Historical Sign Design Standards

Historical sign correct period. Signs must reflect typical signs erected during the early 1900's.

Most early signs were placed perpendicular to facades at eye level where pedestrians could see them. Larger signs were placed on parapets where they could be seen from across the street.

Typically, signs were printed in simple block letters and used no more than two or three bold.

Signs identified businesses or merchandise sold on the premises. Barber poles, wooden Indians and mortar and pestles sometimes took the place of lettered signs.

Historical sign placement. Small signs may be hung perpendicular to the wall or hung from the marquee or balcony. One (1) sign is allowed for each twenty (20) feet of street frontage. The sign face is limited to six (6) square feet. A single sign that identifies four (4) or more businesses may have up to ten (10) square feet of face. Advertising may be placed on both sides of the sign. On a two story building, the top of the sign must be lower than the second story window sill. On a one story building, the sign must be lower than the roof line, eaves or parapet. No sign is to extend more than four (4) feet from the wall.

Historical sign wall mounted. A sign may be placed flat against the wall. It must not extend more than two (2) inches from the wall. Only one (1) wall sign is allowed for every twenty (20) feet of building street frontage. The sign face is limited to nine (9) square feet. The top of the sign must be lower than the top of the ground floor door openings.

Historical sign parapet mounted

Parapet signs are generally located between the lintels of the upper story windows and the top of

the parapet. The parapet sign must not extend above the upper edge of the parapet wall, nor extend any nearer than one (1) foot from either edge of the building. A building may have one (1) parapet sign. A parapet sign must not be longer than twenty (20) feet, nor wider than two (2) feet.

Historical sign window or door mounted. A sign may be painted on a window or door or displayed in the window's show case. No more than two (2) window or door signs are allowed per building. The sign must not cover more than thirty (30) percent of a window or door.

Historical sign balcony or marquee mounted. These signs are placed flat against the fascia of the balcony or marquee. Signs that hang from the balcony, or marquee are prohibited. Only one (1) sign is allowed per building. The sign must be centered on the balcony or marquee fascia and not extend above or below it. A parapet sign must not be longer than twenty (20) feet, nor wider than two (2) feet.

Historical sign freestanding. Freestanding signs are not allowed where the building has a setback of less than ten (10) feet. Otherwise, one (1) freestanding sign is allowed per building. The sign face is limited to six (6) square feet. The sign must not be taller than six (6) feet.

Historical sign landmark identification. A plain black sign with white lettering identifying the construction date and historically significant ownership, is allowed to be placed flat against the front of any primary or secondary historic structure. A new sign must conform in appearance with existing signs common in the historic district.

Historical sign direct application. A sign must not be painted directly on the structure. An exception may be made for a verifiably authentic sign.

Historical sign advertising murals. Several buildings display advertising murals dating from the historical time period. These murals are part of the national historic landmark and are protected

historical resources. It is unlawful to remove or deface these murals. No new structure is allowed to be constructed between a historical advertising mural and the existing public view from the street.

Historical sign correct materials. Historical signs must be made of materials commonly used at the time the building was constructed. Wood is the preferred material for signs and stanchions. However, historically correct metal is allowed. Sign graphics may be carved, applied, painted or stained. Sign graphics must be simple and bold. The preferred sign shape is a rectangle with straight edges. Stylized signs with curvilinear edges and scallops are prohibited. Plastic is absolutely forbidden.

Historic Preservation Standards

Historic preservation district. All uses within the historic district, both allowed and conditional, are subject to design review by the planning department for compliance with the architectural guidelines adopted by the city council those guidelines are incorporated into this code by reference, but may be revised from time to time by resolution of the city council. Design review is initially performed by the planning department, with a right of appeal to the historic preservation board. Review by the historic preservation board is limited to matters of design compliance, with all functional review of conditional uses performed by the city staff. Decisions regarding design review may be reviewed by the city council.

Historic preservation primary use review. All primary uses are subject to design review, with a right of appeal to the planning commission. The standards of review are set forth in these design guidelines.

Historic preservation styles and motifs. The following architectural styles and motifs are prohibited in the city because these styles and motifs have a strong connection or association with other regions: a frame structures; geodesic dome structures; Mediterranean motifs; Tudor or mock Tudor, half timbering; Swiss chalets; highly ornate Victorian; rustic frontier; colonial; Nouveau chateau, French provincial, fairy tale or castle. Tower features and turrets may be allowed if roofs are not conical and if the roof line is integrated into the main structure. Round exterior walls are allowed but not as semidetached round rooms, i.e., a round room may not exceed 270 degrees. New structures designed to imitate historic structures built in the city or elsewhere, unless the project complies with the historic district architectural guidelines. In order to avoid architectural styles which are foreign to the city, particularly Mediterranean, southwestern, or adobe, building designs which include large, unbroken expanses of stucco will not be approved. Stucco must be of earth tones; white or pastel colors are prohibited.

Historic preservation siding materials. The following siding, fascia, and soffit materials are prohibited because they have proved to be unsuitable because their appearance is such that the values of adjoining or abutting properties are adversely affected: thick shake shingles; ceramic tiles; slump block, weeping mortar; plastic or vinyl siding; used brick; simulated stone or brick, cultured stone or brick, synthetic stone products, pre cast stone or concrete imbedded with stone fragments; lava rock, clinkers; asphalt siding; plywood siding, except that plywood may be approved by the planning director if utilized as a base for board and batten siding; aluminum siding is generally not considered an appropriate material. The planning commission may, however, consider requests for the use of aluminum siding.

Historic preservation design ornamentation. Architectural design in the city has historically

been simple. Highly ornate buildings are inconsistent with the architectural patterns of the community, and due to the close proximity of one development to another, inconsistent ornamentation may become unsightly and detract from property values. To add architectural interest to buildings, special ornamental siding materials may be used, provided that no more than twenty five percent (25%) of any facade of the building is covered with ornamental siding.

Examples of ornamental siding, provided for information purposes only and not as a limitation, are as follows: fish scale cut shingles; half-timbered stucco; match sticked wood or other inlays.

Historic preservation wall materials. Different exterior siding materials add interest to a building, and to the community as a whole, however, the use of too many exterior materials, like excessive ornamentation, detracts from the values of adjoining properties. Exterior walls of any building may be sided with up to three (3) different materials per building, but no more than three (3) materials may appear on any one (1) wall, including ornamental siding. Trim shall not be counted as a siding material, but ornamentation is counted as a siding material. If trim covers more than ten percent (10%) of a side of the building, it shall be counted as a siding material on that side.

Historic preservation roofing materials. Because of the steep grade changes within the city, and the fact that residents and visitors are frequently in a position to look down on the city from the adjoining mountains, the appearance of roofs in the city is of more significance than in other communities. Some roof types do not perform well in the city's harsh climate. In addition, the area's dry climate creates a high potential for wild land fires which makes the use of wood roofs unsafe in some areas. For these reasons, the following roof types are prohibited in the city:

Untreated aluminum or metal, except that copper may be used; reflective materials; brightly

colored roofing such as bright red, blue, yellow, green or similar colors are highly visible.

Exception: green is allowed if it is determined that its hue, color, Chroma and other attributes of color are similar to other earth tone colors currently approved in the city. In no case shall the color be determined to be bright or highly reflective or towards the yellow tones of the color spectrum; wood shingles, including fire retardant, prohibited only in wild land interface zones. Wood roofs may be allowed on additions to existing structures with wood roofs, only upon specific approval of the chief building official. In addition, wood roofing may be allowed on later phases which continue the specific design of existing projects and where the original phase has wood roofing. Existing non-conforming structures must comply with this section when the structure's roof is replaced; except on historic renovations or reconstructions with adequate documentation, roof ornamentation such as scroll work, finials, and bead and dowel work are prohibited.

Historic preservation roof shapes. The following roof shapes are prohibited in the city as the dominant roof form because they either do not perform well in the harsh climate, or tend to detract from the value of adjoining property. As minor roof elements, the following shapes may be allowed if approved by the planning director: mansard or fake mansard roofs;

Gambrel roofs; curvilinear roofs; domed roofs;

Geodesic domes; conical roofs, greater than 270 degrees around; a frame or modified a frame roofs. Mechanical equipment on roofs must be hidden with a visual barrier so it is not readily visible from nearby properties.

Historic preservation skylights and solar panels. Any skylight or other translucent roof material which allows the transmission of light from the interior of the building to the exterior shall be designed as follows: the feature is limited to no more than twenty five percent (25%) of

the roof area; the design shall facilitate the use of natural light into the building and any light emitted from the feature shall be shielded from adjacent properties; the feature may not be the highest point of the structure; and the feature shall be designed to fit as flush as possible with the roof. In no case shall the feature exceed two feet (2') above the roof plan.

Historic preservation solar panels. Solar panels shall be designed so as to be incorporated into the roof plan or architectural feature to the best extent possible.

Historic preservation window treatment. Windows other than rectangular windows may be used as accents and trim, but arched, rounded, or bay windows as the primary window treatment are prohibited. Untreated aluminum and untreated metal window frames are prohibited. Small pane colonial style windows are not allowed.

Historic Commercial Design Standards

Historic commercial protection. The city is obligated to protect the historical design qualities that so many people identify with their childhood and family history. All buildings within the downtown commercial district must meet historical design standards of appearance to protect the integrity of the historic central business district.

Historic commercial additions and remodels. If interior remodeling is required for a new use, the remodeling must not damage or destroy the historical quality of the exterior.

Historic commercial stylistic feature preservation. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure or site must not be damaged or destroyed. The property owner is obligated by law to preserve such features.

Historic commercial continuity. No exterior contemporary addition or alteration may be made

to a historic building to ensure that the downtown's significant historical, architectural or cultural value stays intact. Any new building must be compatible with the size, scale, color, materials, and character of the historic downtown neighborhood.

Historic commercial building integrity. All building exteriors must retain their original integrity such items as original finish, original texture and original paint scheme. Are to be preserved.

Contemporary murals, signs, awnings and shutters are not to be added. Nor are floodlights, mood lights or electrified signs.

Historic commercial storefront integrity. If the original storefront exists, repair and rehabilitate the storefront. If the original storefront no longer exists or is too deteriorated to save, old drawings or photographs may be used to recreate the original storefront. If the original storefront no longer exists, copy traditional details or features from neighboring buildings or other structures of the period to give the building a historical appearance that blends in with its neighbors.

Historic commercial deterioration. Deteriorated architectural features must be repaired rather than replaced, if possible. If replacement is necessary, new material must match original material. Repair or replacement of missing architectural features should be based on accurate of features substantiated by physical, or pictorial evidence. If all else fails, missing architectural features may be replaced by substitutes experts believe to be similar to the originals.

Historic Housing Preservation Standards

Historic housing landmark protection. Dwellings built before 1940 are classified as historic structures. These historic structures must be preserved if the community is to retain its sense of continuity, running from the late nineteenth century to the present.

Historic housing maintenance. Maintenance, remodeling and replacement construction of historic dwellings must not damage or destroy the historic quality of the structure or site.

Historic housing changes accepted. Changes that have taken place over the years are evidence of the history and development of a structure, or site and its environment. Changes that have acquired significance in their own right, must not be damaged or destroyed.

Historic housing stylistic features. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure or site must not be damaged or destroyed.

Historic housing contemporary alterations. A contemporary addition or alteration may be made to a historic structure if it does not damage significant historical, architectural or cultural material. The design must be compatible with the size, scale, color, material, and character of the property, neighborhood and environment.

Historic housing contemporary alterations. A contemporary addition or alteration must be so constructed that if it is removed in the future, the original form and integrity of the structure can be easily recovered.

Historic housing modernization. No mirrored glass or tinted glass is to be used. No aluminum window, door, or screen is to be installed on a historic dwelling. Shutters are not to be installed on a structure unless there is a specific historic reference to their use on the structure.

Historic housing replacement finishes. Materials used for finishes on structures must be authentic and not modern attempts to replicate historic and traditional finishes.

Historic housing replacement siding. Prohibited siding include scored plywood, simulated wood, pressboard, textured aluminum, diagonal wood siding, stucco, glazed tile, shiny metal finishes, and imitation used brick are not allowed fiberglass and similar. Siding must be authentic.

Wood may be left to weather naturally or be painted or stained, whichever was the style of the times.

Historic housing replacement roofs. Roofs generally have wood shingles although a few examples have corrugated galvanized iron roofing.

Historic housing replacement glass. No mirrored glass or heavily tinted glass is allowed.

Historic housing maintenance. Maintenance of historic dwellings must comply with the following: deteriorated architectural features must be repaired rather than replaced, if possible. If replacement is necessary, new material must match the original material. Repair or replacement of missing architectural features must be based on accurate duplications of features substantiated by physical, or pictorial evidence rather than on conjectural designs or substitute architectural features from another structure. Exterior surface cleaning must be undertaken with the gentlest means possible. Sandblasting and other methods that damage materials is prohibited. The historically distinguishing qualities of a structure or site must not be damaged through the removal or alteration of any historic material or distinctive architectural features. Mature landscaping must be maintained. If old landscaping dies out, it must be replaced with historically correct species.

Historic housing authentic preservation. Historic structures must be preserved in their authentic details.

Home Occupation Standards

Home occupation application. Submit the following information: a narrative describing the business activity; normal operating days and hours; weekly number of truck deliveries and

pickups, including private couriers and postal service.

Home occupation objective rules. The application must meet all of the following objective rules: the activity will be conducted entirely within the dwelling, a garage, or an outbuilding; the activity will be conducted only by members of the family occupying the dwelling; there will be no change to the exterior appearances of the building or any visible evidence of the home occupation; not more than twenty (20) percent of the floor area of the structures will be used for the home occupation; no merchandising or sale of commodities will be conducted on the premise; there will be no increase in vehicle or pedestrian traffic above that normal to residential use; the home occupation will be clearly incidental and subordinate to residential use; products produced by the home occupation will not be visible from the outside the dwelling; material or supplies will not be stored out of doors; there will be no advertising of the home occupation that refers to the location by address; there will be no emission of odorous, toxic, noxious matter or electrical or tele-communication interference, vibration, noise, dust, odor, vibration, heat or glare or other effects must not detectable at the lot line; the sound level at the lot line will not exceed sixty five (65) dBa.

Home occupation personal services. A beauty or barber shop is allowed but limited to one customer at a time.

Home occupation licensed contractor. A contractor's office is allowed if no materials, equipment, or commercial vehicles are stored on the premises.

Home occupation teaching a skill. Swimming lessons, music lessons, and similar lessons, if limited to no more than three (3) students at a time.

Home occupation prohibited uses. The following uses are prohibited: motor vehicle repair;

manufacturing, including cabinet shops and similar; appliance repair including refrigerators, washers, dryers, stoves, heaters, air conditioners, and lawn mowers; boat or recreation vehicle repair; medicine, dentistry, optometry, chiropractic and similar.

Housing Density Bonus Standards

Housing density bonus law. The city will grant at least a twenty five (25) percent dwelling bonus, if the developer will agree to sell or rent a percentage of the dwellings at below market rate as specified in the Density Bonus Law.

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Land Division Standards

Land division buildout plan drawings. A full potential division plan must be drawn in a professional and competent manner. The following drawing exemplifies the standard of quality expected.

Land division landscaping plan. A landscaping plan including plant species, initial size, location, growth characteristics and method of irrigation.

Land division landscaping completion. Landscaping must be installed before the final building inspection.

Land division landscape maintenance. Landscaping must be maintained over the long run. If landscaping is removed or allowed to die out, the (COO) certificate of occupancy permit will be

voided.

Land division irrigation. Water saving irrigation is required. A combination of surface drip irrigation, sub surface drip Irrigation and sprinkler heads may be used in conjunction with timers and moisture sensors to reduce water consumption. A year round water-proof schedule must be posted on site where the building inspector may access it.

Land division xeriscaping. Xeriscaping reduces or eliminates the need for supplemental irrigation water from irrigation. Xeriscaping is required for all multi-family, commercial, or industrial development.

M

Mobile Home Park Standards

Mobile home acreage requirement. The minimum acreage required for a new mobile home park is five (5) acres.

Mobile home dwelling age. Only a mobile home manufactured after June 15, 1976, in compliance with the national manufactured dwelling construction and safety standards act of 1974, may be sited in a mobile home park.

Mobile home prohibited locations. No house trailer, mobile home, motor coach, travel trailer, camper or similar, is to be used as a dwelling at any location other than a mobile home park, or a recreational vehicle park.

Mobile home fencing. A six (6) foot tall, solid, decorative, masonry wall must be constructed around the perimeter of the mobile home park.

Mobile home incidental storage. All household property must be stored in an enclosed structure.

Personal property, incidental to operation of the mobile home park business, must also be stored in an enclosed structure.

Mobile home vehicle storage. If outdoor storage space is provided for campers, boats, travel trailers, motor homes, inoperative vehicles, or similar vehicles, the storage space constitutes a separate business and requires a separate land use authorization and business license to operate.

Mobile home minimum lot dimensions. The following dimensions apply: the minimum mobile home stand (lot) width is thirty four (34) feet; the minimum mobile home stand (lot) depth is seventy five (75) feet; the minimum setback for the mobile home, cabana, patio, porch or fully enclosed storage structure is five (5) feet from any lot line; if a parking structure serves more than one stand (lot), a minimum separation of five (5) feet is required between the parking structure and the closest mobile home.

Mobile home dwelling density. Mobile home park density must comply with the dwelling density allowed in the zoning district.

Mobile home park streets. Internal private streets must comply with all standards for private streets.

Mobile home accessory structures. The following accessory structures are allowed: skirting of a fire retardant material that matches the architecture of the mobile home in style, texture and color; allows understory ventilation; and discourages rodent harborage; a cabana, patio or porch that may have a roof but no solid walls other than insect screening. The structure may have a balustrade safety railing not over four (4) feet tall; a fully enclosed storage structure not to exceed 200 square feet.

Mobile home public utilities. Utility installation must comply with all public utility installation

standards.

Mobile home minimum crawl space. A mobile home must have a minimum crawl space under the lowest structural floor support of eighteen (18) inches. An understructure access hole measuring at least 18" x 24", must be located convenient to sewer, water, or other understructure connections. The access hole must not be located at the low point or water collection point.

Mobile home understructure drainage. Understructure drainage must flow to the front of the lot. The understructure must be graded to assure sufficient slope toward the front of the lot for a gravity drain.

Mobile home foundation support. The mobile home must be supported by a concrete or masonry perimeter foundation, or a similarly rigid interior girder support foundation. The manufactured dwelling must be securely attached to the foundation by bolts or other means acceptable to the building department.

Mobile home removal. If a mobile home is removed, all foundations, supports, blocks, piers, and other materials must be removed from the site not more than seven (7) days after the dwelling is removed.

Mobile home basement. Any exposed excavation or basement must be immediately fenced or barricaded. If the site is not to be similarly reused the excavation or basement must be backfilled within seven (7) days.

Mobile home utility line removal. Public utility service lines must be immediately secured upon removal of the mobile home. If the site is not to be similarly reused the public utility service lines must be removed within seven (7) days.

Mobile home community building. A community building must be provided. The community

building must have a minimum of 1,000 sq. ft. for a mobile home park of fifty (50) stands (lots) or less, plus twenty (20) sq. ft. for each additional mobile home. The community building must provide a coin laundry, recreation space and at least two (2) handicapped accessible public rest rooms, one for men and one for women.

N

O

Outdoor Lighting Standards

Outdoor lighting objectives. The objective is to provide safe, comfortable and energy efficient illumination. The number of fixtures is limited to provide for safe entry and egress and for sign or business identification. Illumination of building features for architectural enhancement is prohibited.

Outdoor lighting minimal illumination. With the exception of Americans with Disabilities Act lighting requirements, Illuminating Engineering Society of North America, minimum lighting standards apply.

Outdoor lighting code compliance. All outdoor illuminating devices are to be installed in conformance with the International Building Code, the electrical code, and the sign code under the appropriate permit and inspection. When discrepancies in these codes exist, the most restrictive shall apply.

Outdoor lighting code alternatives. Alternative materials, methods of construction or installation and operation may be used . The provisions of this code are not intended to prevent the use of any design, material or method of installation or operation provided that the alternate is

approved by the chief building official, based on evidence that: the alternative is designed or approved by a registered professional engineer and the content and function promotes the intent of this code.

Outdoor lighting evidence of compliance. The permit application must include evidence that the lighting fixtures and light source will comply with this code. The submission shall contain the following: plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, and installation and electrical details; description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices. The description may include catalog cuts by manufacturers, and drawings, including section where required; photometric data showing the angle of the cut off or light emission. A point by point light plan may also be required to determine the adequacy of lighting over the entire site.

Outdoor lighting fixture substitution. On commercial structures if any outdoor light fixture or the type of light source therein is proposed to be changed after the permit has been issued, a change request must be submitted to the planning department for approval. Adequate information to assure compliance with this code must be provided and the request must be received prior to substitution.

Outdoor lighting shielding. All non-exempt outdoor lighting fixtures shall have shielding as required by table 1 of this chapter below.

Outdoor lighting historic district fixture exemption. Fixtures in the historic district that replicate a historic fixture shall be allowed to be installed without partial shields with the approval of the planning director. All fixtures shall be filtered and refractors that direct the light downward shall be installed if the bulb is exposed. Historic fixtures that are fifty (50) years or older and

contribute to the architectural and cultural character of the historic district are exempt from these requirements. Architectural features on historic structures may be illuminated with fully shielded fixtures.

Outdoor lighting high pressure sodium. Must be partially shielded, 50 watt maximum per fixture. This is the standard light source for the city and summit county unless otherwise noted in a specific section. Fully shielded fixtures are preferred but not required with this light source. Other sources are only allowed as noted. Residential porch lights and exterior garage and post lights may utilize incandescent bulbs, provided that the bulbs are shielded. Lightening for signs may use halogen bulbs, provided that they are shielded and directed at the sign face. Wastage outlined are the maximum and can be decreased under the building permit review process depending on the number and location of the fixture on each project. In no case shall the levels be reduced to levels below the illuminating engineering society minimum standards.

Outdoor lighting low pressure sodium. Must be partially shielded, 55 watt maximum per fixture.

Outdoor lighting metal halide. Must be fully shielded, 1500 watt maximum per fixture. Metal halide sources shall be allowed only for recreational sport field or ski area uses and installed only in one hundred percent (100%) fully enclosed luminaries. Metal halide lights shall also be filtered.

Outdoor lighting low voltage/halogen. Must be partially shielded, 50 watt maximum per fixture. Low voltage/halogen sources are allowed in landscaping lighting only.

Outdoor lighting compact fluorescent. Must be partially shielded, 75 watt maximum per fixture.

Outdoor lighting gas station canopies. Gas station canopies may not exceed an average horizontal luminance level of eight (8) foot candles across the site and the maximum point levels should not exceed fifteen (15) foot candles within the area directly underneath the canopy.

Outdoor lighting area lighting. Building canopy and soffit, wall mounted. Area, stand alone or wall mounted fixtures shall not be mounted above eighteen feet (18') as measured from the top of the fixture to the adjacent grade or horizontal plane being lit by the fixture. The horizontal luminance level along the sidewalk or building facade shall not exceed one (1) horizontal foot candle with a uniformity ratio of 4:1.

Outdoor lighting landscape lighting. The primary function of landscape lighting is to provide illumination for pathways, steps, and entrances to buildings.

Outdoor lighting pathway lighting. Two types of lights can be selected: three foot (3') bollards with louvers and ten foot (10') pole mounted, down directed luminaries. Bollard lights shall be low voltage. The intent of pathway lights is to provide pools of light to help direct pedestrians along the path, not to fully illuminate the path. Steps and path intersections should be illuminated for safety. The maximum foot candle allowed on the ground is one (1) horizontal foot candle or less.

Outdoor lighting highlighting and backlighting. Only low voltage systems are allowed. Lights must be partially shielded and light must not be directly off the property. A maximum foot candle allowed at ten feet (10') is 0.6 horizontal foot candles from the light source. Up lighting is prohibited.

Outdoor lighting moonlighting. Low voltage systems may be placed in trees or on buildings to give the effect of moonlight. Lights must be down directed and partially shielded. A maximum

foot candle allowed at ten feet (10') is 0.25 horizontal foot candle from the light source. Up lighting is prohibited.

Outdoor lighting recreational lighting. Because of their unique requirements for nighttime visibility and their limited hours of operation, baseball diamonds, playing fields, tennis courts and ski area runs may use the light source allowed under table 1 above with the following conditions and exceptions: the height of outdoor recreational posts shall not exceed seventy feet (70') above natural grade. The average horizontal foot candle shall not exceed 3.6 across the area boundary with a uniformity ratio of 4:1. All fixtures used for event lighting shall be fully shielded or be designed or provided with sharp, cutoff capability, so as to minimize up light, spill light and glare. Recreational lighting shall be turned off within thirty (30) minutes of the completion of the last game, practice, or event. In general, recreational lighting shall be turned off after 11:00 p.m., unless an exception is granted for a specific event or as approved as part of a master festival license.

Outdoor lighting residential lighting. All exterior lights on porches, garage doors or entryways shall be shielded to prevent glare onto adjacent property or public right of ways and light trespass into the night sky. Lights shall be directed at walkways or entries and shall not be directed into the night sky. Compact fluorescent fixtures are the recommended light source. High pressure sodium and incandescent bulbs may be allowed, provided the wattage is low and the light is shielded and down directed. Bare bulb light fixtures such as flood or spotlights are not allowed. Lighting exterior building features for architectural interest is prohibited. Security lighting shall be fully shielded and shall be set on a timer or motion detector. Infrared sensor spotlights are the recommended light type for security.

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Residential Design Standards

Residential design 1950 and later construction. Design standards for buildings constructed in 1950 or later built since 1950 are classified as contemporary dwellings.

Residential design roof form: Generally a simple gable or hip roof that will blend with nearby structures.

Residential design cornice: If a cornice is used, it must be a simple flat cornice extending out six to 12 inches with frieze below of 12 to 18 inches.

Residential design façade. The façade must be similar to the façade on nearby structures. Brick or wood siding are appropriate. Medium width corner boards must be used if drop, rustic or channel siding is used; narrow corner boards if clapboards are used.

Residential design windows. Double hung one over one or two over two, or sliding or casement windows with simple flat trim. Wood or vinyl clad wood is preferred over metal. Aluminum must be anodized a dark brown color.

Residential design shutters. No shutters or louvered wood shutters.

Residential design doors. Panel doors with one to six panels for the main entry and one to five panels for other exterior doors.

Residential design ornamentation: No additional ornamentation beyond that found in the window and door trim, and the cornice and roof trim.

Residential design colors: Any of the city's approved colors is appropriate. As a recommendation use white or light cream for painted facades, dark green or gray for sash, and a medium color for trim and accents.

Residential design landscaping: Use foliage to soften house lines near the structure and tall deciduous trees to shade the entire property during the summer. Native and drought tolerant plants are preferred.

Residential Design porches: A simple porch that may be covered with a hip, shed, or flat roof with square posts and simple handrails.

Residential design siding: Materials to be the same on all sides of the house. Scored plywood is not allowed.

Residential design trash bin. The trash bin must fit in with the overall design. The enclosure must be of the same color and texture as the building.

Residential design compatibility. New structures must fit in and work with surrounding structures and not overwhelm them or compete for attention.

Residential design to be contemporary. To preserve the integrity of the older parts of town, contemporary dwellings must not mimic historic dwellings in their design details.

Residential Dimension Standards

Residential dimension minimum size. A single family dwelling must have at least 900 square feet of floor area.

Residential dimension height limit. Height of structures is limited to thirty five (35) feet in all zoning districts.

Residential dimension exceptions. Height limits do not apply to church spires, belfries, cupolas, and domes; flagpoles; monuments; fire hose towers; and other similar projections. Overhead utility lines, poles, and accessories are also exempt.

Residential accessory quarters size. An employee or guest accessory dwelling is not to exceed a floor area of 600 square feet.

Residential accessory quarters lot placement. An accessory dwelling for an employee or guest must comply with setback and yard requirements that apply to other dwellings in the zoning district.

S

Sign Design Standards

Sign design sensitivity. Contemporary signs must be compatible with the local architecture and not dominate the viewscape. Signs that are "loud", garish, "cute" or attempt to depict some visual image, other region, or a historical period are prohibited. Signs must reinforce the overall visual continuity.

Sign design placement. Small hanging signs placed perpendicular to the building facade may be attached to the facade or hung from the marquee or balcony. One (1) sign is allowed for each seventeen (17) feet of street frontage. Maximum surface area is six (6) square feet. A single sign that identifies four (4) or more businesses may have up to ten (10) square feet of surface area. On a two story building, the sign must be lower than the second story window sill. On a one story building, the sign must be below the roof line, eaves or parapet. No sign is to extend more than four (4) feet from the facade.

Sign design front wall mounted. A sign may be placed flat against the front wall. It must not extend more than six (6) inches from the wall. Only one (1) front wall sign is allowed for every twenty (20) feet of building street frontage. The maximum size is nine (9) square feet. The sign must not extend above the ground floor door openings.

Sign design parapet mounted. Parapet signs are generally located between the lintels of the upper story windows and the top of the parapet. The parapet sign must not extend above the upper edge of the parapet wall, nor extend nearer than one (1) foot from either edge of the building. A building may have one (1) parapet sign. A parapet sign must not be larger than six (6) percent of facade square footage. The sign must be no more than two (2) feet tall.

Sign design window or door mounted. A sign may be painted on a window or door or displayed in the window's show case. No more than two (2) window or door signs are allowed per building. The sign must not cover more than twenty (20) percent of a window or door.

Sign design balcony or marquee mounted. These signs are placed flat against the fascia of the balcony or marquee. Signs that hang from the balcony, or marquee are prohibited. Only one (1) sign is allowed per building. The sign must not cover more than eighty (80) percent of the balcony or marquee fascia. The sign must be centered on the balcony or marquee fascia and not extend above or below it.

Sign design freestanding. A freestanding sign is not allowed where the building has a setback of less than ten (10) feet. Otherwise, one (1) freestanding sign is allowed per building. Surface area is limited to nine (9) square feet. The sign must not be taller than six (6) feet.

Sign design freestanding group. One freestanding group sign is allowed for a building with more than one (1) business. The sign face is limited to nine (9) square feet for each business. If

the sign is perpendicular to the street, both sides may bear lettering. The sign is not to be more than twenty four (24) inches thick including concrete, rock or brick stanchions. The sign must not be more than six (6) feet tall.

Sign design neighborhood signs. One (1) sign may be placed at each entrance to a contemporary residential development that has more than twenty (20) lots. The sign face is limited to eight (8) square feet of surface area and a height of four (4) feet. If the sign is perpendicular to the street, both sides may bear lettering. The sign is not to be more than twenty four (24) inches thick including concrete, rock or brick stanchions.

Sign design apartment identification. A multifamily residential development of six (6) or more dwellings may be identified by one (1) attached or freestanding sign. The sign face is limited to four (4) square feet. A freestanding sign must be no taller than three (3) feet. If the sign is perpendicular to the street, both sides may bear lettering. The sign is not to be more than twenty four (24) inches thick including concrete, rock or brick stanchions.

Swimming Pool Standards

Swimming pool front yard. A swimming pool is not allowed in a front yard or a side yard.

Swimming pool side yard. A swimming pool is not allowed in a side yard.

Swimming pool rear yard setback. A swimming pool is allowed in a rear yard. The minimum setback for a swimming pool is five (5) feet from rear lot line; five (5) feet from an interior side lot line; fifteen (15) feet from a street side lot line, and ten (10) feet from any building on the lot.

Swimming pool fencing. A solid, noise dampening fence or wall, six (6) feet tall, must enclose the rear yard including the swimming pool to protect neighboring lots from excessive noise. A

chain link fence not less than three and one half (32) feet tall, nor more than five (5) feet tall, may be installed close to the pool as a safety precaution.

Swimming pool child proofing. Any gate leading to the pool must be self-closing and self-latching. The latch must be openable only by key or combination lock. The pool enclosing fence must have no openings larger than four (4) inches in any dimension.

Swimming pool overhead utility lines. For safety reasons, overhead electric, telephone, cable TV or other utility lines must not cross over a swimming pool. Additionally, overhead electric, telephone, cable TV or other utility lines must be kept back from the water a horizontal distance of twenty (20) feet. (A pool cleaning tool, attached to a metal pole, can cause electrocution if it contacts a live wire.)

Swimming pool setback measurements. Setbacks are measured from the edge of the water at the design water line.

Swimming pool mechanical equipment. Permanently attached mechanical pool equipment must be located at least ten (10) feet from any lot line. No pool equipment is allowed in a front yard.

Streetscape Standards

Streetscape street lights. Street lights must be located where designated by the city engineer and constructed as specified in the city's street light design manual.

Streetscape street name signs. Two street name signs, of a design approved by the city, must be installed at each street intersection.

Streetscape bus stop benches.

Streetscape bus stop shelters.

Streetscape sidewalk planters.

Streetscape trash bins.

Lot Configuration Standards

Lot configuration exceptions. A legally created lot that has an area or dimension less than required in the zoning district may be developed subject to compliance with all other requirements of the zoning district.

Lot configuration single-family dwelling only. A lot in a residential zoning district that is deficient in area or dimensions, is limited to single family dwelling development.

Lot configuration accessory buildings. Accessory buildings must comply with the lot dimension and configuration standards that apply to the primary use.

Lot configuration frontage. A residential lot must have at least forty (50) feet of street frontage, except for a flag lot, or a lot facing a curved street.

Lot configuration curved street frontage. A residential lot that fronts a curved street that has a centerline radius of 150 feet or less, must have at least thirty (30) feet of street frontage.

Lot configuration flag lot. A flag lot must have at least twenty (20) feet of street frontage.

Lot configuration average residential lot length. A residential lot must have an average length of at least eighty (80) feet.

Lot configuration if not sewerred. If a residential lot is not sewerred, the minimum lot size must be increased to comply with the leach field requirements of county health department.

Lot configuration commercial dimensions. A commercial lot, outside of the central business district must have adequate area and dimensions to provide off street parking and loading.

Lot configuration through block lot. A through lot is not allowed except to overcome a specific problem such as topography, or to buffer a residential lot from traffic nuisance by facing the lot on a local street and backing it against an arterial street to eliminate arterial street frontage.

Lot configuration through lot barrier easement. A deed restriction is required for the rear lot line of a through lot, to block any future right of access.

Lot configuration parallel lot lines. If a new lot is created, or an existing lot is reconfigured, the resulting lot must be generally rectangular and the side lot lines must be nearly parallel and right angle to the front lot line.

M

Manufactured Home Subdivision Standards

Manufactured home exempt uses. These standards do not apply to manufactured dwellings within a manufactured dwelling park.

Manufactured home compatibility. The manufactured dwelling subdivision must be architecturally compatible with existing neighboring dwellings and provide adequate open space.

Manufactured home wheel and tongue removal. Once the manufactured dwelling is installed on the lot, the wheels, axles, tongue and other parts needed for transport, must be removed.

Manufactured home low profile installation. The manufactured dwelling must be installed on a permanent foundation. The finish floor of the first story must be no more than fifteen (15) inches above the patio, garage, or carport slab, and no more than twenty one (21) inches above grade.

Manufactured home minimum crawl space. A manufactured dwelling must have a minimum crawl space under the lowest structural floor support of eighteen (18) inches. An understructure

access hole measuring at least 18" x 24", must be located convenient to sewer, water, or other under structure connections. The access hole must not be located at the low point or water collection point.

Manufactured home understructure drainage. Understructure drainage must flow to the front of the lot. The understructure must be graded to assure sufficient slope toward the front of the lot for a gravity drain.

Manufactured home foundation support. The manufactured dwelling must be supported by a concrete or masonry perimeter foundation, or a similarly rigid interior girder support foundation. The manufactured dwelling must be securely attached to the foundation by bolts or other means acceptable to the building department.

Manufactured home lot dimensions. The lot must meet all of the dimensional requirements for a single-family lot in the zoning district.

Manufactured home setback requirements. Front, side and rear yard setbacks must meet all of the setback requirements for a single family lot in the zoning district.

Manufactured home fencing. A six (6) foot tall solid, masonry wall must be constructed around the perimeter of the manufactured dwelling subdivision.

Manufactured home construction standards. A new manufactured dwelling must be built to current us department of housing and urban development standards or, meet all standards of the uniform building code.

Manufactured home age. Only a manufactured dwelling manufactured after June 15, 1976, in compliance with the National Manufactured Dwelling Construction and Safety Standards Act of 1974, is allowed in a manufactured dwelling subdivision.

Manufactured home relocation. If the manufactured dwelling has been previously occupied and is relocated from another site, it must have a similar exterior appearance and design as the other manufactured dwellings in the manufactured dwelling subdivision.

Manufactured home minimum floor area. The manufactured dwelling must have a minimum floor area of nine hundred (900) square feet, and have a minimum exterior width of twenty four (24) feet.

Manufactured home roof pitch. The manufactured home (double-wide trailer) must have a hip roof or gable roof with a rise to run pitch of 3:12 or steeper. An accessory structure must have the same roof design and pitch as the main structure.

Manufactured home roofing material. Roofing material must meet the same standards as other single family homes in the zoning district.

Manufactured home exterior siding. Exterior siding must meet the same standards as other single family in the zoning district.

Manufactured home parking. Parking must meet the same standards as other single family dwellings in the zoning district. A garage must have the same architectural motif as the primary structure, including the general shape, texture, and color.

Manufactured home remodeling and additions. A manufactured dwelling and any addition may be remodeled to achieve a new architectural motif. The new motif must comply with city design review requirements. A structural addition to a manufactured dwelling must be of the same architecture, materials and construction as the main structure. An addition to a manufactured dwelling must be built to current us department of housing and urban development standards (HUD code) or meet all standards of the uniform building code (UBC).

Manufactured home removal. If a manufactured dwelling is removed, all foundations, supports, blocks, piers, and other materials must be removed from the site not more than seven (7) days after the dwelling is removed. Any exposed excavation or basement must be immediately fenced or barricaded. If the site is not to be similarly reused the excavation or basement must be backfilled within seven (7) days. Public utility service lines must be immediately secured upon removal of the manufactured dwelling. If the site is not to be similarly reused the public utility service lines must be removed within seven (7) days.

Manufactured home mechanical equipment. All electrical service equipment and sub panels and all mechanical equipment, including but not limited to, air conditioning, pool equipment, fans and vents, utility transformers, except those owned and maintained by public utility companies, and solar panels, shall be painted to match the surrounding wall color or painted or screened to blend with the surrounding natural terrain. Roof mounted equipment and vents shall be painted to match the roof and/or adjacent wall color and shall be screened or integrated into the design of the structure.

Meeting House and Fraternity Standards

Meeting house and fraternity residential siting. A meeting house or fraternity in a residential zoning district, must be located on an arterial street and provide access without causing traffic congestion on local streets.

Meeting house and fraternity noncommercial use. There must be no external evidence of any incidental commercial activities.

Meeting house and fraternity no nuisances. The use must not have a potential to disrupt nearby

existing or future residential development due to frequent or large gatherings of people or excessive traffic, noise, or circumstances.

Meeting house and fraternity hours of operation. In a residential zoning district, hours of operation are limited to 8 a.m. to 10 p.m.

Meeting house and fraternity screening. The use must be screened from surrounding residential lots by a six (6) foot tall, solid, masonry wall.

N

Nonconforming Use Standards

Nonconforming use defined. If a lot, building, structure or use that legally existed prior to adoption of the current zoning regulations, does not conform with the current zoning regulations, it shall be deemed nonconforming, for the purpose of protecting the public health, safety, and general welfare.

Nonconforming use 5-year limit. A nonconforming lot, building, structure or use in a residential zone shall be terminated or brought into conformance within five years after adoption of the current zoning regulations; allowed to expand providing the expansion conforms to current zoning regulations.

Nonconforming lot may be developed. A nonconforming lot may be developed if the construction will conform to the zoning.

Nonconforming use continuation. A nonconforming use may continue, but may not be expanded or extended into any other portion of the lot or the building;

Nonconforming use discontinued. If a nonconforming use is discontinued for one year, the use is

terminated.

Nonconforming use partially destroyed. If a nonconforming building or structure is partially destroyed to the extent of less than 50 percent of its replacement value, it may be restored and the use of the building may continue.

Nonconforming use upkeep. Routine maintenance and repairs may be performed on a nonconforming structure or site.

Nonconforming use not to be made different. A nonconforming structure is not to be moved, altered, or enlarged, unless the action is required by law or the action will eliminate the nonconformance. No structure is to be moved, altered or enlarged to facilitate expansion of a nonconforming use.

Nonconforming use abandonment. If a nonconforming use ceases for one year, the use is deemed abandoned and must not to be resumed.

Nonconforming use destroyed. If a nonconforming structure is at least fifty (50) percent destroyed, reconstruction must comply with the regulations for the zoning district in which it is located. The extent of damage is to be based on the true cash value based on evidence from the county assessor's records for the year preceding destruction. A nonconforming lot that was legally created, may be used as if it were a conforming lot. However, the extent of use may be restricted to protect public health, safety, and the general welfare; or implement the general plan.

Nonconforming Sign Standards

Nonconforming sign not to be made different. A nonconforming sign structure is not to be changed, expanded or altered in any way that would increase the degree of nonconformance. A

nonconforming sign is not to be structurally altered to prolong its useful life, nor is any part of it to be moved to any other location where it would continue to be nonconforming.

Nonconforming sign destroyed. A nonconforming sign structure must be removed if it is partially destroyed to the extent of less than 50 percent of its replacement value, it may be restored and the use of the sign may continue.

Nonconforming sign message removal. A nonconforming sign message that identifies a defunct business or product must be erased or obliterated to remove all traces of the message, not more than thirty (30) days after the business ceases operation.

A nonconforming sign message that identifies a business must be must be erased or obliterated to remove all traces of the message, not more than thirty (30) days after a change of ownership or control of the business.

Noise Control Standards

(Blank)

O

Open Space Standards

Open space playground. Multifamily housing with two (2) or more dwellings on one (1) lot, must have at least fifty (50) square feet of fenced playground. The playground may be either square, or rectangular with a width to depth ratio of approximately 1:2. If the dwellings are reserved for senior citizens, the area need not be fenced.

Outdoor Sales Standards

Outdoor sales location. Outdoor storage, display and sales of merchandise is limited to private

property in a commercial zoning district.

Outdoor sales duration. Outdoor storage, display or sale of merchandise is limited to a period of three (3) consecutive days.

Outdoor sales occurrences. Outdoor storage, display or sale of merchandise is limited to four (4) occurrences in a calendar year.

Outdoor sales inventory. Sidewalk and outdoor sale merchandise is limited to the normal and customary inventory of the business.

Outdoor Amusement Standards

Outdoor amusement activities. An exposition, carnival, animal display, amusement ride, or concert is limited to four (4) days duration unless a long term agreement is executed with the city.

Outdoor amusement police notification. The police department must be notified of the event at least thirty (30) days in advance.

Outdoor amusement business license. A business license must be obtained from the city.

Outdoor amusement documentation. Documentation from the county health department stating that adequate temporary sanitary facilities will be provided must be submitted.

Outdoor amusement lighting. No electric lighting is to be installed without an electrical permit from the building department.

Outdoor amusement clean up. The site must be cleared of all debris at the end of the event. All temporary structures must be removed no later than three (3) days after closing.

Outdoor amusement clean up bond. A cash bond for the estimated clean-up cost must be posted with the city; or a signed contract with a disposal firm may be posted to insure that the premises will be cleaned up.

Outdoor amusement damage bond. A cash bond for five thousand (5,000) dollars must be posted to assure repair to any public property damaged as a result of the event.

Outdoor amusement parking. Public parking must be provided. Traffic control and parking lot attendants must be provided to ensure safety and prevent unlawful parking. The cost of any traffic control service provided by the police department must be reimbursed.

Outdoor lighting private sport court. Private sport court facilities shall use fully shielded fixtures and shall not use the lights past 10 p.m.

P

Public Utility Standards

Public utility regulation. Public utility and irrigation district structures used solely to provide utility services, are regulated by the public utilities commission.

Public utility lot front easement. A ten (10) foot public utility easement, running along the front of the lot, must be dedicated to the city at the time a lot is created, rezoned or annexed to the city.

Public utility irrigation canal wall. A masonry wall, six (6) feet tall, must be installed along any lot line that abuts the main canal of the irrigation district.

Parking Standards

Parking off street. Off street parking must be located on the same lot as the main structure it serves or on an adjoining lot, except in the central business district.

Parking off street CBD. In the central business district, parking may be provided by a parking district, or on another lot within 250 feet of the lot being served. Off-site parking in the downtown must comply with the following provisions: there must be a direct and lighted pedestrian route

between the parking and the use being served; there must be a recorded deed, lease, or contract that guarantees the required parking will remain available.

Parking installation. Off street parking and loading must be provided or up graded when a new building is constructed; an existing building is remodeled or enlarged; the use is expanded; or the use is changed to a new use that has greater parking requirements.

Parking reduction prohibited. After approval and occupancy of the premises, the number of off street parking spaces required for a land use are not to be reduced. Nor is any parking space to be reduced in size. The property owner has a continuing obligation to provide and maintain off street parking.

Parking change of use. If the use for which off street parking or loading was approved is replaced or augmented by another use, the required adequate parking and loading must be provided for the new use.

Parking half spaces. If parking or loading space requirements are calculated by formula, and the result indicates a need for less than a whole space, a whole space must be provided.

Parking loading space. One (1) off street loading space per 7,500 square feet of gross floor area.

Parking loading space dimensions. Each loading space must be at least ten (10) feet wide, twenty five (25) feet long and fourteen (14) feet high.

Parking joint use. Off street parking may be shared by uses if their operations and parking needs do not overlap. The joint use agreement must be evidenced by recorded deed, lease, or contract.

Parking more than one use. A multi-tenant property must provide the total number of off street parking spaces required for all land uses on the property.

Parking for storage prohibited. Diverting off street parking spaces to storage space for

merchandise, trash, or vehicles is prohibited.

Parking in yard prohibited. Off street parking is not allowed in a residential front, side or rear yard.

Parking street maneuvering prohibited. Except for one (1) and two (2) family dwellings, off street parking and loading must be arranged so that backing movements or other maneuvering within a street, other than an alley, is not required.

Parking lot screening. Non-residential off street parking must be effectively screened by a sight obscuring fence, hedge or planting, if the parking is in or adjacent to a residential zoning district.

Parking lot lighting. Lighting used to illuminate off street parking must not project light on neighboring residential property.

Parking lot pavement. Off street parking and loading areas must be adequately maintained for all weather use. Surface material may be asphalt, concrete, unit masonry, or pavers.

Parking lot headroom. A minimum headroom of twelve (12) feet must be provided. However, headroom in a covered parking area may be reduced and headroom where there will be truck traffic, must be increased.

Parking lot curbs and wheel stops. Parking spaces along the outer boundaries of a parking lot must have a wheel stop to prevent parked vehicles from extending beyond the lot line.

Parking lot wheel stop dimensions. Wheel stops must be at least four inches tall and six feet long. They must be firmly attached to the ground.

Parking lot landscaping. Except for one (1) and two (2) family dwellings, parking facilities must include at least seven (7) percent landscaping. Landscaping must be uniformly distributed throughout the parking area. Trees that develop a shade canopy at maturity must be part of the

landscaping. Landscaping must have underground irrigation. There must be adequate curbs or headers to protect plants.

Parking space dimensions. A parking space must be at least nine (9) feet wide and nineteen (19) feet long. Compact car parking spaces may be reduced to nine (9) feet wide by seventeen (17) feet long. The two foot reduction must be used for landscaping.

Parking for disabled. One (1) disability parking space is required for each fifty (50) standard parking spaces. A blue disability parking symbol must be painted on the parking space, and a blue disability parking sign must be placed at the front of the space. A disability parking space must be at least nine (9) feet wide and have an adjacent access aisle at least five (5) feet wide. The access aisle must abut the pedestrian access to the building.

Parking tandem parking prohibited. Tandem parking spaces are not allowed.

Parking lot paved access required. Off street parking must be accessible from a paved driveway, alley or street. If parking access is from an alley, the alley must be paved from the parking space to the nearest street.

Parking lot interconnection. A parking lot that has access to an arterial or collector street must be designed to connect to existing or planned parking lots on adjacent sites. By joining parking lots, a shopper will be able to move from store to store without entering the public street.

Parking lot unlisted uses. Uses not specifically listed are to provide off street parking similar to listed uses.

Parking number of spaces required. The following is a list of the required number of off street parking and loading spaces:

- Bank: one (1) space per 300 square feet of gross floor area and 100 feet of stacking lane

for each drive up window.

- Beauty or barber shop: two (2) spaces per chair.
- Bowling: five (5) spaces per lane, plus one (1) space per employee on the largest work shift.
- Child day care: one (1) space per employee on the largest shift, plus one (1) off street loading space per six (6) children.
- Commercial, general: one (1) space per 300 square feet of gross floor area.
- Commercial, shopping center: one (1) space per 200 square feet of gross floor area.
- Community center: one (1) space per 250 square feet of gross floor area, or one (1) space per four (4) patrons to the maximum capacity.
- Dwelling, single family: two (2) fully enclosed parking spaces per dwelling. A Farmers Home Administration financed single family dwelling may have one fully enclosed and one uncovered parking space.
- Dwelling, multifamily: two (2) covered spaces per dwelling.
- Fraternity: one (1) space per three (3) persons to the maximum capacity of the facility.
- Hospital, general: one and one half (1.5) spaces per patient bed, plus one (1) space per employee on the largest work shift.
- Hospital, convalescent: one (1) space per patient bed, plus one (1) space per employee on the largest shift.
- Hotel or motel: one (1) space per guest room, plus one (1) space per three (3) employees on the largest work shift, plus one (1) space per three (3) persons to the maximum capacity

of each public meeting room.

- Library or museum: one (1) space per 400 square feet of floor area or one (1) space per four (4) seats to the maximum capacity, whichever is greater, plus one (1) space per two (2) employees on the largest shift.
- Manufacturing plant: one (1) space per employee on the largest shift, or one (1) space per 300 sq. ft. of gross floor area.
- Medical office: one (1) space per 200 square feet of gross floor area plus one (1) space per doctor.
- Meeting house: one (1) space per three (3) seats or eight feet of pew length.
- Mortuary: one (1) space per three (3) seats or eight feet of pew length.
- Mobile home park: two (2) spaces per dwelling plus one (1) visitor space per four (4) dwellings.
- Office, general: one (1) space per 300 square feet of gross floor area.
- Plant nursery: one (1) space per 200 square feet of gross floor area of inside sales or display.
- Recreation, outdoor: one (1) space per four (4) patrons to the maximum capacity of facility, plus one (1) space per two (2) employees on the largest work shift.
- Recreation, swimming pool: one (1) space per seventy five (75) square feet of gross water area, plus one (1) space per employee on the largest shift.
- Recreation, tennis, racquetball, handball: four (4) spaces per court, plus one (1) space per employee on the largest shift.
- Recreational vehicle park: one and one half (12) spaces per each recreational vehicles site,

plus one (1) space per employee on the largest shift.

- Repair service: one (1) space per 300 square feet of gross floor area.
- Restaurant, fast food: one (1) space per seventy five (75) square feet of gross floor area.
- Restaurant, sit down: one (1) space per three (3) patron seats or one (1) space per 100 square feet of gross floor area, whichever requires the most parking.
- Rooming house: one space per roomer bed plus two (2) employee spaces.
- School, college: one (1) space per staff worker on the largest shift, plus one space per two (2) students of the largest class attendance period.
- School, commercial or trade: one (1) space per three (3) students, plus one (1) space per employee (including faculty) at capacity class attendance period.
- School, elementary: two (2) spaces per class room.
- School, high: one (1) space per teacher and staff member on the largest shift, plus one (1) space per five (5) non bused students.
- Skating rink: one (1) space per 300 square feet of gross floor area.
- Tavern, dance hall, night club: one (1) space per fifty (50) square feet of gross floor area.
- Theater: one (1) space per three (3) seats based on maximum capacity. This requirement may be satisfied on a space by space basis by having nearby parking available by contractual arrangement.
- Vehicle sales and service: one (1) space per 1,500 square feet of gross floor area.
- Vehicle repair and maintenance: one (1) space per 300 square feet of gross floor area, plus one (1) space per employee on the largest work shift.
- Veterinary: three (3) spaces per doctor, plus one (1) space per employee on the largest

shift.

- Warehouse, mini storage: two (2) spaces per manager's residence, plus one (1) space per ten (10) storage cubicles.
- Warehouse, general: one (1) space per employee on the largest shift, plus one (1) space per 4,000 square feet of gross floor area.

Parking chart. Off street parking must be designed in accordance with the following parking chart.

a = parking angle in degrees

b = stall width in feet and inches

c = stall to curb (19' long stall)

d = aisle width in feet and inches

e = curb length per car in feet and inches

f = width of two row bin with access road between (curb to curb).

Private Way Standards

Private way access to rear lot. A private way may be established by deed, without full compliance with city street dimensions, if it is the only reasonable way to access the rear portion of a deep lot that is large enough to divide into two lots.

Private way dimensions. A private way must have a paved section at least twelve (12) feet wide and a right of way at least twenty four (24) feet wide.

Private way maximum length. A private way over 200 feet long must be improved to city street standards.

Private way fire access. A private way must be designed to be drivable, under all weather conditions, by a fire protection district fire truck. A fully loaded fire truck must be able to drive to within fifty (50) feet of any dwelling served by a private way.

Planned Unit Development (PUD) Standards

PUD definition. A planned development is a unified site development plan that integrates building design and surrounding landscape into the ecological setting with minimal impact; takes creative advantage of a site's unique or unusual size, shape, topography, vegetation, natural characteristics, and relationship to surrounding land uses; blends housing design to suit a broad range of income and household characteristics; blends residential, commercial, and industrial land uses into a seamless unity; and combines multiple parcels to form a unified and aesthetically pleasing whole.

PUD flexibility advantage. A planned unit development may be composed of one parcel or many parcels, and may be under single or multiple ownership. Flexibility is its primary attribute.

Public Acquisition Standards

Public acquisition by outside agency. If a government agency other than the city, wants to acquire land within a proposed land division for a public purpose, it must make its intentions known to the city before the planning commission holds a decision-making hearing on application. The public agency must acquire the land within one (1) year from the date of the notice of intent to acquire the property.

Public acquisition by the city. The city may require the land owner to make an offer of dedication to provide land for parks, playgrounds and community open space.

Q

R

Real Estate Temporary Office Standards

Real estate temporary office portability. An on-site real estate sales office may be located in a portable building, a vehicle such as a motor home or manufactured home, or in one or more of the commercial, industrial or residential units being marketed.

Real estate temporary office extent of use. An on-site real estate sales office may contain sleeping or cooking accommodations. However, it is not to be used as sleeping quarters.

Real estate temporary office multiple use. The on-site real estate sales office may also be used as a guard post.

Real estate temporary office model home display. A model home may be used as a temporary real estate sales office. The model home may be modified, decorated and furnished for display purposes.

Real estate temporary office model home restoration. At the end of use as a sales office, the model home must be restored to specifications. All non-standard appurtenances such as a walkway instead of a driveway or a garage finished as a room, must be removed before the dwelling is sold.

Residential Care Home Standards

Residential care home corner location. A residential care home must be sited on a corner lot.

Residential care home street frontage. One of the fronting streets must be a collector street or an arterial street.

Residential care home licensing. The residential care home must be licensed by the state.

Residential care home separation. Residential care homes must be separated from one another by at least 300 linear feet.

S

Sanitary Sewer Standards

Sanitary sewer industry standards. Sanitary sewer improvements must be installed to American Public Works Association Standards.

Sanitary sewer easement width. Sanitary sewers must be located within a utility easement or dedicated right of way. A utility easement must be at least ten (10) feet wide.

Sanitary sewer mandatory. Every lot must be served by a public underground sanitary sewer unless specifically exempted by the city.

Sanitary sewer not septic tank. A septic tank is not to be installed within the city unless approved by the city and the county health department.

Sanitary sewer service stub. A sewer line service connection stub must extend two (2) feet past the sidewalk or far enough beyond the street right of way so that the pavement, curb and sidewalk will not need to be disturbed to make the service connection. The service connection stub must be located between three (3) feet and five (5) feet from either side lot line.

Sanitary sewer location marked in curb. Where a utility line passes under a sidewalk or curb, the location must be clearly marked in the concrete.

Sanitary sewer as built drawings. Drawings must record the exact location where a sanitary sewer line is located. Underground locations must be verified on site and not taken from

secondary sources such as utility company records.

Sanitary sewer lateral extension. A main sanitary sewer lateral is to be extended, at the property owner's expense, to the boundary of the project and service laterals are to be extended to the property line of each lot.

Sanitary sewer replaces septic tank. If a septic tank was in use before November 1, 1981, or in use on territory annexed to the city after November 1, 1981, the septic tank may continue in operation until it fails. Upon failure, the septic tank must be destroyed and the land use must be connected to the city's sanitary sewer system, if a sanitary sewer is available to the lot.

Sanitary sewer district. The law allows the city to adopt an ordinance to set up a sanitary sewer district. A new development located within one of the city's sanitary sewer districts is required to pay a sanitary sewer district fee to the city when the final subdivision map or parcel map is submitted to the city for filing with the county recorder. The city council may, by resolution or agreement, establish conditions by which the fee may be spread over a period of time.

Sanitary sewer connection fee. A sanitary sewer connection fee must be paid at the time the plat is filed with the county recorder.

Storm Drain Standards

Storm drain industry standards. A storm drain improvement must be installed to meet American Public Works Association Standards.

Storm drain easement width. A water course, irrigation ditch, drainage channel, or underground storm drain must be located within a utility easement or dedicated right of way. A utility easement must be at least ten (10) feet wide.

Storm drain service stub. An underground storm drain service connection stub must extend far enough beyond the pavement so that the pavement will not need to be disturbed to make the service connection.

Storm drain mandatory. Every lot must be served by a public underground storm drain unless specifically exempted by the city.

Storm drain location marked in curb. Where a utility line passes under a sidewalk or curb, the location must be clearly marked in the concrete.

Storm drain as built drawings. Drawings must record the exact location where storm drain improvements are located. Underground locations must be verified on site and not taken from secondary sources such as utility company records.

Seasonal Sales Lot Standards

Seasonal sales lot operating duration. A seasonal sales lot may operate during the following times: a Christmas tree lot may be operated from Thanksgiving day through Christmas; a pumpkin lot may be operated from October first through Halloween; a fireworks stand may be operated from June first through Fourth of July.

Seasonal sales lot temporary dwelling allowed. One (1) recreational vehicle may be used on the site as a temporary dwelling, if the vehicle is self-contained or public utility hookups are available. Occupancy is limited to the lot's seasonal operating schedule, plus seven days.

Street Improvement Standards

Street improvement industry standards. Street improvements must be installed to the American Public Works Association Standards.

Street improvement functional relationship. A new street must bear a functional relationship to the existing street system.

Street improvement land owner responsibility. The land owner is responsible for improving

Street improvement plug and reserve strips. Street plugs or reserve strips must be provided to give future access to adjoining land. Street plug or reserve strip land must be deeded to the city.

Street improvement centerline alignment. If a new street continues an existing street, the centerline must be aligned with the centerline of the existing street.

Street improvement intersections. If a new street ends in an intersection, the street centerline must be at least 200 feet from the centerline of the next nearest intersection.

Street improvement future extension. The street system must be designed to give future access to adjacent land by extending a street stub to the lot boundary.

Street improvement intersection angles. Streets must intersect at a right angle, except where prevented by irregular conditions that cannot be overcome. However, no street is to connect at an angle of less than 60 degrees.

Street improvement corner rounding. A property line at a block corner must be rounded with a curve radius of not less than 20 feet at the curb. A greater radius may be needed if the street intersection is not a right angle.

Street improvement curve radius. Centerline radius of a curve must not be less than 300 feet on an arterial street, 200 feet on collector street and 100 feet on a local street. Radius is to be calculated to an even 10 feet.

Street improvement maximum street gradient. The maximum street gradient is six (6) percent.

Street improvement minimum street gradient. The minimum street gradient is fifteen hundredths (15/100) percent.

Street improvement half street. A half street along a property line is allowable, if it is essential to reasonable land development.

Street improvement cul de sac street. A cul de sac street must not exceed 500 feet in length measured from the intersecting street centerline to the center of the turnaround. A cul de sac must terminate in a circular turnaround with a right of way radius of fifty (50) feet, to provide adequate room for fire truck turn around. A cul de sac must be separated from the project boundary by the depth of one (1) lot or by some major topographical feature such as an irrigation canal.

Street improvement inadequate width. If an existing street is of an inadequate width, additional right of way must be dedicated at the time abutting land is divided or an abutting lot is developed.

Street improvement through the block walkway. A through the block pedestrian walkway must traverse an odd shaped or unusually long block to provide pedestrian access to a school, park, shopping center or other destination.

Street improvement sidewalks. A sidewalk must be installed along both sides of a street unless specifically waived by the city for verifiable good cause.

Street improvement monuments. Upon completion of street improvements, monuments must be re-established and protected in monument boxes at every street intersection and all points of tangency of street centerlines.

Street improvement as built map. A map showing street improvements as built, drawn on polyester film (Mylar), in permanent ink, must be filed with the city.

Street improvement street naming. A street name must be approved by the county. Duplication of an existing street name within county is not allowed.

Street improvement street signs. At the time the plat is submitted to the county recorder, the city must be reimbursed for the amount of money estimated to manufacture and install new street name signs associated with the project.

Street improvement city property. If one side of a street abuts city owned property, the developer of the land on the opposite side of the street must improve the street to its full width including curb, gutter, sidewalk, storm drainage, and pavement. The city is required to reimburse the developer for the cost of installing the street improvements on the side of the street where the land is owned by the city.

Street improvement existing local street. An existing local street, a street with a planned right of way width of sixty (60) feet or less, must be improved to the street centerline. However, if the city determines that traffic caused by the new development will exceed the safe carrying capacity of the far side of the street as it exists, both traffic lanes must be improved to city standards.

Street improvement new local street. A new local street, a street with a planned right of way width of sixty (60) feet or less, must be improved one lane beyond the street centerline to a forty (40) foot width to provide two (2) traffic lanes. However, the city council may allow a lesser width as set forth in the streets and highways code of the state.

Approval of a part width street less than forty (40) feet wide must be based on the following factors: the street centerline coincides with the project boundary line and the ten (10) feet necessary for the second traffic lane has not been dedicated to the city and the city council decides not to pursue dedication; or the ten (10) feet necessary for the second traffic lane has not been

dedicated to the city and the city council cannot obtain title to the property within 120 days from the date the final map was approved; adherence to the forty (40) foot standard will create an off set in the center of the subdivision; the public interest in having a street without an off set in the centerline outweighs the public policy of having all part width streets forty (40) feet wide; if a street that is less than forty (40) feet wide is allowed by the city council, the parking strip may be used as a temporary traffic lane until the second traffic lane is constructed.

Street improvement new major street. A new major street, a street with a planned right of way width of more than sixty (60) feet, must be improved to the street centerline.

Street improvement freeway or expressway width. A freeway or expressway width is determined by the state or county agency that has jurisdiction over the right of way.

Street improvement arterial street width. An arterial street has the minimum right of way established by the general plan circulation element.

Street improvement collector street width. A collector street has a right of way of sixty (60) feet and a paved width of forty (40) feet between curb faces.

Street improvement local street width. A local street has a right of way of fifty (50) feet and a paved width of thirty six (36) feet between curb faces.

Street improvement minor industrial street width. A minor industrial street has a right of way of sixty (60) feet and a paved width of fifty (50) feet between curb faces.

Street improvement alley width. An alley has a paved width of twenty (20) feet between curb faces and a right of way of twenty five (25) feet.

Street improvement ally prohibition. A new alley or the continuation of an existing alley may be restricted or prohibited at the sole discretion of the city.

Street improvement ally corners. Where two alleys intersect, ten (10) foot corner cut offs measured along the property lines from the point of intersection are required.

Street improvement ally utility access. An alley must be laid out and aligned to provide public utility access and other public services.

Street improvement reverse lot. If land abuts a location the general plan designates for a major street, the site plan must provide reverse lots that back up to the major street and front on a local street. A reverse lot so created, must bear a deed restriction denying access to the major street.

Street Name Standards

Street name limitation. A new street name must not duplicate an existing county street name. A new street that extends an existing street must continue the name of the existing street. A street name must be neutral or reinforce the city's image.

Examples: appropriate names. Pine, Fir, Oak, Woodhaven, Woodcrest,

Examples: inappropriate names. Hawaiian Gardens, Tropic, Guava, Palm.

Street Address Standards

Street Address numbering system. Street address numbers must conform to the established pattern used by the city.

T

Trash Enclosure Standards

Trash enclosure requirements. In addition to county health standards, the following trash enclosure design standards shall apply: trash and storage areas shall be screened by landscaping, fencing, berms or other devices integral to overall site and building design; trash and storage

enclosures shall be constructed of materials that are compatible with the proposed or existing building and with surrounding structures; trash and storage areas shall be well maintained including prompt repair and replacement of damaged gates, fences and plants; openings of trash enclosures shall be oriented away from public view or screened with sturdy gates wide enough to allow easy access for trash collection, where practical; consolidation of trash areas between businesses and the use of modern disposal techniques is encouraged.

Trash enclosure exception. Trash bin standards do not apply to existing structures that were legally built with zero setbacks.

Tree Protection Standards

Tree protection requirement. Mature trees are a community asset. They provide much needed summer shade, recycle atmospheric gases and reduce airborne pollution. They are also a major focal point of the community. Mature specimen trees lend depth to the historical setting and enhance community aesthetics. Regulation is also essential to protect landscaping installed as a condition of development.

Tree protection in right of way. Tree protection standards apply to: removing, topping or trimming a tree larger than six (6) inches in diameter at breast height (abh), located in the public right of way or the ten (10) foot public utility easement along the front of the lot.

Tree protection exceptions. The following actions are exempt: pruning a crop bearing fruit or nut tree; removing brush along an irrigation canal; routine maintenance of a decorative hedge, plant or small tree. A small tree is a tree less than six (6) inches in diameter at breast height (abh).

Tree protection application. The following application information must be submitted to the city: a written statement from a qualified arborist giving the reason for the action, if a tree is to be removed, topped, or trimmed. The statement must address the aesthetic effect the proposal will have on the site and surrounding properties. Quantify the value of the tree in dollars. photograph of the site showing the extent of the work to be performed. a removal plan giving the date and hours of work and the length of time a chain saw, chipper or other noisy equipment will be used. a restoration plan detailing mitigation and replanting.

Tree protection business license. To operate, a tree surgeon or arborist must have a city business license.

Tree protection tree removal. Live trees may only be removed if: removal will substantially lessen the spread of disease to nearby healthy plants; removal is essential to protect public health and safety; removal is essential for construction or expansion of a structure; removal will not detract from the value of a significant historic site or structure, or removal is essential to protect a significant historic structure.

Tree protection preservation. A tree that has been singled out for preservation in the conditions of approval must not be removed or damaged during construction.

Tree protection root protection. When construction encroaches into the drip line area of a protected tree, special construction techniques must be used to protect the roots. The existing ground surface within six (6) feet of the trunk of a protected tree must not be cut, filled, compacted, or paved. A tree well may be used if approved by the city arborist.

Tree protection excavation. Excavation adjacent to a protected tree is not allowed if it will damage the root system. In a questionable situations, the applicant must provide substantiating documentation acceptable to the city arborist showing that the trees will be protected.

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V

Vehicle Repair Standards

Vehicle repair shop. The following applies to all licensed repair shop work: all work must be done within a building; painting must be conducted within a paint booth; tool noise must not exceed sixty (60) dba at the lot line; hazardous waste must be kept in sealed containers and lawfully disposed of; parking spaces must not be used to store vehicles undergoing repair; vehicles undergoing repair must be stored in a building or in a storage yard enclosed by an eight foot tall solid, masonry wall.

Vehicle repair at home. The vehicle must be registered to the resident of the dwelling; the vehicle must bear a valid license; repair must be completed within 24 hours; work must be done on a driveway, or within a garage, car port or shop building. No spray painting is allowed. Tool noise must not exceed sixty (60) dba at the lot line. Repair outside of a fully enclosed garage is limited to daylight hours. Hazardous waste must be kept in sealed containers and lawfully disposed of.

Vehicle repair not storage. No inoperative vehicle is to be stored on a street. An inoperative vehicle must not be stored in a garage or an enclosed side or rear yard. No inoperative vehicle is

to be stored in a rear yard or a side yard. No inoperative vehicle is to be visible from the street or from a neighboring property.

Vehicle Storage Standards

Vehicle storage, recreational vehicle. A recreational vehicle, as described in law, must be stored in licensed storage yard.

Vehicle storage, inoperative vehicle storage. Must be stored in licensed storage yard.

Veterinary clinic standards

Veterinary clinic location. A veterinary clinic or animal hospital must not be located within 100 feet of a residential zoning district.

Veterinary clinic nuisances. Adequate measures must be taken to prevent noise and offensive odor. Waste incineration is not allowed on the premises.

Vision Obstruction Standards

Vision obstruction defined. No object is allowed that obstructs sight at a street or ally intersection, or interferes with a motor vehicle driver's view. A visual obstruction is a fence, hedge, tree, shrub, sign, wall, structure, or similar object within the safety triangle.

Vision obstruction vertical clearance. Vertical clearance must be maintained between a height of three (3) feet and eight (8) feet above grade.

Vision obstruction exceptions. The standard does not apply to a public utility pole, tree trunk, official traffic sign or signal or a similar object.

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Yard Sale Standards

Yard sale or similar. A yard sale, garage sale or similar, is allowed in any residential zoning district. Merchandise must be used household dry goods, appliances, plants, tools, furniture; no more than four (4) sales are allowed per calendar year; sale duration is limited to three (3) consecutive days; operating hours are limited to 9:00 a.m. to 6:00 p.m.

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