ARTICLE IV. – SOUTH 17-92 OVERLAY DISTRICT

Sec. 5.9. Purpose and Intent.

The purpose of the South 17-92 Overlay District is to provide additional development restrictions and opportunities within the area along South U.S. 17-92 consistent with the adopted Comprehensive Plan. The Comprehensive Plan provides for mixed-use and commercial development to support the overall growth and development of the City. It is the intent of this Article that adequate flexibility be provided to accommodate the purposes and style of development described in the Comprehensive Plan.

Sec. 5.10. Applicability

The provisions of this Article shall apply within the area identified on Figure 5-1: Overlay Districts Map as the "South 17-92 Overlay District."

Sec. 5.11. Use and Development standards

(a) Shared driveways between adjacent parcels are required for developments where driveway separations per this Code cannot be provided. Shared driveways will be encouraged in all other developments in consideration of driveway separations, median openings, and distance to street intersections. Coordinated development on a single parcel or coordination of developments on adjacent parcels under a unified development plan is encouraged. Where parcels are combined for development purposes, a unity of title agreement must be recorded ensuring that multiple parcels remain under a common ownership or control. The City Council may allow a reduction in the lot area and/or frontage requirements where adjacent developments are coordinated so as to meet the intent of this provision.

(b) Permitted uses in the South 17-92 Overlay District shall be as regulated by Table 5-1 in Section 5.18.

(Ord. No. 01-99, § 1(302.2), 11-3-1999; Ord. No. 16-04, § 2, 11-3-2004; Ord. No. 02-12, § 2(Exh. A), 9-5-2012)

ARTICLE V. – VILLAGE CENTER OVERLAY DISTRICT

Sec. 5.12. Purpose and intent.

The purpose of the Village Center Overlay District is to introduce both development restrictions and opportunities within its boundaries, aiming to fortify and guide development toward existing communities while fostering walkable neighborhoods. This overlay district promotes the creation of a compact, multiuse, and mixed-use development area encompassing retail, office, and service spaces, contributing to the overall growth and development of the City. Located just south of the Highbanks Road Node along the US 17-92 corridor as described in Article VI of this Chapter, the Village Center Overlay District is strategically positioned as a regional roadway segment connecting multiple communities. Designed to accommodate a diverse range of uses, this overlay district serves the adjoining neighborhoods and passing motorists. The vision for this section of US 17-92 includes a commitment to high-quality development, portraying the City's arrival with an image of a pedestrian and bicycle-friendly environment.

Sec. 5.13. Applicability.

The provisions of this section shall apply within the area identified on Figure 5-1: Overlay Districts Map as the "Village Center Overlay District."

Sec. 5.14. Permitted Uses

Permitted uses in the Village Center Overlay District shall be as regulated by Table 5-1 in Sec. 5.18.

(Ord. No. 01-99, § 1(302.1), 11-3-1999; Ord No. 16-04 § 1, 11-3-2004; Ord. No. 22-02, § 3, 12-11-2002; Ord. No. 10-11 § 2, 10-5-2011; Ord. No. 02-12, § 2 (Exh. A), 9-5-2012

ARTICLE VI. FORM-BASED CODE OVERLAY DISTRICTS: NODES AND CORRIDORS

Healthy cities have a mixture of activity centers and mixed-use corridors. The activity centers typically contain the most intensive commercial activity, and the corridors feature a variety of building types along streets designed for all

modes of transportation. While the city zoning classifications address the types and intensity of uses within these nodes and corridors, this Article addresses more specific site, building, and public realm standards, also known as Form-Based Code (FBC). It will take a combination of quality private development and public realm improvements to achieve the vision.

Division 1. *General*

Sec. 5.15. Purpose and Intent

The purpose of the standards contained in this Article is to ensure that future developments at nodes and corridors:

(a) Enhance the appearance and quality of development;

(b) Provide for well landscaped, scenic gateways to the City;

(c) Minimize visual pollution which may result from uncoordinated uses, structures and buildings;

(d) Provide for traffic circulation patterns and complete streets that enhance public safety, walkability, and connectivity;

(e) Maintain and enhance property values;

(f) Create an active place that is visually, environmentally, and financially sustainable; and

(g) Increase housing opportunities.

Sec. 5.16. Nodes & Corridors Established

The following overlay districts are established to regulate development within the City's nodes and corridors. These standards for nodes and corridors shall apply regardless of the zoning designation.

(a) Major Corridors. Representing the main gateways into the City, these corridors welcome motorists entering the City and project a distinctive character unique to the City of DeBary. The district includes all properties fronting on US 17-92, Highbanks Road, Enterprise Road, Saxon Boulevard, and Dirksen Drive.

(b) Highbanks Road Node. This zone is the busiest and most central node in the City. It extends north-south from Shell Road North to Poinsettia Drive, and east-west from Naranja Road to Shell Road North. While fully developed at present time, there is potential for future redevelopment at this node.

Sec. 5.17. Applicability.

The regulations contained in this Article apply to all properties which, at the time of development approval, are located within a major node or corridor as depicted on **Figure 5-1** as follows:

(a) New Development. All new development shall fully comply with all the regulations contained in this Chapter. Properties within the Overlay Districts which, as of July 17, 2024, have an active, effective, and unexpired development order (DO) from the City shall not be required to comply with these regulations. Any DO or DA that expires for any reason, shall be required to meet all of the regulations of this Chapter, as such requirements exist at the time of permitting of development for such properties

(b) Redevelopment. The following provisions address the degree of compliance required for redevelopment projects.

(1) Substantial redevelopment. The entire development site shall be brought into compliance with this Section if one or more of the following conditions are met:

a. The building floor area is being increased by more than fifty (50) percent; or

b. More than fifty (50) percent of the existing building floor area is being replaced; or

c. There is a combination of floor area increase and existing floor area replacement exceeding fifty (50) percent of the original building floor area.

(2) Non-substantial redevelopment. For redevelopment not meeting the criteria of Paragraph (1), only the building addition or exterior modifications visible from major corridor right-of-way shall comply with the regulations contained in this Article.

(3) Cumulative Improvements. To avoid a situation where incremental improvements result in a substantial redevelopment subject to full code compliance, the improvements listed in Paragraph (1) shall include all such improvements made within a 5-year period.

(4) Compliance with parking requirements. Division 5 of this Article and Chapter 7 of the LDC shall apply for parking design standards applicable to redevelopment, additions and change of use, with accommodation for adjacent property shared parking requirements

(5) Exceptions.

a. Building setback. All new buildings and additions within the redevelopment site shall be required to meet the building setback provisions. However, existing buildings will not be required to be moved or expanded to meet the setback requirements.

b. Building height. Existing buildings undergoing redevelopment shall not be required to meet the minimum building height. Any new buildings within the redevelopment site, however, shall meet the requirement.

c. Building frontage. Existing buildings shall not be required to meet the minimum building frontage requirement. However, new buildings and additions shall be required to comply with the frontage requirements.

d. Parking requirement. Existing buildings shall not be required to meet the parking requirements of this Chapter.

(c) Single-Family Homes and Duplex Units. The provisions of this Chapter do not apply to single family homes/developments or duplex units.

(d) Change in Use. A change in use without any modification to the site does not require compliance with this Section as long as the new use is permitted in the overlay district, and the new use does not require additional parking, loading zone, or buffering.

(e) Agricultural exemption. All land with an underlying agricultural zoning designation shall have the right to utilize the property for agricultural purposes until such time that the property owner chooses to develop under these overlay standards.

(f) Images. This article was created with images and figures as important visual aids to enhance understanding and comprehension of plan-making and development, however, in the event there is a conflict or inconsistency between the text of this document and any figure or illustration, the text shall prevail.

(g) Non-conforming lots, structures and uses. All non-conforming properties, uses and structures shall be subject to Section 1.6, Nonconforming lots, structures and uses, of the city Land Development Code.

(h) Approval for change of exterior design required. Any exterior change of any nonresidential structure or multifamily structure in a Planned Unit Development, overlay district or conventional zoning classification shall require review and approval by the Growth Management Director. Such changes shall include, but not be limited to, materials, roof finishes and signage. The purpose of such approval shall be to ensure that any exterior change is consistent with the intent and requirements of this article. Routine maintenance and replacement of materials which do not affect the approved exterior design shall be exempt from this subsection.

Division 2. *Land Use and Site Design*

Sec. 5.18. Permitted Uses.

Refer to the tables of uses in Chapter 4 (Zoning) for a list of permitted uses in the underlying zoning classification. Certain uses are regulated as per the table below. Accessory and temporary uses and structures shall meet the requirements of Chapter 6, unless otherwise specifically addressed in this chapter. While the list of allowable uses in Chapter 4 is expansive the following uses may be listed as permitted in the zoning classifications but shall be permitted (P), permitted by special exception (S), or prohibited (N) within the Overlay Districts as noted below.

Table 5-1 Land Use Table

USES	Corridors	Highbanks Node	Village Center	South US 17-92
ALF	P	N	N	P
Auction Parlors	P	N	N	P
Automotive, boat, motorcycle, mobile home and recreational vehicle sales or rentals.	N	N	N	N
Automobile driving schools	P	N	N	N
Automotive Service	S	N	N	P
Bars and liquor stores as principal use or freestanding use	S	S	N	N

Bars and liquor stores less than 5000 gross sq ft or located in shopping center with minimum 100000 sq ft.	P	P	P	P
Carwashes	S	N	N	S
Club, Bottle	N	N	N	N
Daycare	P	N	N	N
Firework Sales	S	S	N	N
Funeral Home	N	N	N	S
Household Moving Center	N	N	N	N
Kennel	S	S	S	S
Movie theater above 10000 sq.ft.	P	N	N	P
Night Clubs more than 5000 sq.ft.	N	N	N	N
Outdoor Display (Sec 6.8)	P	P	P	P
Outdoor Storage	N	N	N	N
Outdoor service for restaurant	P	P	P	P
Outdoor service of alcohol with/ without entertainment	P	P	P	P
Pawn Shops	N	N	N	N
Retail more than 10000 sq. ft.	P	P	N	P
Recreation, indoor	P	P	P	P
Self-Storage	S	N	N	S
Tattoo excluding permanent makeup	N	N	N	N

Sec. 5.19. Building Setbacks.

The intent of the building setback standards is to shape the public realm and to strengthen the physical and functional character of the area. Buildings in the Overlay Districts must meet the following setbacks. Figure 5-2 depicts the location of setbacks.

(a) Minimum Front: Refer to Table 5-2

(b) Maximum Front (Build-to-line): Refer to Table 5-2.

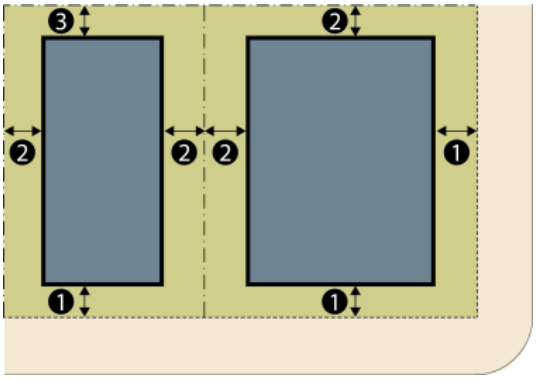
(c) Side: 5’ minimum.

(d) Rear: 10’ minimum; 20’ minimum if adjacent to a single-family residential zoning classification.

(e) Maximum impervious surface: Refer to Table 5-2.

(f) Parking shall not be allowed between the building and the primary street’s Right-of-Way (ROW).

Figure 5 - 2: Building Setbacks



❶ Front; ❷ Side; ❸ Rear

Figure 5-3: Street Segment Map

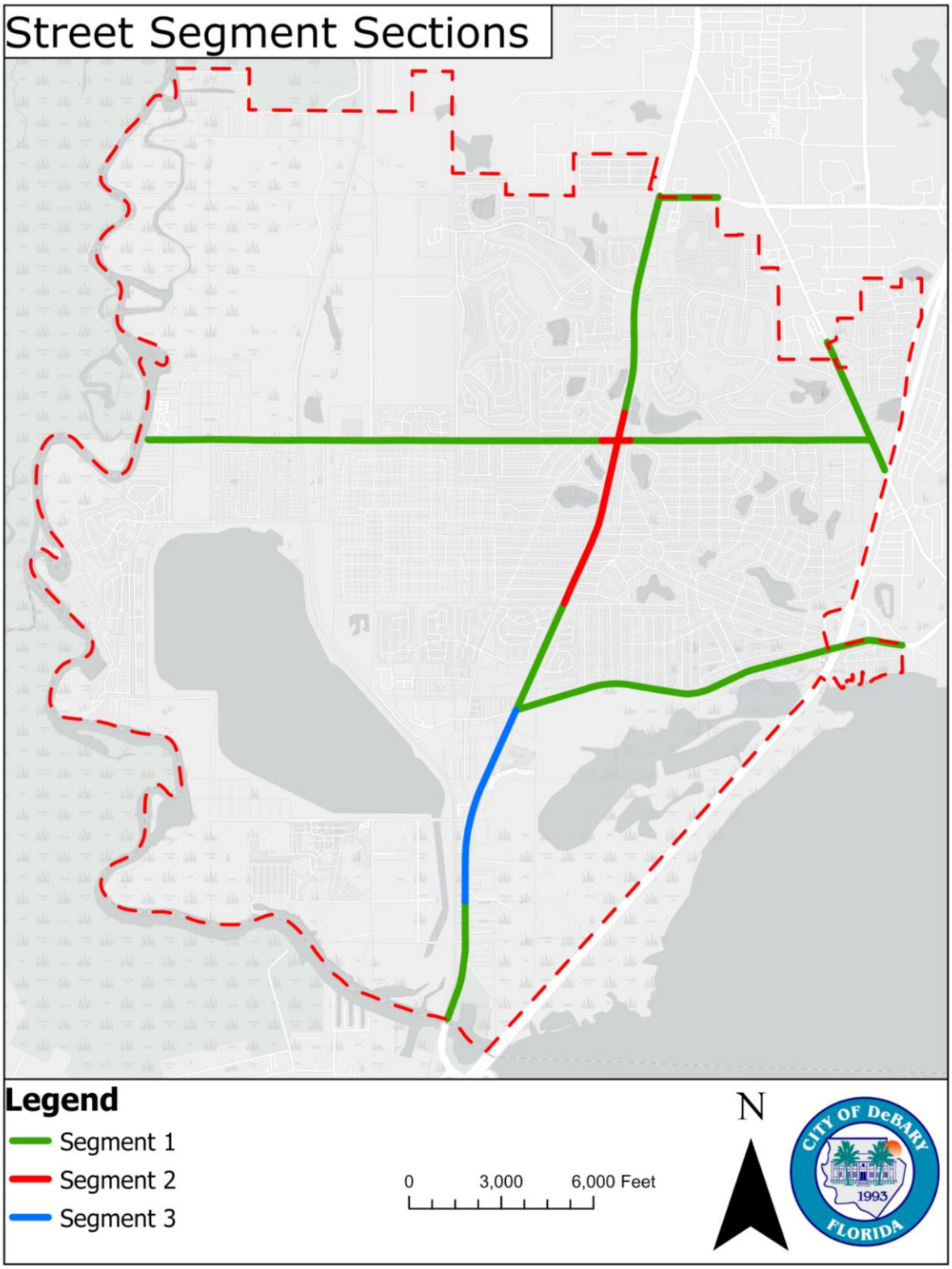


Table 5-2 Development Standards

Street segment (SS)	Minimum front Setback	Maximum Front setback/Build-to-Zone (BTZ)	Impervious Surface %
SS-1	10’	20’	75
SS-2	5’	10’	80
SS-3	Refer to sec 5.63(b)(2)	Refer to sec 5.63(b)(2)	Refer to sec 5.63(b)(2)

Sec. 5.20. Streetscape Zone.

The space between the back of the curb to the ROW line or the back of the sidewalk, whichever is more, is known as the streetscape zone and is intended to accommodate a public sidewalk and the furnishing zone (see Figure 5-4). Due to the lack of right-of-way to accommodate adequate streetscape zones along certain streets, some development applicants will be required to dedicate an easement to the city to accommodate such zone. The reconstruction of the streetscape zone shall be the responsibility of the development applicant. If the requirements cannot be met due to existing conditions or site constraints, the Growth Management Director has the ability to adjust or waive the requirement to construct the improvements required by this Section.

The design of the streetscape zone shall be coordinated with city staff, and shall comply with the requirements of Sec. 7.2(t), Appendix 2-Technical Standards Manual, Florida Greenbook, and Chapter 10 of this Code. Provisions shall be made to connect existing and new sidewalks that have different alignments (see Figure 5-5).

Figure 5 - 4: Streetscape Zone and BTZ

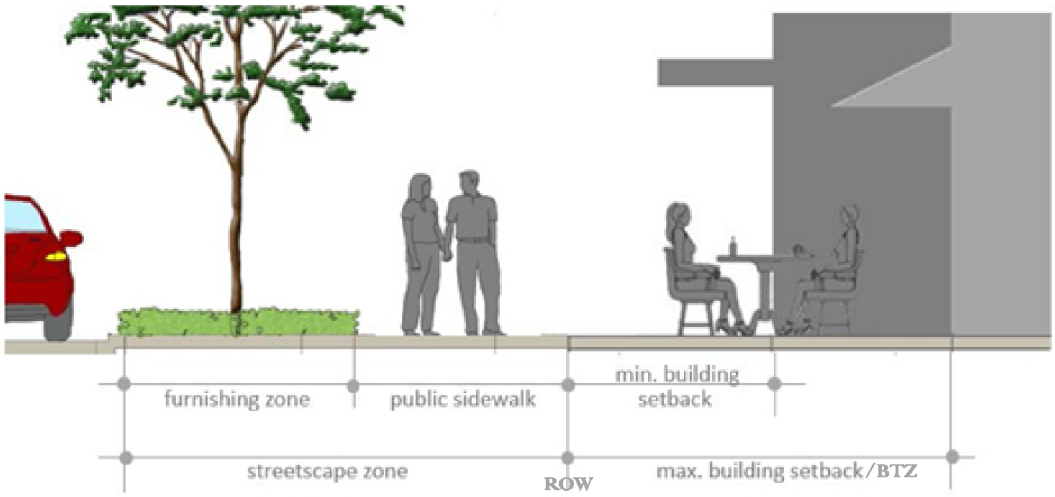
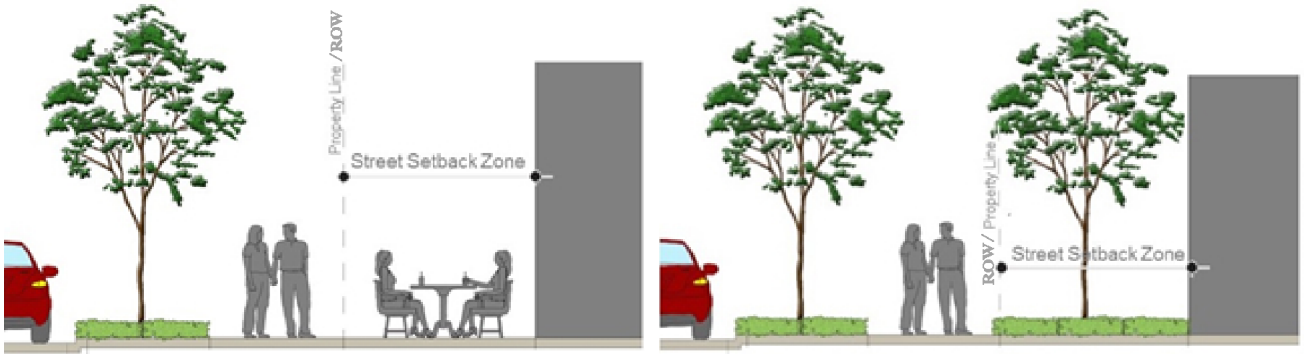


Figure 5 - 5: Connecting Existing and New Sidewalks

Sec. 5.21. Street Setback Zone Design.

The intent of the street setback is to provide a transition, both physical and visual, from the street to the building. The zone created by the setback should vary in design depending on the level of privacy desired along the building façade. Commercial buildings usually have a setback zone designed to attract customers into the building, while residential and office buildings often have a setback zone designed to provide privacy to the ground floor rooms, as shown on Figure 5-6.

Figure 5 - 6: Examples of Street Setback Zone Activity



Examples of Street Setback Zone design: outdoor seating (left) and buffer for residential uses (right).

(a) Street setback zones in front of uses that benefit from pedestrian interaction along the front façade shall include urban landscaping such as containers and/or planter boxes that complement the building mass and architecture.

(b) Street setback zones in front of uses that do not require pedestrian interaction along the façade (e.g., offices, hotels, multifamily) may be landscaped with a combination of intermediate (understory) trees, palms, shrubs, vines and/or ground covers. Refer to Chapter 8 for Landscaping standards.

(c) Street furniture such as benches, trash receptacles, and/or bicycle racks may be installed within the street setback zone.

(d) Outdoor dining is permitted within street setback zones as long as restaurants are a permitted use in the zoning classification.

(e) Elements within the street setback zone (landscaping and architectural features) shall comply with the sight triangle requirements established using City and standards of the American Association of State Highway and Transportation Officials (AASHTO).

(f) The proposed building ground floor along the street setback zone shall contain active uses oriented to the street. Active uses may include display or floor areas for retail uses, waiting and seating areas for restaurants, atriums or lobbies for offices, and lobbies or dining areas for hotels or multi-family residential buildings.

Sec. 5.22. Building Orientation.

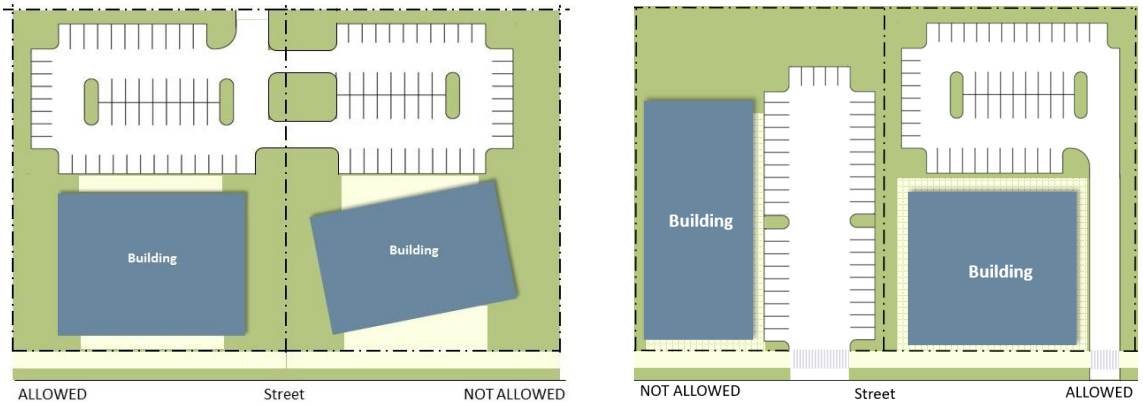
Buildings shall be oriented to enhance the appearance of the corridor. This requirement shall be met by incorporating the following techniques into project design.

(a) The building's entrance shall be visible from the public road.

(b) The building's primary facade shall be built parallel to the public road from which driveway access is provided, as shown in Figure 5-7. Where, because of site constraints or other factors, the building's primary facade is unable to be oriented parallel to the major road providing driveway access, each facade which is clearly visible from a public right-of-way or public area of adjoining properties shall be designed with full architectural treatment.

(c) Building orientation shall be such that service areas are placed out of view from public rights-of-way, parking areas and adjacent properties. Buildings shall be proportioned in a manner that allows the wider façade to face the street, as shown in Figure 5-7.

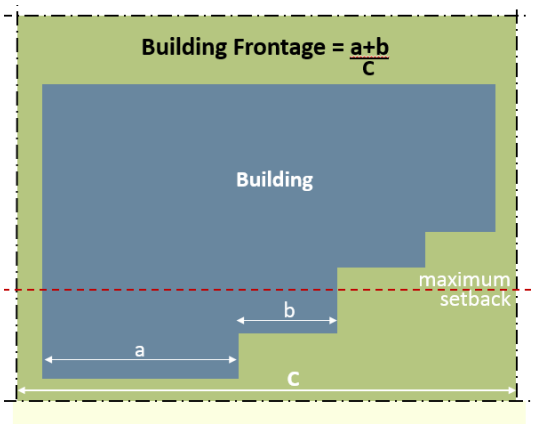
Figure 5 - 7: Building Alignment and Orientation



Sec. 5.23. Building Frontage Buildout.

The purpose of the building frontage buildout requirement is to ensure façade continuity and activity along the street. The building frontage buildout standards are stated as a proportion of the building width (within the required building setback) relative to the width of the development site. Portions of the building façade outside the required building setbacks do not count as building frontage (see Figure 5-8). See Section 5.33 for Building Frontage Design.

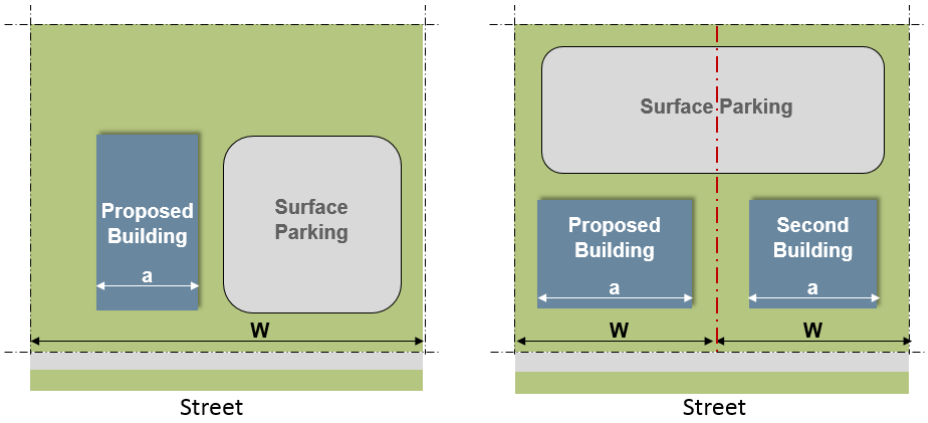
Figure 5 - 8: Building Frontage Calculation



(a) The minimum building frontage shall be sixty (60) percent.

(b) In the event the proposed building width is too narrow to meet the minimum building frontage buildout requirement (Figure 5-9, left graphic), the applicant shall have the option to separate the development site into smaller lots that meet the dimensional requirements through the lot split process provided for in Chapter 3, as shown on Figure 5-9, right graphic. The site plan shall show the unused portion of the site as available for future development and may not include any improvements other than an optional street wall delineating the site. Cross-access easement must be provided before construction plan approval.

Figure 5 - 9: Exceptions to the Building Frontage



(c) In the case where the required building frontage cannot be met due to the need to provide vehicular access from the street, a gateway, arch, or similar feature shall be provided to preserve the block continuity and may be counted toward meeting the building frontage requirement, as shown on Figure 5-10.

Figure 5 - 10: Gateway Feature

Gateway feature designed to meet minimum building frontage. Notes: Not to scale. Floor above the gateway is not required.

Division 3. *Building Design Standards*

This Division establishes standards for building design. The standards apply to all development subject to the regulations of this Article, except for duplex units and single-family homes/developments. Parking garages are subject to the same building design requirements as all other buildings.

Sec. 5.24. Building Massing.

(a) Buildings shall be articulated to break down large volumes into smaller volumes grouped together. In no event shall buildings exceed a height to width ratio of 1:3 or a length of 75 feet, whichever is less, without providing a substantial volume break, which may consist of a projection or recess, a tower or bay, and/or an architecturally prominent entrance (see Figures 5-11 and 5-12). Vertical and horizontal projections and recesses shall have a minimum depth of 2 feet.

(b) Roofs or assemblies of roofs shall also be articulated to reduce building mass. Roof heights shall vary using the parameters listed in subsection (a), above.

Figure 5 - 11: Massing

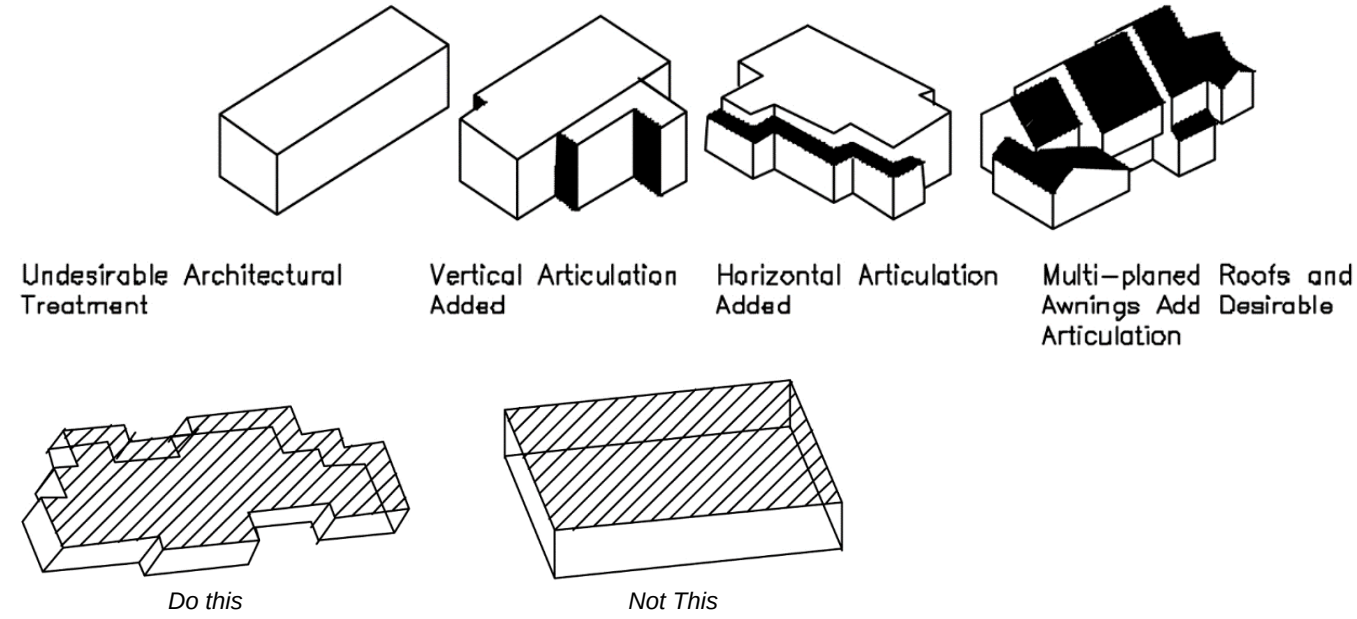


Figure 5 - 12: Example of Building and Roof Articulation

Sec. 5.25. Architecture

Structures within the same development shall reflect similar styles, materials, details, and colors and shall be designed with a recognized architectural style. A recognized architectural style shall be one that is recognized by design professionals as having a basis in classical, historical or academic architectural design philosophies. The use of features deemed by this Code to be "integral features of a recognized architectural style" shall have a rational and aesthetic relationship to the elevation of a structure, and be harmonious with the pattern, proportions, and materials of surrounding structures. The following shall not be considered recognized architectural styles:

(a) Any architecture having a historical reference that is so unique and different from current design philosophy that such reference is inconsistent and incompatible with surrounding structures. Examples of such include igloos, tepees, medieval castles, caves and the like.

(b) Any kitsch architecture which does not resemble a typical structure, but resembles an exaggerated plant, animal, fish, edible food or other such item such as giant oranges, ice cream cones, and the like.

Sec. 5.26. Roof Design

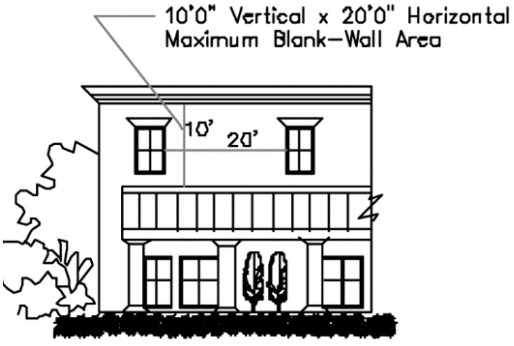
Roof features shall be in scale with the building's mass and complement the character of the structure. Roofs shall incorporate the design elements and materials listed below:

(a) The design of roof structures shall be flat, hip roof, or gable roof. Mansard roofs are prohibited. Flat roofs shall be hidden behind a parapet and a cornice. The material for sloped roofs shall be metal standing seam or "V" crimp metal, shingle or tile.

(b) Roofs shall be designed to be of such height, bulk and mass so as to appear structural even when the design is nonstructural.

Sec. 5.27. Façade Articulation

(a) Facades facing a street or public space shall not exceed 20 horizontal feet and 10 vertical feet without including at least one of the elements listed below.



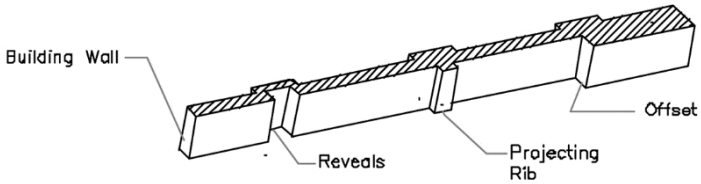
(b) Storefront awnings, marquees, galleries/arcades, forecourts, stoops, or porches

(c) Overhangs of no less than three feet in depth

(d) Raised cornice/parapets over a door

(e) Expression line between floors

(f) An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six inches



(g) Peaked roof forms

(h) Clock or bell towers

(i) Balconies

(j) Windows or doors

(k) Any other treatment that meets the intent of this Section and is approved during the review of the development plan

(l) Columns and posts shall not be spaced further apart than they are tall.

Sec. 5.28. Doors and Windows

(a) Entryways shall be designed to provide project focal points. Entryways shall be designed in accordance with the techniques listed below. In the event that the entryway is not oriented toward the major road that, as determined by the City, provides access to the building, the side of the building facing such road should also be designed to comply with this Section.

(b) The primary entrance of every building must directly face a street. Additional building entrances are permitted. Corner lots shall orient the primary entrance to the named major corridor (e.g., US 17-92, Highbank Road, etc.) or may provide a corner entrance. Where two major corridors intersect, the location of the primary entrance is at the discretion of the Growth Management Director.

(c) Public entry and exit doors which swing outward shall be recessed into the façade a minimum of three feet where the sidewalk abuts the building.

(d) Windows and doors shall be vertically proportioned or subdivided to appear vertical.

(e) Windows and doors shall utilize clear glass with no less than 90 percent Visible Light Transmission (VLT, percentage of light that passes through the window) for retail establishments, and 50 percent for office and residential uses. Glass block is not considered transparent and shall not count toward the minimum fenestration requirement.

(f) All building façades fronting on a street or public space shall meet the minimum fenestration requirements outlined below.

(g) Buildings with storefronts (Figure 5-13)

(1) Minimum building façade fenestration for ground story: 60%.

(2) Minimum building façade fenestration for upper stories: 40%.

(h) Buildings without Shopfront (Figure 5-13)

(1) Minimum building façade fenestration for ground story: 30%.

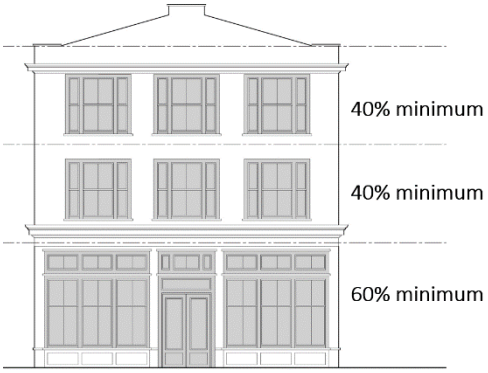
(2) Minimum building façade fenestration for upper stories: 20%.

(i) Interior shelves or furniture shall not fully or partially block windows used to meet the transparency and fenestration requirements.

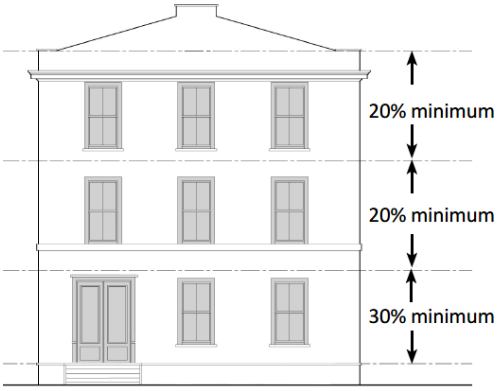
(j) In order to provide clear views of merchandise in stores and enhance the pedestrian shopping experience, the first-floor windows of buildings with frontage on a street shall remain unblocked for at least 60% of the surface of the window (this does not include any signs that may be permitted by Chapter 11). Elements such as curtains, blinds, indoor shutters may be used to provide privacy for non-retail uses.

(k) Storefronts must remain lit until 10:00 P.M. to provide view of display spaces and security to pedestrians.

Figure 5 - 13: Façade Fenestration



With Storefront



Without Storefront

Sec. 5.29. Exterior Materials

Exterior building materials contribute significantly to the visual impact of a building on a community, which, in turn, individually and collectively reflect upon the visual character and quality of a community. In order to project an image of high-quality City aesthetics, building materials shall conform to the following requirements:

(a) For all structures, the following materials shall be acceptable on all facades that are or will be exposed to the general public:

(1) Brick.

(2) Exposed aggregate.

(3) Stone.

(4) Cellulose fiber-reinforced cement building boards.

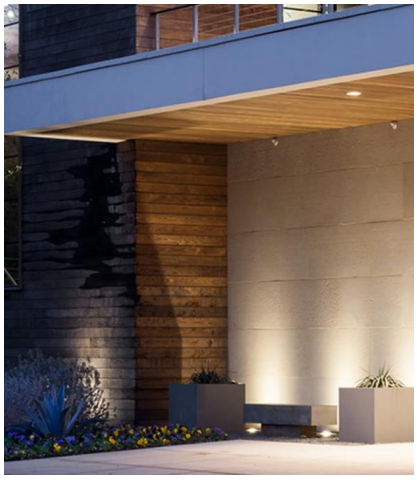
(5) Stucco, if used, shall be flat finish, "knocked-down," or sand finish only for a maximum of 40% of building façade.

(6) E.I.F.S. (exterior insulation and finish system).

(b) Prohibited façade materials include cedar shakes or wood shingles; metal/steel walls; corrugated or reflective metal panels (not intended to prohibit metal roofs or architectural accents); unfinished block, textured plywood, mirrored glass, plastic siding, tile (except as an architectural accent), and polyurethane and polystyrene foam products (except as an architectural accent).

(c) When materials are combined on any facade horizontally, the visually heavier facade material must be below and can cover up to one third of the overall wall height. Changes from one façade to another shall occur at “inside corner” transitions (Figure 5-14).

Figure 5 - 14: Material/Color Change



(d) Changes in material along the vertical direction shall occur at a hard-edge “bump- out” transition which gives materials a surface to terminate against.

(e) Building materials shall be consistent around the entire building.

(f) Exposed metal building sidings shall not be permitted.

Sec. 5.30. Exterior Building Colors

Exterior building colors also contribute to the visual impact of a building and community as a whole. In order to project an image of high-quality City aesthetics, building colors shall conform to the following requirements:

(a) Exterior colors shall not be specifically limited, but shall be consistent with earth tones, warm tones and muted hues. The selection of pastels shall be limited to those colors having a minimum white content of 90 percent. Other colors, excluding fluorescents, may be permitted as accent colors, not to exceed 20 percent of the surface area of any one elevation.

The requirement for earth tones and pastels shall not apply to colors commonly found in natural materials such as brick or stone, unless such material has been artificially colored in a manner which would be contrary to the intent of these regulations.

(g) A color or color scheme which is directly inherent to a unique recognized architectural style or exterior artwork, but not otherwise in compliance with this Section, may be permitted through the development plan approval process.

(h) Building colors shall be consistent around the entire building.

(i) Murals are permitted subject to staff review and approval.

Figure 5 - 15: Small Footprint Tower (top) and Cupola (bottom)

Sec. 5.31. Building Height.

(a) Buildings shall not exceed a total height of 3 stories.

(b) Towers and cupolas are designed to extend above the roofline and are generally intended to be visual landmarks. Towers/cupolas shall not exceed 30 feet by 30 feet in footprint and shall not exceed 10 feet above the height limit (see Figure 5-15).

(c) Any building over two stories in height on a site adjacent to a single family home zoning classification shall step back a minimum of ten feet after the second story. Developers may elect to apply the setback to the top floor only or to the entire façade.

(d) The first 50 feet of the rooftop closest to a single family zoned lot shall not be occupied by active uses that may produce noise and affect the adjacent residential units (open air restaurant, bar, etc.).

Sec. 5.32. Floor Height

(a) Individual stories shall measure a minimum of 9 feet from finished floor to finished ceiling.

(b) Ground-floor uses with storefronts or non-residential uses shall have a minimum of 12 feet in Village Center, South 17-92 overlay districts and the Highbanks Node.

(c) Stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for a ground floor non-residential function, which shall not exceed 25 feet. A single story exceeding 14 feet, or 25 feet for ground floor non-residential, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional story.

Sec. 5.33. Building Frontage Design.

Most buildings have a frontage element that varies depending on the use. For instance, commercial buildings typically have storefronts, and residential buildings have porches. This section contains standards for the various types of frontages that may be used. See Section 5.23 for Building Frontage Buildout.

(a) Storefronts**.** The design of new storefronts must follow the compositional principles of historic storefronts (Figure 5-16 and 5-17).

(1) Bulkhead height shall be between 1 and 3 feet above the adjacent sidewalk. Bulkhead materials may include masonry, metal, or wood.

(2) Shopfront windows shall extend up from the sill at least 8 feet above the adjacent sidewalk.

(3) Storefront windows may not be made opaque by window treatments (except operable sunscreen devices within the interior space). See Section 5.28(e) for glass transparency requirements.

(4) Storefront doors shall not be recessed more than 5 feet from the front façade. If the doors are recessed more than 3 feet, angled walls leading to the door are recommended to promote the visibility of the entrance.

(5) Storefront doors shall contain at least 60 percent transparent glass.

(6) The top frames of the display windows and the entrance door must align.

(7) Storefront shall have an expression line above, between the first and second story, or a change in materials.

(8) Galleries, arcades, awnings and marquees shall be used in conjunction with a storefront.

(9) The design of the upper stories varies depending upon the architectural style of the building. However, the upper floor must have single or paired, vertically oriented windows with clearly defined sills and lintels, and a cornice topping the parapet if a flat roof is used.

Figure 5 - 16: Composition of Storefronts

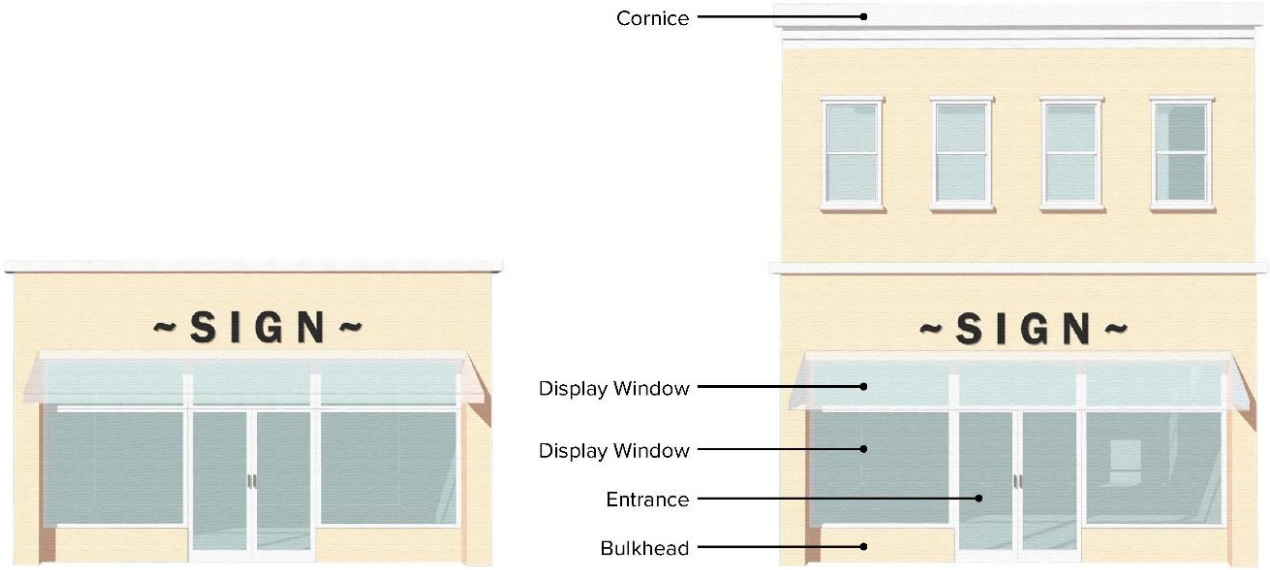


Figure 5 - 17: Examples of Storefronts

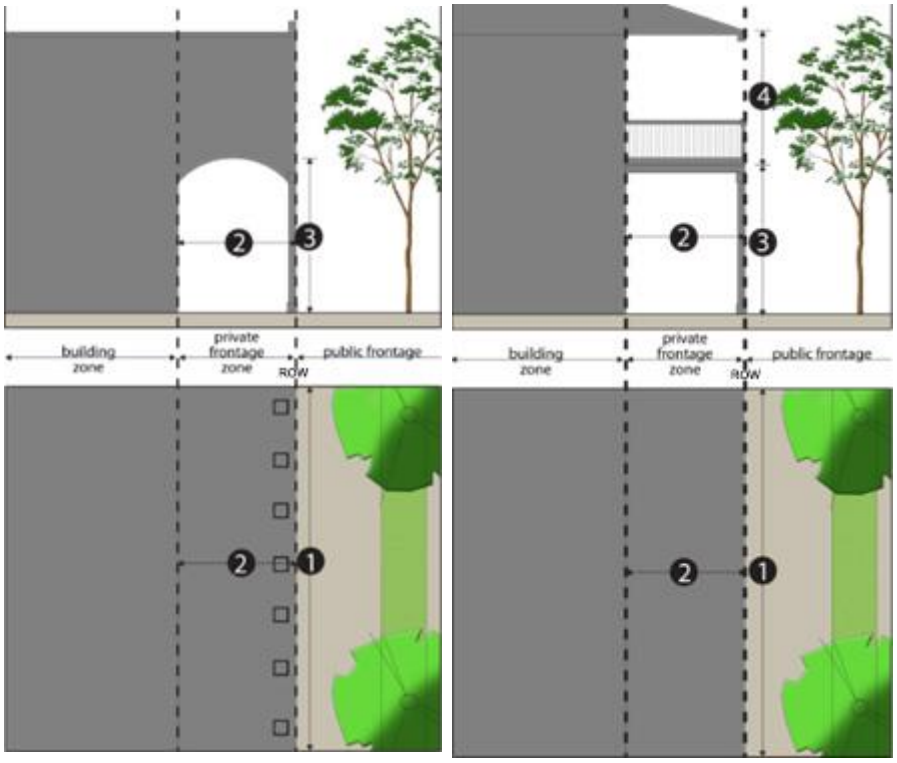
(b) Arcades and Galleries. An arcade is a type of frontage where a cantilevered shed or a colonnade is placed in front of the building to provide protection from sun and inclement weather. Galleries are façades with an attached colonnade that may extend above the ground floor.

(1) Arcades/galleries shall meet the following dimensional standards:

1. Width: May extend for the entire width of the building.
2. Depth: 6’ min./10’ max.
3. Clear Height: 8’ min. (1st floor)

- Setback: May encroach into the required building setback but not into the public right-of-way.
- Column Width: 2’ max.

Figure 5 – 18: Arcade & Gallery Dimensional Standards



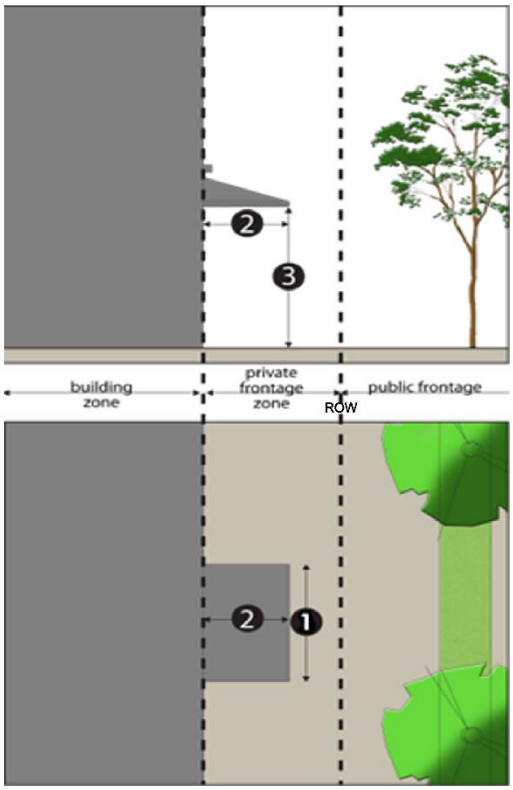
(2) The roof over the arcade/gallery shall be consistent with the material and scale typical in the district.

(3) Arcade/gallery openings shall correspond with storefront entrances.

Figure 5 - 19: Examples of Galleries and Arcades

(c) Canopies and Awnings. Canopies and awnings serve similar functions providing shelter as a roof-like structure on the exterior wall. While canopies are constructed in a more permanent manner (made of metal or similarly sturdy material), awnings are often retractable and made of canvas (or similar) material. While some storefronts utilize canopies and awnings, they are not used exclusively on storefronts. Multi-family residential, office and lodging uses may also utilize this type of building frontage.

Figure 5 - 20: Canopy & Awning Dimensional Standards



(1) The installation of canopies and awnings shall meet the following dimensional standards:

1 Width: Shall match the width of:

- the storefront;
- each window or door; or
- paired windows (awnings should not extend over multiple windows if the windows are not paired/grouped)

2 Depth: 4’ min./10’ max.

3 Clear Height: 8’6” min.

- Setback: May encroach into the required building setback but not into the public right-of-way.

(2) Canopies/awnings that extend the width of the storefront should not cover the side piers of the building, if side piers are proposed.

(3) The lowest part of the awnings shall meet the clearance height noted above but shall be no higher than the top edge of the display window.

(4) The highest portion of the awning shall not be above the expression line between the first and second stories (if one is present) or one (1) foot below the second story window sills. For single story buildings, the highest part of the awning shall be at least one foot below the cornice.

(5) High gloss/plasticized fabrics and aluminum awnings are prohibited.

(6) The color of awnings shall complement facade colors; solid colors or stripes are appropriate.

(7) Lighting of awnings from behind (backlight) is prohibited.

Figure 5 - 21: Pent Roof

(8) Canopies/awnings shall not cover architectural elements such as cornices or ornamental features.

(9) Canopies may be cantilevered or supported by columns/posts or overhear braces attached to the façade.

(10) Awnings and canopies shall not be used on windows that have shutters.

(11) Pent roofs (see Figure 5-21) are only allowed in conjunction with Spanish Revival style buildings and must include clay tile.

Figure 5 - 22: Examples of Appropriate Canopies and Awnings

The canopy is placed between the transom and the display windows

Figure 5 - 23. Examples of Inappropriate Awnings

Left: awning installed too high; Center: Awning not deep enough; Right: Backlit awnings are not allowed

(d) Courtyard (Forecourt). A courtyard is a type of building frontage that has a portion of the façade recessed from the street. They are acceptable frontages in commercial areas and multifamily sites.

(1) Courtyards shall meet the following dimensional standards:

1 Width: 10’ min. to 50% of façade width max.

2 Depth: 10’ min/20’ max.

- Elevation: 18” max. above grade.
- Setback: Shall be permitted to encroach into the setback with 0’ to the property.

(2) Courtyard shall be paved and enhanced with landscaping.

(3) Courtyards are not intended to be covered; however, awnings and umbrellas are allowed and encouraged.

(4) If a streetwall is used along the front of the courtyard, the wall must not exceed three feet in height.

Figure 5 - 24: Courtyard Dimensional Standards

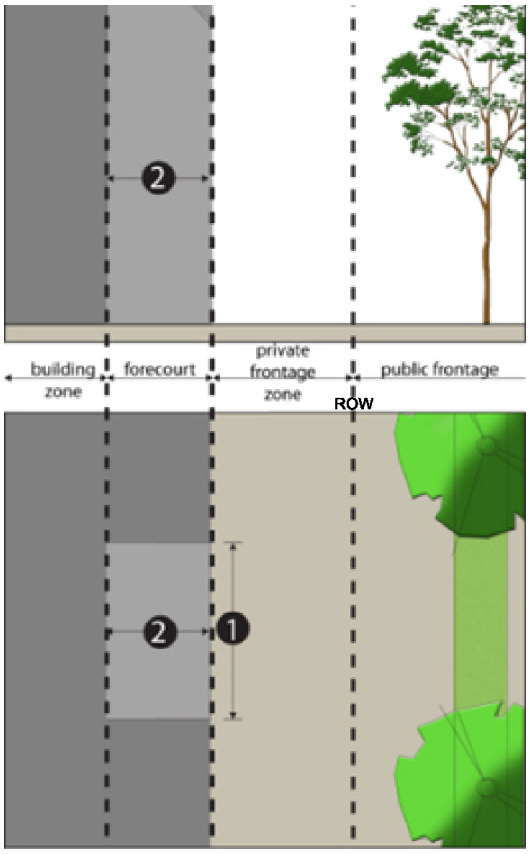


Figure 5 - 25: Examples of Courtyards (Forecourt)

(e) Porch. A covered yet unenclosed projection from the main wall of a building possibly utilizing columns or other ground supports for structural integrity. The intent of the porch is to enhance street activation and human scale, offering adequate space for comfortable use of an outdoor room.

(1) Porches shall meet the following dimensional standards:

1. Width: 10’ min.
2. Depth: 8’ min
3. Clear Height: 8’
4. Elevation: 21” min. above grade.

(2) Porches must correspond directly with the building entry.

(3) A porch may project no more than 8’ into the front setback and shall not be placed less than 3’ from the front property line.

(4) The porch shall be open on all sides except where it is attached to the principal structure. No permanent screening, lattice work, banister, or other permanent, attached, visual obstruction shall be permitted except for safety purposes, not to exceed the minimum to meet building code safety code standards.

(5) The porch area extending into the private frontage zone may contain a second story balcony.

Figure 5 - 26: Porch Dimensional Standards

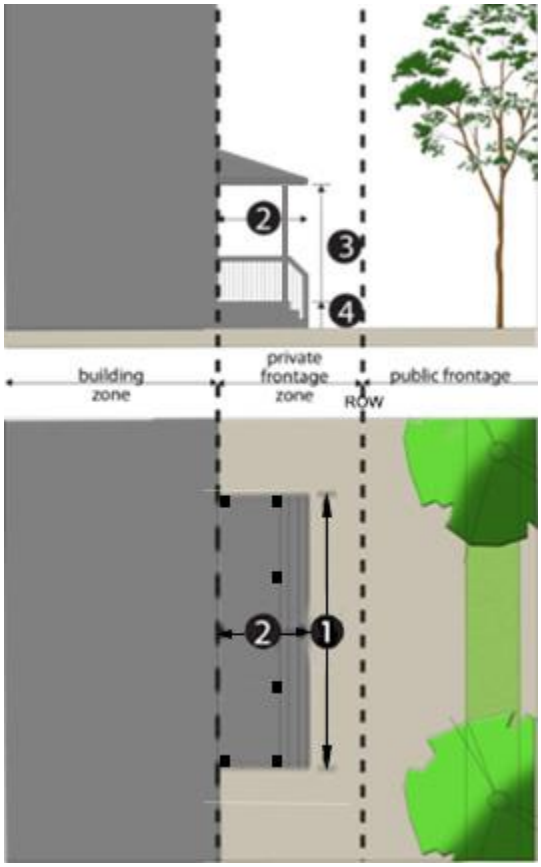


Figure 5 - 27: Examples of Porches

(f) Stoop. A stoop is a small platform and/or entrance stairway at a door, commonly covered by a secondary roof or awning.

(1) Stoops shall meet the following dimensional standards:

1. Width: 5’ min. to 16’ max.
2. Depth: 5’ to 8’
3. Clear Height: 8’
4. Elevation: 21” min. above grade.

(2) Stoops must correspond directly with the building entry.

(3) A stoop may project no more than 8’ into the front setback and shall not be placed less than 3 from the front property line.

(4) The stoop shall be open on all sides except where it is attached to the principal structure. No permanent screening, lattice work, banister, or other permanent, attached, visual obstruction shall be permitted except for safety purposes, not to exceed the minimum to meet building code safety code standards.

Figure 5 - 28: Stoop Dimensional Standards

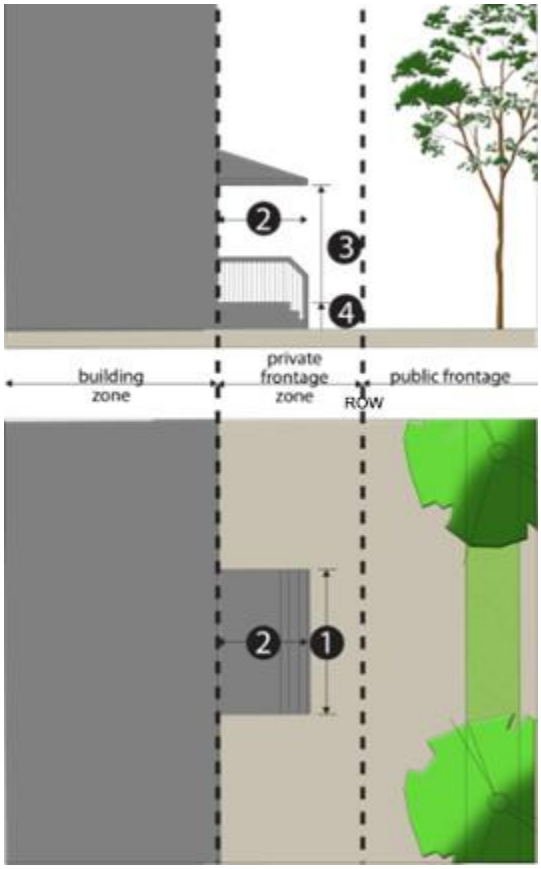
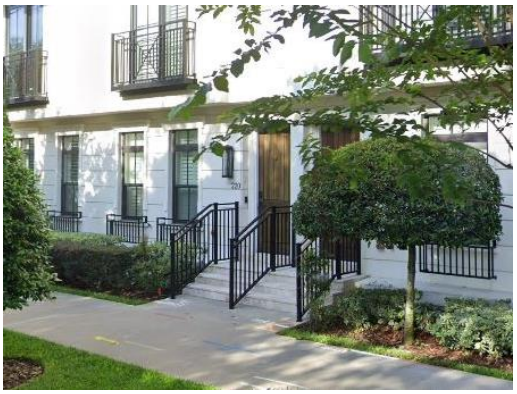


Figure 5 - 29: Examples of Stoops

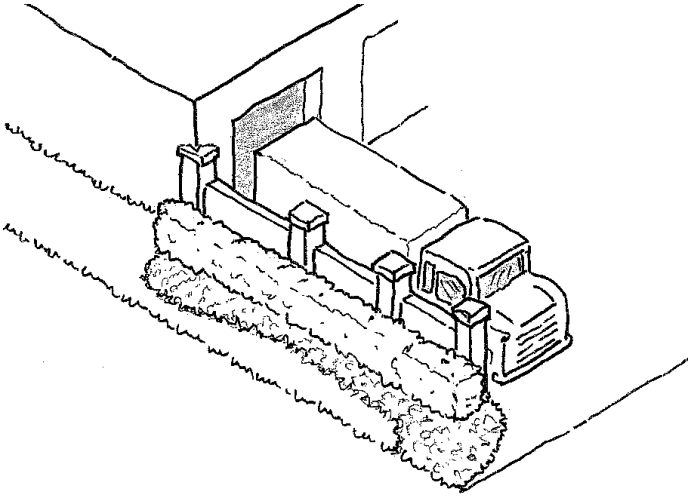


Sec. 5.34. Service Areas and Mechanical Equipment

Lack of, or inadequate screening of, service areas and mechanical equipment can have negative visual impacts on the City's streetscape, ambient landscape or community image. Such impacts shall be minimized through compliance with the following requirements:

(a) Service areas and mechanical equipment located on the ground, such as waste disposal containers, loading docks/spaces, air conditioning units, heating units, satellite dishes, irrigation pumps, propane tanks and refilling areas, utilities, lift stations, and the like shall be located in the rear or to the side of buildings and screened from public view (Figure 5-30). Screening shall, at a minimum, be at the same height as the equipment. Structural screening shall be architecturally integrated into the overall project design and shall be compatible, in terms of style, construction materials, colors, and finish, with the principal structure, as per Division 6 of this Article. Landscaping may be substituted for structural screening if plantings are compatible with the landscape plan for the project and are of such size and maturity as to be able to provide a fully opaque screen at time of planting.

Figure 5 - 30: Service Area Screening

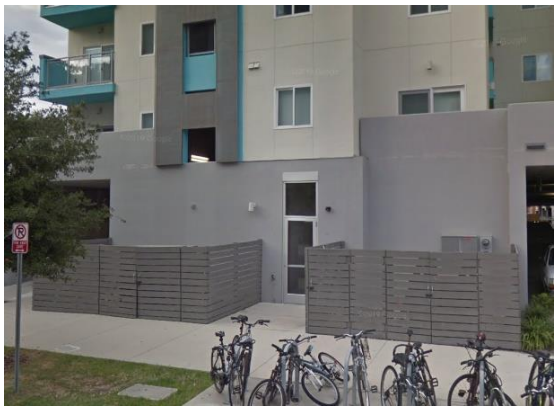


(b) If mechanical equipment is located at-grade, and is visible from an adjacent street or sidewalk, it shall be inset into the building façade and screened with doors, or screened by a fence or street wall (see Figure 5-31). For the purposes of these standards, mechanical equipment shall include any heating, ventilation, and air conditioning (HVAC) or electrical machinery but also includes air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, generators, geothermal wells, and similar elements. Electric vehicle (EV) chargers are not deemed mechanical equipment.

Figure 5 - 31: Mechanical Equipment Screening

Not Allowed (utilities facing street)

Not Allowed (not facing the street, but still visible)



Allowed (utilities screened by fence)

Preferred (utilities inset into the building and behind doors)

(c) Equipment and appurtenances mounted on rooftops shall be kept to a minimum. All rooftop mounted equipment and appurtenances shall be fully screened from view from all public rights-of-way (see Figure 5-32). All screening shall, at a minimum, be at the same height as the equipment and appurtenances. Screening shall be an integral part of the design of the building and shall be architecturally consistent with the style, colors, construction materials and finish of the building.

(d) Rooftop equipment shall be set back from the edge of the roof by a distance at least equal to the height of the screening in order to minimize visibility from surrounding streets.

Figure 5 - 32: Rooftop Units Screening

Allowed

Not Allowed

(e) Service areas shall not be located within 50 feet of single family residentially zoned lots.

(f) See Chapter 10 for solid waste container standards.

(g) Shopping cart storage shall be located inside the building or shall be screened by a four-foot wall consistent with the building architecture and materials.

(h) Electrical transformers and other utility equipment shall be screened from public view on all sides.

Sec. 5.35. Utilities

The location and aesthetic treatment of utilities is an important factor in creating an attractive urban environment. In order to enhance and maintain the image of quality in the urban environment, utilities construction and placement shall comply with the following requirements:

(a) All utility lines, whether new or relocated, shall be installed underground. Any new lines within the corridor right-of-way that are required to serve the development shall be installed underground.

(b) Utility conduit and utility panels/boxes shall be painted to match the color of the building on which they are placed. Additionally, panels/boxes shall be located on the same facade considered the service side.

(c) Water and sewer lift stations, pump houses and similar features shall, be located, to the extent possible, at the rear of the project site and shall be fully screened from view by structural or vegetative means. Where screening is accomplished by structural means, such screening shall be compatible in design and color with the main building.

Division 4. *Supplemental Site and Building Standards*

Sec. 5.36. Gasoline Service Stations.

If permitted in the district, service stations shall meet the standards of this Chapter and the following provisions:

(a) A ground-floor shopfront (convenience store or service building) shall be located in the front of the site (see Figure 5-33) meeting the required setbacks. All pumps, parking and service bays shall be located to the side (interior only) or rear of the main building.

(b) A street wall meeting the standards of Sec. 5.48 shall be provided to screen vehicular use areas.

(c) Accessory car wash structures shall not exceed 20 feet in height, unless they have a hip or gable roof.

(d) Accessory car wash openings, service and storage areas, and refuse enclosures shall be oriented away from public view.

(e) Lighted bands or tubes or applied bands of color (other than permitted as signage) are prohibited.

(f) Site lighting shall minimize direct and reflected glare and excess brightness. Therefore, only cut-off fixtures shall be allowed

Figure 5 - 33: Service Station Examples


Sec. 5.37. Drive-through Facilities.

Drive through facilities, if allowed, must meet the following:

(a) Drive-through lanes and windows shall be located along the rear of buildings, away from view from the street (see Figures 5-34 and 5-35). If the use is located within a building that has a parking garage, the drive through windows/bays shall be located within the garage (see Figure 5-36).

(b) Drive-through facilities on a separate site than the principal use shall not be allowed.

(c) Vehicular use areas visible from the street shall be screened with a street wall (see Sec. 5.48)

Figure 5 - 34: Appropriately-sited drive-through facilities

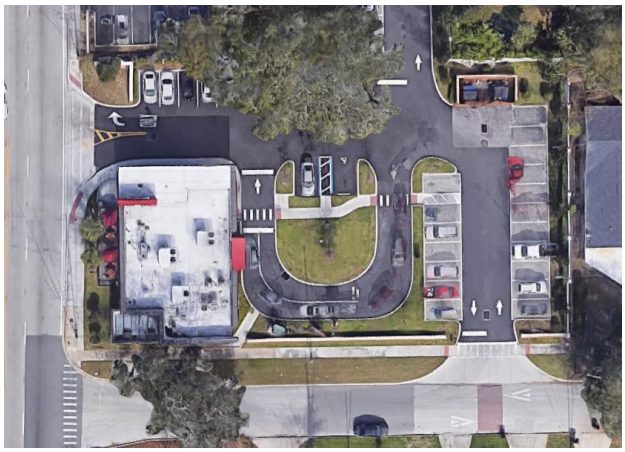



Figure 5 - 35: Exterior Drive-Through Facilities

Examples of appropriate design for drive-through facilities (building up to the street; drive-through window in the rear)

Figure 5 - 36: Interior Drive-Through Facilities

Sec. 5.38. Self-Storage Facilities.

Self-storage facilities, if allowed, shall be designed to meet the intent to create a pedestrian-friendly urban environment. Self-storage facilities shall be designed and constructed in accordance with the following requirements (Figure 5-37):

(a) Self-storage facilities shall be a mixed-use development with a portion of the first floor being an additional office, restaurant, or retail and services use(s). The entirety of the frontage facing the major corridor shall only be the additional uses The entrance of the additional use(s) shall be from the front façade of the principal structure.

(b) Access to the individual storage units only be provided from interior spaces.

(c) There shall be no outdoor storage allowed.

(d) Loading docks shall be located inside the building.

(e) Privacy fences or walls are not allowed around the property unless they are required by Code.

Figure 5 - 37: Urban Self-Storage Facilities

Division 5. *Access, Circulation and Parking Requirements*

The intent of the parking standards is to encourage a balance between pedestrian-oriented development and necessary vehicle storage. The goal is to construct neither more nor less parking than is needed.

Sec. 5.39. Access and Circulation.

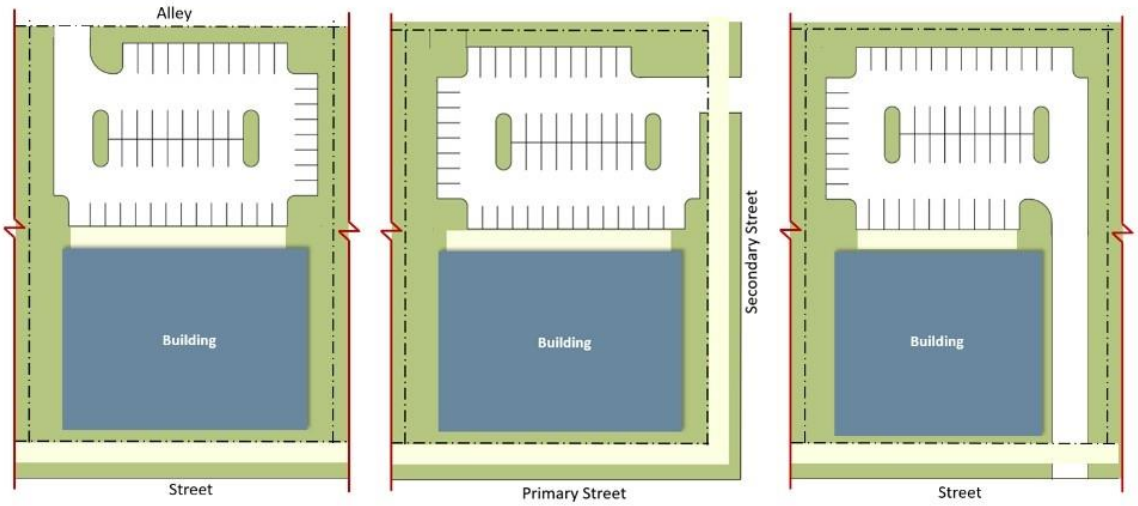
Access shall be provided in accordance with Chapter 7, Appendix 2-Technical Standards Manual and the following provisions:

(a) It is the intent of the City to minimize the number of curb cuts and driveways along major corridors. Where possible, sites shall be accessed from rear alleys where they exist or from secondary streets (see Figure 5-38 and Chapter 7 for alley standards). If no rear alley or secondary street exists, access shall be provided across neighboring properties utilizing cross-access easements (see Figure 5-39). Cross-access easements must be provided prior to construction plan approval.

(b) When connecting to adjacent properties through cross-access easements is not feasible at the time of development, the proposed development shall be designed to allow for future connections (stub outs).

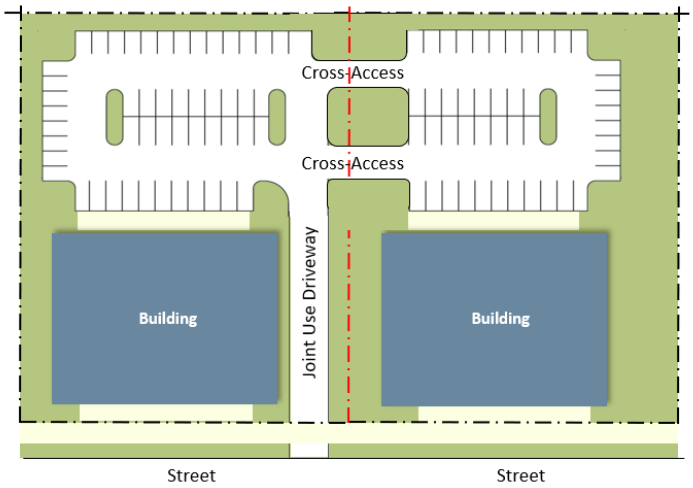
(c) When vehicular access to the site must be directly from a major corridor, the access driveways shall be designed in a way to ensure the safety of pedestrians crossing on the sidewalk.

Figure 5 - 38: Vehicular Site Access



Required *Permissible* *Discouraged*

Figure 5 - 39: Joint Use Driveways/Cross-Access.



(d) Vehicular access to non-residential or mixed-use developments from/through single family residential neighborhoods shall not be allowed.

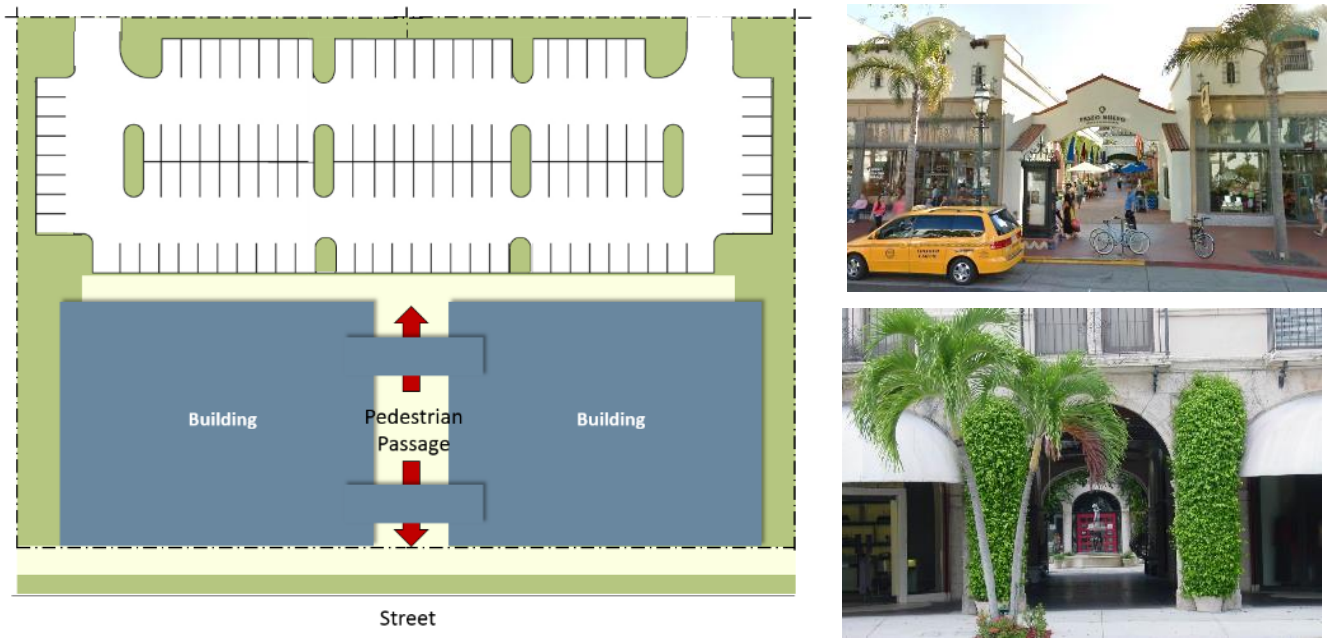
(e) A clear, safe and convenient pedestrian path shall be provided from the public sidewalk along the corridor right-of-way to the main entry door of each principal structure. The pedestrian path shall be functionally delineated by using construction materials that are different than the materials used for the construction of the parking area (e.g., use of brick, pavers, or concrete for the pedestrian access when the parking lot is an asphalt surface). Such access shall be at least five-foot-wide paved walkways with at least two feet of landscaping on each side leading to entranceways. Access across driveways and parking aisles shall be delineated by crosswalk striping at locations that accommodate convenient pedestrian access.

(f) Pedestrian connections between parking areas and the main building entrance shall also be provided. This may be achieved through pedestrian passageways (see Figure 5-40) or sidewalks around the building. The pedestrian walkways shall be a minimum of five (5) feet wide.

(g) Safe pedestrian connections shall be provided not only along the perimeter of the site but also throughout the interior of the site.

(h) Pedestrian walkways within the development shall be differentiated from driving surfaces through a change in materials and/or grade elevation.

Figure 5 - 40: Pedestrian Linkages



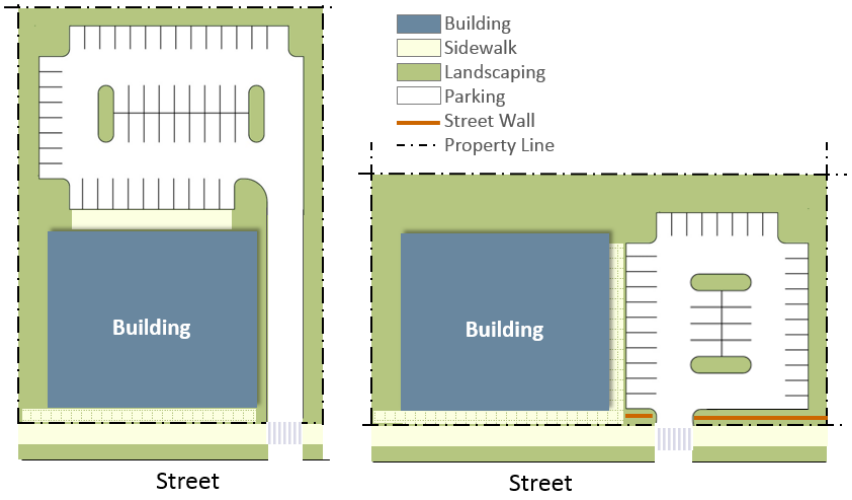
Sec. 5.40. Parking Requirements

(a) Parking shall be provided for each use in accordance with the minimum requirements outlined by use in Chapter 7 and Appendix 2-Technical Standards Manual.

(b) On-street parking, if available, may also be counted towards the parking space requirement if the full length of the space is located directly adjacent to the site. On-street parking shall remain open to the public and cannot be reserved or dedicated for private use.

(c) Parking shall be located behind the primary building or, if rear parking is not feasible, to the side of the building. The location of parking to the side of the building, however, does not exempt the development from meeting the building frontage requirements of Sec. 5.23 (Building Frontage Buildout). Parking lots located on the side shall be masked from the street by a street wall/fence (see Sec. 5.48). See Figure 5-41.

Figure 5 - 41: Parking Location



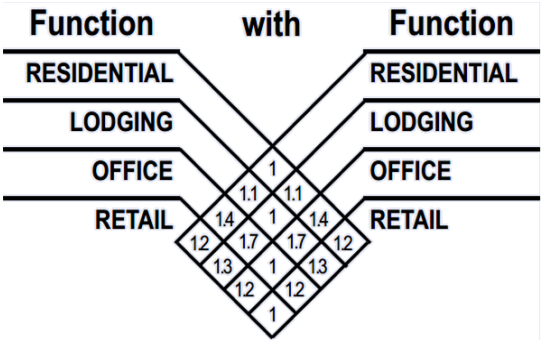
Rear parking (preferred) *Side parking (if rear parking not feasible)*

(d) Surface parking areas adjacent to a street shall have at least the same setback as the building façade facing the same street. See Sec. 5.48 for street wall/fence requirements.

(e) Surface parking areas abutting other sites shall be setback the distance necessary to allow for the required perimeter landscaping required in Chapter 8.

(f) Shared and reduced parking is permitted and encouraged. The amount of parking required is calculated by adding the total number of spaces required by each separate function in Chapter 7 and dividing by the appropriate factor from the Sharing Factor matrix (Figure 5-42). However, the required number of handicap spaces cannot be reduced. For example, the residential function requires ten spaces while the office portion requires twelve spaces. Independently they would require twenty-two spaces, but when divided by the sharing factor of 1.4, they would require only sixteen spaces. When more than two uses share parking, the lowest factor shall be used.

Figure 5 - 42: Sharing Factor



(g) Bicycle parking shall be provided per Chapter 7.

(h) Parking stall standards shall be in compliance with Appendix 2-Technical Standards Manual.

Sec. 5.41. Parking Garages

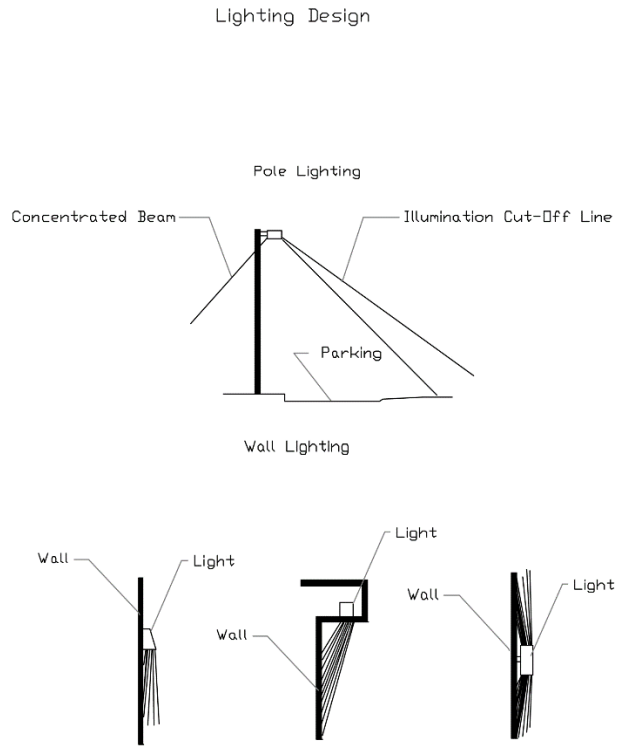
(a) The first floor of parking garages that front on a street shall be used for active uses (e.g., commercial, office, residential). The uses may be located within a liner building, or as an integral part of the parking garage building (see Figure 5-43). Additionally, liner buildings may be attached or detached from parking garage.

(b) Parking garages and liner buildings shall meet the building design standards of this Article.

Figure 5 - 43: Parking Garages and Liner Buildings

Sec. 5.42. Exterior Lighting

Lighting fixture design and placement are important components of an attractive urban environment as well as important to public safety. In order to enhance site aesthetics and minimize visual distraction, yet maintain adequate public safety, project lighting shall comply with the requirements listed below:



(a) An exterior building and site lighting master plan detailing areas and structures requiring illumination, lighting fixture styles, light source and light levels shall be included as part of a project's submittal for approval. Refer to Appendix 2-Technical Standards Manual

(b) Recessed lighting fixtures shall be required in order to conceal the actual source of the light so as to reduce glare and direct the light to specific areas while shielding other areas. Lighting shall be uniform in color and intensity.

(c) Backlit awnings/canopies are not permitted.

(d) Light poles shall be located only within landscaped strips, interior landscape islands, or terminal landscape islands.

(e) The maximum height of the light poles shall be 20 feet.

(f) The maximum height of pedestrian scale lighting fixtures shall be no greater than 15 feet.

(g) The minimum setback of the light source from the property line shall be a horizontal distance of ten feet.

(h) Neon lighting is not permitted.

(i) Building illumination and architectural lighting shall be indirect and with no visible light source.

(j) Ground level light fixtures shall be of the burial vault type or shall be fully screened by landscaping materials.

(k) Parking lot light fixtures shall be designed so that light is directed onto the parking area and away from neighboring residential lots (e.g., house side shields).

(l) Parking lot fixtures shall be coordinated with the location and spread of trees so that they can still illuminate the parked cars (Figure 5-44).

Figure 5 - 44. Parking Lot Lighting

Left: Trees and light fixtures are in conflict; Right: Lights coordinated with trees

Division 6. *Landscape, Buffers and Screening Standards*

Landscaping, buffering and screening shall be provided in accordance with the following:

Sec. 5.43. Landscaping Between the Building and the Street

Buildings within the Nodes and Corridors are intended to be actively engaged with the street. Therefore, any provisions in Chapter 8 requiring landscaping or buffering between the building and the street are not applicable.

Figure 5 - 45: Planters Adjacent to Buildings

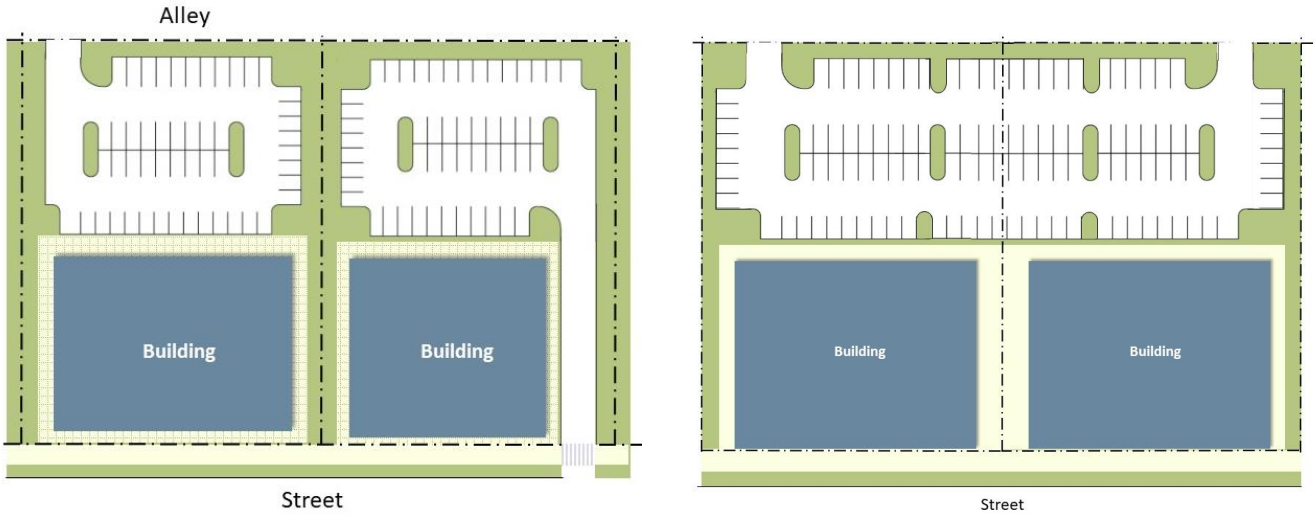
Sec. 5.44. Parking Lot Landscaping

Developments shall be subject to the vehicular use landscaping requirements of Chapter 8 and the following:

(a) Parking lot layout, landscaping, buffering, and screening shall minimize direct views of parked vehicles from streets and sidewalks; prevent spill-over light, glare, noise, and exhaust fumes from infringing on adjacent properties; and provide the required tree canopy shade.

(b) Where adjacent surface parking lots are combined into a single, shared parking lot (joint use and cross-access easements will be required), the required perimeter landscaping between the lots shall not be required. See Figure 5-46. All other parking lot landscaping requirements shall be met.

Figure 5 - 46: Adjacent Surface Parking Lots



(c) The design of the landscape shall maximize the use of green infrastructure stormwater best management practices (BMPs) such as pervious paving, bioretention systems, rain gardens, bioswales, and stormwater planters to slow and treat stormwater runoff while providing multiple additional community benefits. Refer to Appendix 2-Technical Standards Manual.

Sec. 5.45. Street Trees

Street trees shall be provided as required in Chapter 8 and the following provisions.

(a) Planting strips shall be used strategically to allow for adequate space to plant street trees.

(b) Coordination will be required to integrate the placement of street trees, signage, and lighting to ensure that each element complements the other.

(c) Vertical clearance shall comply with Chapter 8 requirements.

(d) In areas where landscaping cannot be located in the public right-of-way, it shall be located within the street setback zone.

(e) When street trees are planned for thoroughfares with frequent transit service, the trees shall be placed to be compatible with passenger loading areas and allow maintenance, so branches do not interfere with transit vehicle movements.

(f) Tree species with tap roots shall be selected to prevent sidewalk and pavement breakage.

Sec. 5.46. Buffers

(a) No buffers or fences are required between non-residential uses, unless specifically required as part of a Special Exception approval.

(b) Proposed developments abutting residential zoning classifications shall provide buffers, landscaping and screening as required in Chapter 8.

Sec. 5.47. Perimeter Fence and Wall Design

Design and construction quality of perimeter fences and walls are important visual reflections of community character and quality. In order to promote quality site aesthetics, fence and wall design and construction shall comply with the following requirements:

(a) Fences and walls shall be designed as an integral part of the principal structure. Their design shall include the use of similar materials, colors and finishes as the principal structure.

(b) Chain link and vinyl fencing is not permitted, unless screened from view from public rights-of-way, parking lots, and adjacent properties. If foliage is used for screening, the foliage must screen the fence from view

within 720 days of installation of the fence. Natural wood fencing shall not be permitted under any circumstances.

(c) Privacy fences/walls are not allowed to face the roadway corridors.

Sec. 5.48. Street Wall/Fence Design

A freestanding street wall/fence meeting the requirements of this Section and intended to mask parking areas from the street and to strengthen the spatial definition of the Public Realm, is the only type of wall or fence permitted within the required front and street side yard setbacks facing the roadway corridors.

(a) Street walls/fences shall have a minimum height of 2.5 feet and a maximum height of five (5) feet (measured from the elevation of the public sidewalk). The portion of the street wall/fence above 2.5 feet shall be transparent (e.g., wrought iron or similar). Transparent fences shall have columns (one foot by one foot minimum) spaced at a maximum of 24 feet (see Figure 5-47).

Figure 5 - 47: Street Wall Examples

(b) Street Walls shall have openings no larger than necessary to allow automobile and pedestrian access.

(c) Street Walls shall be placed in line with the building façade facing the same street

(d) Street Walls shall not be permitted in the right-of-way.

(e) Street Walls shall be constructed of wrought iron, brick, masonry, stone, powder-coated aluminum or other decorative materials that complement the finish on the primary building. Chain link, wood and PVC street walls/fences shall be prohibited.

(f) The area in front of a street wall shall include a landscaped strip with a minimum width of five (5) feet (with ground cover, hedges, or shrubs). The landscape strip may be waived by the Growth Management Director if the area in front of the wall is needed to expand the public sidewalk (see Figure 5-48).

(g) The area between the street wall and off-street parking shall include a minimum five-foot wide landscape strip.

(h) Understory trees shall be planted in front or behind the street wall at a rate of one tree per 25 feet of wall length. If planted behind the street wall, the landscape area shall be at least 5 feet wide to accommodate such trees. The trees may be waived by the Growth Management Director if they conflict with the required or existing street trees.

Figure 5 - 48: Street Wall Landscaping Examples


Division 7. *Stormwater Management*

Sec. 5.49. General Standards

In order to reduce water quality impacts at receiving waters and enhance community character in support of compact development, the standards of this Section intend to:

(a) Manage rainfall as close to where it falls as possible, approximating the natural pre-development hydrology (water quality and water quantity) using natural, decentralized stormwater management practices.

(b) Celebrate stormwater as an integral part of the built environment.

(c) Establish watershed sensitive planning and design criteria at the neighborhood scale of development to support shared flood control solutions.

(d) Apply Low Impact Development (LID) best management practices at the block, street, and site level, appropriate to land use context and site conditions. Some examples of best management practices include the use of bioretention/rain gardens, rainwater harvesting/cisterns, downspout disconnection, vegetated filter strips, grassed swales/channels, infiltration trenches, level spreaders, permeable pavers/pervious pavement, and soil reforestation/revegetation.

Figure 5 - 49: LID Examples


Rain gardens


Permeable Pavers


Infiltration Trench

Sec. 5.50. Design Criteria

Development shall meet the Stormwater Management requirements of Chapter 10 and Appendix 2-Technical Standards Manual.

(a) Pervious paving shall be permitted and is encouraged to reduce stormwater runoff volume.

(b) Green roofs shall be permitted for all building types.

(c) Irrigation systems are encouraged to first make use of all available surface stormwater runoff or other retained or detained stormwater as a water supply.

(d) Bioretention systems, bioswales, tree filters, and other vegetated stormwater BMPs are encouraged for treatment of stormwater runoff from streets, parking lots, plazas, and other impervious surfaces. These vegetated BMPs can include impermeable liners with underdrains to provide water quality treatment where infiltration is not technically feasible due to site contamination concerns.

(e) For new construction, retention must be placed in the rear, side yard, or undergrond, but not facing the public right-of-way, unless it is integrated into the design and featured as a site amenity.

(f) The maintenance berm around privately owned and maintained ponds, if required, may be reduced to a minimum width of ten (10) feet.

(g) Applicants may propose other LID or green infrastructure concepts.

Figure 5 - 50: Alternative Stormwater Detention/Retention Facilities

Sec. 5.51. Reserved

Sec. 5.52. Reserved.

Sec. 5.53. Reserved.

Sec. 5.54. Reserved.

Sec. 5.55. Reserved.

Sec. 5.56. Reserved.

Sec. 5.57. Reserved.

Sec. 5.58. Reserved.

Sec. 5.59. Reserved.