NOTICE OF PUBLIC HEARING

The public is hereby notified that the Windsor Heights City Council will meet on Monday, July 6**, 2015,** beginning at 6:00 p.m. in the **City Council Chambers**, 1133 66th Street, Windsor Heights, at which time a public hearing will be held and comments will be considered for the following item(s) of business.

1. Proposed Zoning Ordinance Amendment for the Addition of Citywide Design and Development Guidelines to Chapter 170 of the City Code.

The current City Code can be viewed on the City website at www.windsorheights.org. The proposed amendment will be available for inspection beginning June 29th at City Hall – 1145 66th Street, Suite 1, Windsor Heights, Iowa, or online at www.windsorheights.org.

During the public hearing, any person having an interest in the matter may appear and be heard for or against the proposed Zoning Code Amendment. Comments can also be made prior to the meeting in written form at 1145 66th Street, Suite 1, Windsor Heights, Iowa or email directly to City Administrator Brett Klein - bklein@windsorheights.org. 515-279-3662.

CHAPTER 170

ZONING CODE – DEVELOPMENT AND DESIGN GUIDELINES

PART 1

170.01 Development and Design Guidelines
170.02 Purpose and Scope
170.03 Jurisdiction
170.04 Validity of Approval
170.05 Amendment
170.06 Existing Development
170.07 Non-Conforming Uses
170.08 Severability
170.09 Development Review Process
170.10 Site Plan Requirements

PART 2

170.11 Intent
170.12 Definitions
170.13 Commercial Site Design Requirements - General Provisions
170.14 Commercial Architectural Requirements - Buildings
170.15 Commercial Parking Standards
170.16 Commercial Parking Lot Design and Landscaping Standards
170.17 Commercial Connectivity and Pedestrian Elements
170.18 Big Box/Large Retail Strip Establishments
170.19 Open Space; Landscaping – General Provisions
170.20 Landscaping Materials
170.21 Residential Standards – General
170.22 Residential Standards – Buildings
Image Inventory

PART 1

170.01 DEVELOPMENT AND DESIGN GUIDELINES. This section provides for the administration and enforcement of site plans for establishing standards for site and building design and shall be known, referred to, and citied as the "Design and Development Guidelines Ordinance" of the City of Windsor Heights, Iowa.

170.02 PURPOSE AND SCOPE. The purpose of this Ordinance is to provide guidance and standards for development within the City in order to guide development in a manner which is conducive to protecting the health, safety, and general welfare of residents and property owners within the City. All development and redevelopment of land or property within the City shall minimize adverse effects upon adjacent properties by maintaining or improving upon the aesthetic quality of a surrounding area, and by providing adequate traffic safety, emergency access, water supply, sewage disposal, management of storm water, erosion and sediment control. Site plan review and approval by City Council shall be required of all principle structures other than individual single family and two family residential dwellings in any zoning district.

170.03 JURISDICTION. No permit shall be issued for any lot or development requiring the approval of a site plan after the effective date of the provisions of the regulations herein. No development, except where specified herein, may be created, substantially improved, converted, enlarged or otherwise altered without conforming to the provisions of this section, all applicable provisions of the Code of Iowa, as amended, and all applicable provisions of the Windsor Heights City Code, as amended.

170.04 VALIDITY OF APPROVAL. A site plan shall become effective upon certification of approval by the City Council. The City Council approval of any site plan required by this article shall remain valid for one (1) year. A one (1) year extension may be granted with approval of City Council. If development has not been established or construction commenced within one (1) year (or two (2) years in case of a received extension, then the site plan shall be deemed null and void. For the purpose of this article "actual construction" shall mean that the permanent placement of construction materials and utility work has

started and is proceeding without undue delay with an approved building permit. Preparation of plans, securing financial arrangements, issuance of building permits, letting of contracts, grading of property, or stockpiling of materials on the site shall not constitute actual construction. At the time of site plan approval, the City Council may grant an exemption on the time construction must begin after their approval is given for a utility service structure.

170.05 AMENDMENT. Any site plan may be amended in accordance with the standards and procedures established herein, including payment of fees, provided that the Administrative Official may waive such procedures for those minor changes hereinafter listed. Such minor changes shall not be made unless the prior written approval for such changes is obtained from the Administrative Official. No fees shall be required for such minor changes. Minor changes include: Moving building walls within the confines of the smallest rectangle that would have enclosed each original approved building(s), relocation of building entrances or exits, shortening of building canopies, changing to a more restrictive commercial or industrial use, provided the number of off-street parking spaces meets the requirement of the Windsor Heights zoning ordinance. This does not apply to residential uses. Changing angle of parking or aisle provided there is no reduction in the amount of off-street parking as originally approved. Substituting plant species provided a landscape architect, engineer or architect certifies the substituted species is similar in nature and screening effect.

170.06 EXISTING DEVELOPMENT. Any improvement or maintenance to any structure or site feature must not cause the site or building to become non-compliant with the regulations set forth in this Ordinance. If the site or building is already non-compliant, the change to the building or site proposed by the owner must not cause them to become more non-compliant. In such instances, improvements shall be completed in a manner which makes the building, site, or related items more compliant with the current provisions of this Ordinance than was previous to the improvements. Any improvement proposed to modify the size of a building, lot, parking area, etc. shall be submitted for review by the City. If the proposed improvement(s) modify the size of a building or lot by less than 25%, it shall be submitted for review by City staff and approved or disapproved by an Administrative Official. The Administrative Official shall have the authority to require such a project be reviewed by the Planning and Zoning Commission and City Council if they feel such review is warranted. If the proposed change is in excess of 25%, it shall be submitted for full review and approval or disapproval by the Planning and Zoning Commission and City Council.

170.07 NON-CONFORMING USES. Any site or building use permitted under a previous zoning district's regulation shall conform to the regulations of this Ordinance under the current site and building design provisions determined to be most applicable to the non-conforming use by the Administrative Official.

170.08 SEVERABILITY. If any section, provision or part of this Ordinance be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

170.09 DEVELOPMENT REVIEW PROCESS. The Planning Director or its designee is responsible for the established site plan and development review process. The Planning Director will serve as the Administrator of the Ordinance and the liaison between the applicant and the Development Committee, and other reviewing bodies to ensure compliance with the Ordinance are met.

A. Reviewing bodies

1. Development Committee. The purpose of the Development Committee is to act in an advisory capacity to the City Council on matters of development and redevelopment. The Committee reviews and makes recommendations concerning all site plan applications and gathers and disseminates appropriate information regarding the economic vitality of the city. The committee recommends policies to help support the Council's long-range vision and the comprehensive planning goals. The City uses this review to help to help support their technical review and formulate a response to the applicant.

2. Planning and Zoning Commission. The Planning and Zoning Commission is a seven (7) member body of citizens appointed by the Mayor and confirmed by the City Council, whose main task is to conduct thorough reviews of development proposals to ensure that the development proposals are consistent with the community's established land use patterns and development standards. The Commission bases its reviews on the goals and polices of the City, as outlined in the Comprehensive Plan and Zoning Ordinance. Upon completion of its review, the Commission makes a recommendation for approval, conditional approval, or denial of the development proposal to the City Council, who has final decision-making authority. The Commission may also defer a site plan for more information before a recommendation is made.

B. A site plan shall be required for the following:

1. New construction;

2. Major reconstruction (more than 30% of the structure if affected);

3. Major renovation (more than 30% of the assessed value of the structure is affected) or change of property ownership.

4. The site plan process will be for permitted uses and permitted conditional uses as detailed in this Zoning Code.

C. The applicant is required to attend a scheduled predevelopment meeting with City staff and the Development Committee to review a conceptual site plan prior to submittal of a full site plan. Following the predevelopment meeting, the applicant shall submit a complete site plan in accordance with the requirements of the site plan checklist and any other information determined to be necessary for the review at the Planning and Zoning Commission meeting.

D. As part of the review process, an applicant shall provide colored architectural elevation drawings for each elevation of the building or buildings proposed for new construction, addition, alteration, or the like.

1. The elevation drawings should be provided in 11" by 17" format unless otherwise approved by the Planning Director.

2. Each elevation drawing should include massing dimensions and callouts of the proposed materials indicated on the elevation.

3. In the event that accessory structures are proposed as a part of the site plan review process, the Planning Director shall have the ability to request elevation drawings or colored details of said accessory structures to ensure compliance with the provisions of this ordinance.

E. In order to promptly review a site plan proposal, the applicant shall provide the City staff with information determined to be applicable to the project by the Administrative Official. Once the proposal has provided all of the necessary information meeting the requirements of all applicable City ordinances, the proposal shall be brought before the Planning and Zoning Commission in order to receive a recommendation before being presented to the City Council. Action of the Planning and Zoning Commission and City Council shall be approval, approval subject to conditions, denial, or table for further review. Action of the Council shall be approval, denial, or table for further review. A site plan may be presented for consideration by the City Council in the event of a recommendation of denial by the Planning and Zoning Commission. In the event of denial of a site plan by the City Council, the applicant would be required to resubmit and begin the review process anew to have another proposal considered by the Planning and Zoning Commission and City Council. Resubmittal of a site plan shall be subject to all applicable costs associated with review of the documentation unless exception is made by City staff. Development review shall exist as a measurement determined by the City to meet the objectives outlined by the Windsor Heights Comprehensive Plan.

170.10 SITE PLAN REQUIREMENTS. The following information shall be clearly provided on the site plan. Site Plans shall be submitted in 24" by 36" format with three (3) copies of the plans submitted, unless otherwise approved by the Planning Director or other Administrative Official. A site plan will not be submitted to the Planning and Zoning Commission for action until they are deemed complete as signed off by the Fire Marshal, City Administrator, Planning Director, Department of Public Safety and City

Engineer. It is permissible and encouraged to introduce large and potentially controversial projects at an earlier Planning and Zoning Commission meeting.

A. Narrative Information to be provided:

1. Name and address of property owner; including telephone and fax number.

2. Name and address of applicant; provide if different than property owner.

3. Name and address of plan preparer; including telephone and fax number.

4. Certification of Architect and Civil Engineer licensed in the State of Iowa. Include Seal, Date, and Signature on all applicable drawings prior to City Council approval of the Site Plan. Other certification may be requested when appropriate by the Planning Director.

5. Certification of a Registered Land Surveyor licensed in the State of Iowa. Include Seal, Date, and Signature on applicable drawings prior to City Council Approval.

6. Current Zoning of Property. List the property's existing zoning consistent with the City of Windsor Heights' Official Zoning Map. Also include any overlay districts the property may be within and the land use identified in the current City of Windsor Heights Comprehensive Plan where the property is located.

7. Legal Description of Site. Include the plat name and lot number for all new Site Plans. Building permits shall only be permitted on a platted lot of record.

8. Total Area of Site. The total area of the site should be indicated in acres and square feet.

9. Open Space.

a. Indicate the total area of the proposed site in square feet, the area of open space within the site, and its percentage of the total site. The calculation should include all open space pervious areas and permitted pedestrian plazas.

b. The total area of the site reserved for parking facilities, the open space within the defined parking area, and its percentages of the total parking area should be calculated and indicated in square feet.

10. Pervious and Impervious Surface. Indicate the total area of the proposed site in square feet, the area of pervious surface and the area of impervious surface including all structures.

11. Proposed Use of Site. Indicate all proposed uses for the site and building(s) as known at the time of application.

12. Parking Stalls. The total amount of parking stalls required based upon the proposed building use(s) of the site should be indicated. If more than one building use is proposed for the site, each individual parking stall requirement should be indicated separate of the total.

13. Loading Areas. If applicable to the proposed building uses of the site, the number of required and provided loading stalls should be indicated.

14. Setback Requirements. All setback requirements of the applicable zoning district within which the proposed site is located should be provided.

15. 100-year Flood Elevation. The 100-year flood elevation should be indicated based upon the most recent FEMA Flood Insurance Study.

B. Plan Information

1. General and Survey Information.

a. North Arrow. Include on Site Plan and all other applicable sketches, drawings, and details.

b. Scale of Drawing. A minimum scale of 1”= 80’ shall be required.

c. Vicinity Sketch. A minimum scale of 1”= 800’ should be used to indicate the properties within 600 feet of the proposed site location. The boundary of the proposed site location should be clearly defined in relation to other properties shown within the vicinity sketch.

d. Site Boundary. All property lines should be delineated with a heavy line.

e. Bearing and Distances or Curve Data along boundary. Information should be indicated as platted. Any measured information different than platted should be identified.

f. Names of all Adjoining Property Owners. All property lines adjacent to the proposed site, or across street right-of-way, should be indicated with the owner and/or subdivision name(s) in addition to any adjoining lot numbers as appropriate.

g. Existing Features. All existing physical features should be indicated on the site plan including but not limited to plant materials, drainage ways, structures, fences, and any encroachments. Projects involving numerous existing features may be requested to submit a demolition, removal, or relocation plan as determined to be most beneficial.

h. Soil Tests and Similar Information. If deemed necessary by the Administrative Official, soil tests and similar information may be required to determine the feasibility of the proposed development in relation to the design standards set forth herein.

i. Topography. The existing and proposed topography should be indicated with a maximum of two (2) foot intervals. Spot elevations may also be required at the request of the Administrative Official.

j. Limits of Phased Construction. If the site is to be developed in more than one phase, the limits of each proposed construction/ development phase should be indicated including all facets of the phasing proposed.

k. Additional Information. Drawings or other materials necessary to describe a proposed project may be requested by the Planning and Zoning Commission or Administrative Official. The applicant may include additional information or materials such as sketches, videos, models, or photos, if they help explain the proposal.

2. Building Footprint.

a. Footprint. An accurate representation of the proposed building(s) footprint including exterior structures incorporated into the building mass and proposed internal demising walls known at the time of application.

b. Size. Include the total square footage of each proposed floor, the number of floors, and the amount of finished area on each floor including any proposed basement area. For all multi-family and townhome proposals the total number of units proposed for each building footprint should be indicated.

c. Entryways. The location of all proposed entries, service doors and overhead doors.

d. Mechanical Units. Indicate the proposed location and type of all proposed ground mechanical units including air conditioning units, telephone pedestals, transformers, coolers, or other similar units.

e. Trash Enclosures. Indicate the proposed location of all trash enclosures for the site and provide a detail of the structure for review.

3. Pedestrian Circulation.

a. Paths. All proposed sidewalks, trails, and pathways should be indicated as appropriate on the site plan including the width, thickness, and type of pavement. All sidewalks, trails, and pathways must be constructed to Windsor Heights Standard Specifications as applicable to the project.

b. Connectivity. Pedestrian corridors should be indicated from any public street to all proposed principle buildings.

c. Stoops. All proposed emergency exits where a sidewalk is not indicated shall provide a stoop of an approved dimension determined to be adequate in providing a safe exit from the building.

4. Streets and Access.

a. Access. All existing and proposed access drives to the site from a public street must be indicated on the site plan and must include appropriate spacing as determined by the City Engineer.

b. Public Improvements. All public improvements required of the developer shall be indicated on the site plan. The amount of improvements required shall be determined by the Windsor Heights Comprehensive Plan, streetscape plan, a traffic impact analysis, or any other approved documentation identifying the amount and type of improvements necessary to accommodate increased activity to the site or to facilitate future development as it relates to the development of said site.

c. Private Streets. The use of private streets shall be allowed if the proposed private streets meet the following criteria:

i. Proposed private streets are built to Windsor Heights Standard Specifications for public streets.

ii. They are maintained by the property owners requiring the private street(s) through a Homeowners Association or through an approved development agreement between the developer(s) and the City.

iii. The width and thickness of the private street(s) is appropriate determined by the City Engineer or a traffic impact study in accordance with the city specifications.

iv. Sidewalks should be installed on both sides of the private street(s) unless additional landscaping or open space is incorporated into the site in an amount approved by the City Council in relief of one sidewalk per street.

v. A public ingress/egress easement is provided over the private street(s) location.

d. Shared Access.

i. Any project where the development of townhomes provides access to garages from a public street shall provide a shared access drive between two or more units in order to minimize the amount of obstruction to the flow of traffic along said public street.

ii. Any development of commercial property where shared access is anticipated shall provide an easement and conceptual building footprint(s) for all proposed lots which are proposed to share the access drive(s).

5. Parking and Loading Areas.

a. All proposed parking and loading areas incorporated in the site plan shall meet the requirements in the Zoning Ordinance and all other applicable State and Federal regulations.

b. A complete traffic circulation and parking plan, showing the location and dimensions of all existing and proposed parking stalls, loading areas, entrance and exit drives, sidewalks, dividers, planters, and other similar permanent improvements in addition to indicating traffic movements within access drives in order to better identify any potential traffic impediments based upon the proposed parking configuration and access drives.

c. Individual parking stalls should be indicated as appropriate and differentiated from parking aisles. Stalls intended to accommodate handicapped accessibility should be indicated appropriately.

d. Proposed loading areas should indicate traffic movements where applicable to determine maneuverability within the site.

e. Individual loading docks should be indicated on the site plan.

6. Lighting.

a. A lighting plan should be provided with all site plans indicating the location, type, height, power rating, and any shielding methods required of all existing and/or proposed lighting fixtures. **All lighting shall adhere to standards provided by the International Dark-Sky Association*

b. A manufacturer's cut-sheet shall be provided for each type of lighting fixture incorporated into the site layout including its material(s) and color. Information required from the cut-sheet shall include the description of lamps, supports, reflectors, and any other components of a particular lighting fixture. The site plan shall indicate all proposed lighting as depicted by the manufacturer.

c. A photometric plan shall also be required identifying the horizontal illumination of the site and the vertical light trespass along the perimeter of the site. The photometric plan shall show a point by point foot-candle reading for the entire site at a minimum spacing of 10 feet between each point, including 2 feet past the property line. The vertical photometric plan shall only be required along the property line with a maximum spacing of 10 feet.

7. Lighting Standards.

a. Definitions. Unless the context clearly indicates otherwise, the words and phrases used in this Ordinance shall have the following meaning:

i. Exterior lighting. Temporary or permanent lighting that is installed, located or used in such a manner to cause light rays to shine outdoors.

ii. Exterior lighting fixture. The complete exterior lighting unit, including: the artificial source of light, the parts required to distribute the light, elements for light output control such as the reflector (mirror), or refractor (lens), the housing that protects and holds the lamp in place, the connection to the power supply, and the component that anchors the lighting unit to the ground or onto a structure.

iii. Floodlight. A lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

iv. Foot-candle. The illuminance measured one (1) foot from a one (1) candle source.

v. Full cut-off. A shielded light fixture that emits no light above a horizontal plane touching the lowest point of the fixture.

vi. Glare. The light in a direction near one's line of sight that either causes discomfort to the eye or impairs visibility.

vii. Horizontal and vertical foot-candles. The illuminance, measured by a light meter, striking a vertical or horizontal plane.

viii. Illuminance. The intensity of light in a specified direction measured at a specified point.

ix. Light. A form of radiant energy acting on the retina of the eye to make sight possible.

x. Light trespass. Unwanted light falling on public or private property from an external location.

xi. Recreational Facility. Football fields, soccer fields, baseball fields, tennis courts, swimming pools, or any other special event or show area.

8. Lighting Design.

a. Required Lamps – Generally, all lamps shall be halogen, metal halide, LED, or others with similar qualities to reduce glare and provide for improved color correct vision. Full cut- off high pressure sodium lamps, not exceeding a maximum lumen rating of 16,000 lumens, may be used in outdoor storage areas where the need for good color rendering capabilities for safety and security is not necessary. Such areas must not be accessible to the general public or adjacent to any 'R' zoned property.

b. Required Exterior Lighting Fixtures – Generally, all exterior lighting fixtures shall be full cut-offs. No portion of the lamp, lens, or diffuser shall be visible from the side or top of any shield, or otherwise protrude from the bottom of the shield. No exterior lighting fixture shall emit light at or above a horizontal plane that runs through the lowest point of the shield.

c. Commercial and Industrial.

1. Architectural and Decorative Lighting

i. Limited building-mounted lighting may be used to highlight specific architectural features or primary customer or building entrances. Floodlights are only permitted provided all light emitted is contained by the building or by an eave or protruding structure.

ii. Lighting fixtures shall be located, aimed, and shielded to minimize the glare that is emitted on objects other than a building's façade or landscape walls.

iii. Building-mounted neon lighting may only be used when the lighting is recessed, or contained inside a cap or architectural reveal.

iv. An exterior lighting fixture that emits less than 1800 lumens shall not be required to be a full cut-off fixture, provided that the lamp itself creates no glare or has an opaque covering.

d. Site and Parking Lot Lighting

1. The mounting height for lighting fixtures shall not exceed twenty five feet (25') from grade to the top of the lighting fixture.

2. The maximum average maintained foot- candles for a parking lot lighting fixture shall be three (3) foot-candles. The maximum lighting level for a parking lot lighting fixture shall be ten (10) foot-candles.

3. The maximum horizontal foot-candle measurement at any property line shall be two (2) foot-candles. The maximum maintained vertical foot-candle at an adjoining property line shall be two (2) foot-candles, as measured at five feet (5') above grade.

e. Canopy Lighting

1. The average maintained foot-candles under a canopy shall be thirty-five (35) foot-candles. Areas outside the canopy shall be regulated by the guidelines and standards outlined above. Permissible fixtures for canopy lighting include:

    i. Recessed fixtures that incorporate a lens cover that is either recessed or flush with the bottom surface of the canopy.

    ii. Indirect lighting where light is emitted upward and then reflected down from the underside of the canopy. Such fixtures shall be shielded to ensure that no light is emitted at or above a horizontal plane that runs through the lowest point of the canopy.

f. Street Lighting. All private street light fixtures shall measure no more than thirty feet (30') from grade to the top of the lighting fixture, and shall be cobra-style, unless the Commission and Council permit the installation of an alternative fixture. The Commission and Council may approve an alternative lighting fixture only after a determination has been made that the alternative fixture has been designed to avoid glare and trespass. The use of lighting fixtures that direct light upward into the air is strictly prohibited. Public lighting along University Avenue shall conform to the specifications of lighting already in place. All other lighting on public streets shall conform to any adopted Streetscape Plans.

g. Pedestrian Walkway Lighting. All pedestrian walkways shall be lit by pedestrian-level, bollard-type lighting (4 ft. height max.), ground mounted lighting, pole lighting (12 ft. height max.), or other low, glare-controlled fixtures that are mounted on building or landscape walls. University Avenue lighting should be followed as above.

h. Recreational Facilities. The lighting fixtures at all public or private outdoor recreational facilities shall be designed to minimize the amount of light that is directed upward into the air, glare, and light trespass. The illumination of any public or private outdoor recreational facility after 11:00 p.m. is prohibited, except in order to conclude a specific activity, previously scheduled, which is in progress under such illumination prior to 11:00 p.m.

i. Exemptions. This Ordinance shall not apply to the following exterior lighting sources:

    1. Airport lighting required by law.

    2. Temporary emergency lighting.

    3. Temporary lighting, other than security lighting, at construction projects.

    4. Governmental facilities where a compelling need for safety and security has been demonstrated.

    5. Lighting for flag poles, church steeples or other similar non-commercial items provided they do not cause distraction within public rights-of-way.

9. Signage.

a. The location and type of all existing and proposed signage shall be indicated on the site plan.

b. All signage shall meet the requirements identified within the Zoning Ordinance.

10. Landscaping.

a. A landscaping plan shall be provided including the size and type of all proposed trees and plantings and any existing trees larger than six (6) inches in diameter proposed to be removed.

b. All landscaping necessary for fulfillment of all City Ordinances shall be indicated on the site plan and will conform with Section 170.20 of this Ordinance.

PART 2

170.11 INTENT. The following Ordinance is put forth in an effort to aid future development of Windsor Heights by identifying desirable aesthetic qualities. This Ordinance provides assistance in articulating the vision of Windsor Heights as established in the Comprehensive Plan, Hickman Overlay Standards, Town Center Guidelines, and other plans as adopted by the City Council. This Ordinance will replace existing design standards as outlined in the Zoning Code and will become a comprehensive guide derived from all past completed plans and studies. This Ordinance will act as an overlay and shall operate in conjunction with any underlying zoning district; all other applicable regulations will remain in effect. If provisions of this Ordinance conflict with the underlying zoning, this Ordinance shall prevail. The overall objective is to have an atmosphere that is safe, convenient, vibrant, and attractive through the integration of uses and eclectic architecture, and to creatively handle storm water drainage issues in an environmentally sound manner. Where a question of interpretation arises between a proposed project in relation to the Ordinance, the Administrative Official shall provide for the determined interpretation. The intent of the Design Guidelines is:

1. Public Space. To preserve, enhance, or create a variety of forms of publicly accessible open space, such as parks, plazas, tree-lined streets, and community gathering area.

2. Compact Mixed Use. To create a compact concentration of land uses within each development through multiple uses in a single building or in the same general area.

3. Street Aesthetics. To encourage an attractive and aesthetically pleasing environment, which will draw customers and residents and will help enhance and maintain the City's safe and superior quality of life.

4. Attract new business and enhance property values.

5. "Green" Friendly. To reduce the amount of impervious parking in general and the amount of visible impervious parking specifically by utilizing shared parking, pedestrian pathways, permeable paving alternatives and creative, attractive landscaping.

6. Design. To achieve a unique aesthetic design through high quality architecture and construction with attention to placement, relationship and orientation of structures to provide a greater compatibility with surrounding land uses and create a feeling of permanence.

170.12 DEFINITIONS. The following terms are defined for use in this chapter:

1. "Big box retail" means a structure exceeding 75,000 square feet.

2. "Buffer" means a combination of horizontal space (land) and vertical elements (plants, berm, fences, and walls), used to physically separate or visually screen incompatible adjacent land uses.

3. “Community use” means administrative and legislative government offices, schools, postal facilities (such as libraries and museums), meeting halls, clubhouses, amphitheaters, band shells, and pavilions.

4. “Development Committee” means a committee made up of two Council Members, the Mayor, Planning Director, City Administrator, a resident and business owner.

5. “Planning Director” means the Windsor Heights Planning Director or appropriate designee.

6. “Façade articulation” means the interruption of the building façade through the use of awnings, arches, display windows, or other elements.

7. “Landscape amenities” means living or non-living materials used to augment the beauty of usability of a landscaped area. Amenities may include (but are not limited to) additional vegetation, flower gardens, tables, sculptures, monuments, benches, gardens, banners, enhanced pavement, pedestrian plaza areas, fountains, and planters.

8. “Landscape islands” means a raised unpaved area located within or protruding into a parking lot or the center, unpaved area of a cul-de-sac or traffic circle. The area of a landscape island is measured from the back of the inside curb to the back of inside curb.

9. “Landscape pod” means a small individual unpaved area within a parking lot incorporated to provide locations for vegetation, thus increasing the aesthetic quality of the parking lot.

10. “Landscape unit” means a calculation or measurement tool used to break a specific landscape area into smaller increments based upon a pre-determined number of square or linear feet.

11. “Large retail strip establishments” means a structure (or structures when combined) which exceeds 75,000 square feet and is a largely nonresidential development, which is shallow in depth and lies along a length of roadway. Buildings organized in a linear pattern or in isolated “islands” characterize a large retail establishment.

12. “Live-work unit” means a unit which offers both a studio work environment and a living environment. The work environment must be primarily involved in the artistic crafts, offices, or service uses with minimum impacts on surrounding neighborhood, such as self-employed consultants, researchers, or artists.

13. “Main entrance” means that entrance of the building which is most architecturally prominent and contains operable doors.

14. “Mixed use” means a single building containing two or more types of land use; or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas.

15. “Neo-traditional” means developments that favor the return of pre-World War II patterns of development with such traditional features as grid-street patterns, reduced setbacks, prominent front porches, multi-use buildings, and housing clustered near commercial service areas.

16. “Open space” means that portion of a site required by this Ordinance to be maintained as open space or “green space.” Open space areas shall be free of any structures and off-street parking areas.

17. “Opacity degree” means an imaginary vertical plane extending from the established grade to a required height, which will be visually obscured to deferring levels of opaqueness through the position of obstructions between the viewing point and the viewed object.

18. “Overlay district” means a district which is placed “over” the base zoning to modify the development guidelines and to achieve a specific purpose for that area. The regulations of the underlying zoning district and all other ordinances remain in effect. If any ordinance conflicts with the underlying zoning, the overlay district guidelines prevail.

19. “Parapet” means a low, solid, protective screening or decorative wall, often used around a balcony, or along the edge of a roof to screen roof equipment.

20. “Pedestrian style or scale” or “human scale” means the establishment of appropriate proportions for building mass and features in relation to pedestrians and the surrounding context.

21. “Place making” means distinct features, such as parks, plazas, or civic areas which connect residents with a community and promote positive user interaction.

22. “Planned Unit Development” means a planned combination of diverse land uses, such as housing, recreation and shopping, in one contained development or subdivision.

23. “Planning units” means parcels of land uses, such as mixed use or single-family, that are determined during the review of the Area Development Plan and further defined during the review of the Specific Plan.

24. “Plaza” means a public square or an open space.

25. “Smart Growth” means an approach to growth that focuses on developing urban (metropolitan) communities that are more hospitable, productive, and fiscally and environmentally responsible than most communities developed in the last century. The principles of smart growth are based on compact and multiuse development, infill and redevelopment, expansion of infrastructure, enhanced livability, expanded mobility, and conservation of open space. While some parties focus on one aspect of development over another, smart growth seeks to identify a common ground where developers, environmentalists, public officials, citizens, and others can call find ways to accommodate growth.

26. “Snout house” means a house designed with the garage closest to the street, which presents the garage as the dominant façade.

27. “Streetscape” means a combination of vegetation, amenities, and special visual features along either side of vehicular travel lanes for the purpose of aesthetics or shade.

28. “Streetscape furniture” means amenities, such as benches, lighting, and trash receptacles, which help to carry out the development’s chosen theme.

29. “Travel way” means a pedestrian or automotive path.

30. “Useable open space” means areas which serve the need for leisure, recreation, or pedestrian interaction. Spaces may include (but are not limited to) plaza areas, open lawn areas, trails, recreation facilities, gardens, and pedestrian walkways.

31. “Vehicle use area” means the area of a development subject to vehicle traffic, including access ways, loading and service areas, areas used for parking or storage of vehicles, boats, or portable construction equipment and all land which vehicles cross over as a function of the primary use.

170.13 COMMERCIAL SITE DESIGN REQUIREMENTS– GENERAL PROVISIONS.

1. Buildings and building facades are encouraged to be placed and designed to provide a strong street orientation to create a pleasing pedestrian environment.

2. All design shall be “classical” of the area and of high quality for permanence and durability.

3. Uses and buildings with greater intensity and height to produce a concentration of jobs, shops, meeting facilities, residential units, entertainment, and restaurants within close proximity to each other is strongly encouraged. **(Image 1)**

4. The design shall create small, shared, aesthetically landscaped, and screened parking lots, which are designed to function not only in the interest of accommodating automobiles, but also in the interest of the pedestrian. **(Image 2)**

5. The design shall allow for the creative design of plazas, green spaces, and focal elements for retail, office, or mixed use developments.

6. Building façades shall be varied and articulated to provide visual interest. Buildings shall be proportioned and defined by clear façade elements such as a base, middle, and top.

7. Building volume and mass are partially defined by façade treatment. Facades shall be designed to be proportional to the overall building and reflect the architectural style. Building volumes shall be reduced through wall offsets or projections.

8. The site design requirements encourage the design of mixed-use structures to provide an environment that offers office, retail, and residential opportunities. Mixed-use buildings or developments shall be designed to limit the impacts of traffic, noise, and safety to the surrounding neighborhood.

9. A compact concentration of land uses shall be created within each development through multiple uses in a single building, or in the same general area.

10. Landscaped, outdoor uses are preferred.

11. Developments shall provide buffering for street frontage through enhanced vegetation, berming, or landscape features that are sufficient to attractively enhance the project, as set forth in subsection 170.17 of this section. **(Image 2)**

12. Buildings are preferred to be located as close to the street as is allowed in the zoning ordinance, with the preference off-street parking behind or on the side of the building.**(Image 3)**

13. Buildings shall be arranged to create view corridors between pedestrian destinations within and adjacent to the site including building entrances or open spaces.

14. Buildings are encouraged to be placed to occupy the street edge to the greatest degree possible. Buildings with two street frontages are encouraged to be placed or enlarged to occupy both street edges. **(Image 4)**

15. Courtyards are encouraged with multiple entrances/uses serving courtyards.

16. Each development shall provide outdoor lighting fixtures as prescribed in adopted Streetscape Plans, integrated street pavers or patterns, and landscaping that reinforces the neighborhood theme and identity. **(Image 5)**

17. Developments shall be required to offer exterior and/or interior public spaces and, if possible, a space appropriate for public gatherings and seasonal events, as determined by the Development Committee and the Planning Director. **(Image 6)**

18. Drive thru windows, menu boards, and related items shall be positioned or screened so as not to be visible from the corridor. Loading areas, overhead doors, or service areas shall not face the corridor.

19. Developments that abut existing developments shall be designed to respect the surrounding developments in order to provide for a transition from the typical development patterns to the new district. **(Image 7)**

20. Upper stories shall be differentiated from the lower floor by wall offsets, step backs, balconies or other features. **(Image 8)**

21. Corners of street intersections shall be distinguished by special landscape or architectural treatments such as:

A. Flower displays,

B. Accent rocks,

C. Decorative lighting,

D. Outdoor art,

E. Vertical architectural elements,

F. Special paving.

170.14 COMMERCIAL ARCHITECTURAL REQUIREMENTS- BUILDINGS.

1. Buildings are required to have architectural interest by achieving the following:

A. Using heavier building materials at the bottom of the building;

B. Demonstrate architectural compatibility through consistent and complementary building style, mass scale, materials, and colors to the neighborhood. **(Image 9)**

C. Building articulations shall be used to create interest and reduce building scale. This can be achieved through varying heights and setbacks within the same building, offsetting wall planes and adding architectural interest with roof overhangs, awnings, trellises, windows, moldings and other elements.

D. Colors for exterior building finishes shall be earth tones, brick tones, creams, pastels of earth tones, or dark/muted green, blues, and reds.

E. Bright white, black, or primary colors shall be used only as accents, occupying a maximum of ten (10) percent of the building. No more than two (2) accent colors shall be used on a building.

F. The selected material and color palette shall be used on all exposed sides of a building, not just the street facing or entry façade.

G. Preferred primary exterior materials:

a. Aluminum composite materials

b. Brick

c. Cast Stone

d. Cultured Stone

e. Precast Concrete Panels

H. Secondary Exterior Materials shall include but not limited to:

a. Architectural Metals

b. Copper Flashing

c. EIFS

d. Fiber Cement Siding

e. Structural Composite Sandwich Paneling

f. Tile

g. Those materials listed as Primary Materials

I. Secondary Materials shall be used to further define and accent the architectural characteristics of a proposed structure.

J. The City Council, after receiving a favorable recommendation from the Planning and Zoning Commission, may consider an alternative material(s) not specifically listed above if the overall design is determined to provide a unique use of the material(s) which meets the intent of this section in creating appearance of permanency and sustained interest throughout the entirety of the building.

K. Using roof details such as cornices, caps, or parapets at the top of the building; inclined roofs are preferred.

L. Alternating roof styles, heights, and elements; including pitch or hip roofs; **(Image 10)**

a. Roof design shall be an integral part of the overall building design. It shall be of a height and proportion so as not to appear as an afterthought or appendage.

b. Rooftop outdoor living spaces shall be integrated into the building structure. Step backs, parapets and other features shall be used to provide privacy and screening of utilitarian areas and equipment.

c. Building rooflines make a profile against the sky and the design of this profile helps define community character. Roofline design shall be consistent with existing block or neighborhood patterns where appropriate.

d. Roof material shall be appropriate to the buildings architecture. Materials with highly reflective surfaces are not allowed.

M. Both horizontal and vertical division shall be incorporated into the building façade.

N. Monotonous, uninterrupted expanses of wall are prohibited. Recesses, projections, columns, openings, ornamentation, materials and colors shall be used to add texture and detail. Blank walls shall not normally exceed ten (10) feet of lineal frontage along University Avenue or Hickman Road and twenty-five (25) feet along all other streets. **(Image 11)**

2. Fenestration (door and window openings) shall be sized to the scale of the building and detailed appropriately. Use of repeating window patterns and details are encouraged to unify the design.

3. Entries and windows shall contribute to the volume, mass proportion and texture of the building. They shall be designed as an integral part of the overall building design and shall reflect the building's architectural style.

4. Materials shall change with the change in building plans; however, all materials shall keep within the chosen theme.

5. New and renovated developments shall exhibit high quality design and construction that will enhance the community.

6. Reflective glass or mirrored glass is prohibited. Clear glass must be used on storefronts, windows, and doors to promote the linkage of the interior and exterior buildings.

7. Murals, pictorial mosaics and other wall art intended for public view should be tasteful and non-offensive to an average citizen.

8. Trim and structural elements such as posts or columns shall be sized to the scale of the building and detailed appropriately to the theme. When used, masonry materials shall have the appearance of three-dimensional elements.

9. Colorful landscaping shall be used to frame doorways or accent windows. Landscaping may be planting beds, sidewalks planters, containers and/or window boxes. Planters, containers and window boxes are encouraged to complement the architectural style and color or the building it is framing.

12. Renovation/additions shall maintain trueness to the form and materials of the existing building, where appropriate.

13. Corporate franchise design where the building functions as a trademark shall be permissible only if it incorporates architectural elements, which are compatible with the overall theme and uniqueness of the development and surrounding development.

15. Outbuildings on commercial lots are also required to use attractive architectural elements as outlined above.

16. In the case of gas stations, canopy supports must be clad in brick, masonry, wood or other similar material that is compatible with the architecture of the building. Cladding of the supports must be proportioned to the height and scale of the canopy. All downspouts shall be integrated into the canopy structure. Canopy fascia must be finished to match the building material and color.

17. All townhome, row, and multi-family dwellings proposed within the same development shall have a unified architectural theme. Sites where four (4) or more buildings are proposed shall provide slight differentiation in design amongst buildings of the same size or number of units to provide for a higher level of architectural design for the site as a whole. **(Image 12)**

18. Each townhome or row dwelling facility shall be divided into a maximum of 20 foot linear sections. Multi-family facades shall be divided into a maximum of 40 foot linear sections. This requirement shall be accomplished by the use of window bays, articulation of roof lines through the use of dormers or gables, variation in building offsets, the division of continuous material(s), the use of architectural accents such as chimneys, balconies, pediments, columns, cornice lines, or moldings.

19. Any garage door proposed within a townhome, row dwelling, or multi-family structure shall be integrated into the façade so as not to become a prominent element of the dwelling.

20. Stairways and stairwells shall be integrated into and complement the overall architectural form and style. Flimsy, open metal, prefabricated stairs are not allowed. Uncovered stairs shall be screened from view with wing walls or landscaping.

170.15 COMMERCIAL PARKING STANDARDS.

1. Parking areas shall consist of separated parking fields that are aesthetically pleasing, landscaped to screen the public views and located so as not to be the dominant feature along any street or intersection, with appropriate landscaping and landscaping pods and units as set out in subsection 170.17 of this section.

2. Parking structures and lots shall be designed to contribute to an attractive appearance of the streetscape, including appropriate lighting, and not deter from the pedestrian access.

3. Parking should be as unobtrusive as possible. As a whole, the massing and details of the building shall dominate the streetscape; not parking.

4. Structured parking shall provide pedestrian access to both the street level and multistory residential or retail.

5. Shared parking between mixed uses is encouraged.

6. Consideration will be given for the reduction of parking requirements if the applicant can provide data that indicates potential parking demand that is less than the current code. The applicant may use shared parking to reduce the number of required stalls.

7. Parking shall be located to utilize natural landscape and topography.

8. The design of all parking lots shall permit the travel of the Fire Department's vehicle access requirements.

9. Pedestrian travel ways shall be separated from vehicular traffic with landscaping, bollards made of materials complimenting the architectural style of the project, special paving, or any other feature, which identifies the pedestrian space. **(Image 13)**

10. Developers shall give special consideration to parking lots using permeable paving alternatives such as those paving systems designed to infiltrate and capture storm water. Such alternatives may be required as part of the site plan approval. **(Image 14)**

170.16 COMMERCIAL PARKING LOT DESIGN AND LANDSCAPING STANDARDS.

Locating parking in the back of the development is strongly preferred; however it doesn't work for every development. The intent of this subsection is to encourage extensive landscaping in parking lot areas which tend to have the greatest negative impact on developments and that will provide breaks in what could be viewed as a sea of asphalt parking. All parking areas shall be designed to create small, shared, aesthetically landscaped, and screened parking lots that are designed to function not only in the interest of accommodating automobiles, but also in the interest of the pedestrian. The following standards are in addition to the required buffer park and plaza landscaping requirements:

1. Landscape islands shall be spaced no greater than 12 parking stalls apart within a single row of parking. Islands shall be 10 feet in width by 38 feet in length for dual row parking rows and 10 feet in width by 19 feet in length for single rows.

2. No parking space, within a single row of parking, shall be greater than six stalls from a landscape island or pod.

3. Landscape islands shall be located at the terminus end of parking rows.

4. A landscape pod shall be spaced no greater than 6 parking stalls apart from another landscape pod or island within a single row of parking. Landscape pods shall measure a minimum of 6 feet back-of-curb to back-of-curb in each direction.

5. A minimum of 1 tree and 2 densiformus yews should be installed in each landscape pod; 1 tree and 3 densiformus yews shall be installed in each 10′ x 19′ island; 2 trees and 5 densiformus yews shall be installed in each 10′ by 38′ island. In addition to the shrubs, a variety of perennials may be required as the time of site plan review. In all events, the landscape pods and islands shall be sodded or mulched. If mulched, mulch shall be replenished annually. Pea gravel and lava rocks will not be allowed.

6. The developer and/or successors shall maintain landscaped medians.

7. Areas where parking lots or drive lanes are visible from the public street shall provide a significant level of screening through the use of any of the following:

A. Earthen berms;

B. Three feet or higher in conjunction with vegetation;

C. Landscaped walls;

D. Walls constructed for the retainment of soil which are greater than 4 feet in height must be designed by an individual knowledgeable and certified in structural engineering;

E. Walls may be brick, individual decorative modular wall stone, or natural stacked wall or filed stone. Walls composed of landscape timbers or other wood products are not desired due to the deterioration potential of the material. Wood walls may be used, with approval by the Planning Director or Development Committee, in areas where views of the wall are minimal.

F. Vegetation shall be planted along all types of walls to soften the visual impact, visually break up long expanses of the wall and to visually anchor it to the site. Vegetation screening shall be of evergreen materials.

G. Perimeter masonry screen walls are encouraged with landscaping. Where possible, landscaping shall be provided within a minimum 4' wide planting bed and include trees, shrubs, and/or groundcovers. Landscaping shall coordinate with the streetscape landscaping. Landscaping shall be kept in a neat and orderly manner.

170.17 COMMERCIAL CONNECTIVITY AND PEDESTRIAN ELEMENTS.

1. Sites must be designed with delineated sidewalks, walkways, and paths to provide continuous circulation throughout the site connecting principal structures, dwelling units, parking areas, parking garages, and other prominent features. Pedestrian connection(s) shall be made between the internal circulation system and the adjacent public sidewalk or trail systems. The site shall be organized so that the buildings frame and reinforce pedestrian circulation between lots.

2. Sites must be designed to limit the number of pedestrian and motorist conflict points.

3. Sidewalks in designated areas shall be of a sufficient width to accommodate outdoor seating areas for cafes, pedestrian street furniture, walkways, and street trees. Sidewalks shall be a minimum of 6 feet unless specifically exempted by the Planning Director or other Administrative Official for extenuating circumstances.

4. Developments must provide breaks between buildings at mid-block and must have pedestrian amenities such as walkways, benches, etc.

5. Any pedestrian paths which cross internal drives must be constructed to visually contrast to provide a highly visible crosswalk.

6. Enhanced pedestrian elements at the sidewalk level including decorative lighting, seating or low sitting walls, planters, enhanced paving techniques, etc., must be incorporated into the theme.

7. To promote a higher level of pedestrian awareness, the use of alternate paving materials to designate pedestrian traffic areas from vehicular use areas and travel lanes is required.

8. Common walls between residential and nonresidential uses must be constructed to minimize the transmission of noise and vibration.

9. On-site bicycle parking must be provided and in a location that is easily accessible, but non-intrusive to sidewalk areas or building entries.

10. Parking and refuse containers must be placed in a convenient location for the residential units of mixed-use buildings and must be enclosed with wooden or masonry structure.

170.18 BIG BOX/LARGE RETAIL STRIP ESTABLISHMENTS. It is the intent of this Ordinance to create a unique environment through mixed uses and interesting design. Each large retail establishment is required to provide pedestrian scale through the incorporation of several of the following suggested elements:

1. Arcades;
2. Arches or recessed archways;
3. Architectural details, such as tile work and moldings, which are integrated into the building structure and design;
4. Awnings, canopies, or porticos;
5. Changes in massing;
6. Changes in material;
7. Clearly defined, highly visible, multiple customer entrances;
8. Display windows;
9. Dormers;
10. Peaked roof forms;
11. Planters, outdoor patios or wing walls that incorporate landscape areas and/or places for sitting;
12. Raised corniced parapets over the doors;
13. Separate shops (or the appearance of separate shops) with separate entrances placed in front of the larger building;
14. Varying plate heights.
15. Buildings constructed must be designed to sustain interest throughout the entirety of the building's exterior and reduce the appearance of a box or cube.
16. Individual buildings within a planned retail center, office park, or similar environment must be designed with a compatible architectural style or theme.
17. In order to ensure the longevity and future usability of retail buildings in excess of 50,000 square feet (e.g. big box retailer, anchor of a large retail strip establishments, etc.) additional

articulation and structural offsets must be provided to ensure future reuse of the structure by smaller user groups. This must be accomplished by visually separating the building into masses conducive to such reuse.

170.19 OPEN SPACE; LANDSCAPING – GENERAL PROVISIONS.

1. Developments must adhere to the requirements of Section 170.20 of this Ordinance. However, the following guidelines must be followed when providing open space. All developments must provide useable open space, or spaces, which allow for the interaction among pedestrians and with the surrounding environment.

2. Useable open spaces must be designed to encourage the interaction and presence of people throughout the day and evening.

3. Useable outdoor spaces must provide as many seating opportunities as possible through the placement of moveable chairs, sidewalks cafes, and planter walls. **(Image 15)**

4. Usable outdoor space must be privately owned and maintained by the developer or property owner's association. However, if the determination has been made by the City Council that a particular useable open space serves not only the patrons of the development but the greater community as a whole, the City may provide assistance to aid in the development of the public space.

5. The integration of storm drainage and detention must be designed to enhance the public space, which could include the creation of ponds, rain gardens, permeable paving alternatives, etc.

6. Usable space must be designed to create an outdoor room, by limiting the interaction with moving vehicles and partially surrounding the spaces by buildings, landscaping elements, and architectural features.

7. All utility boxes must be screened with evergreen trees or shrubs proportional to the heights of the utility box with enough clearance to allow service on the boxes if necessary.

8. Irrigation sufficient to sustain plant life enabling it to flourish is required.

170.20 LANDSCAPING MATERIALS. The following materials are permitted, encouraged, or prohibited, based on categories.

<u>Partial Listing of Large Shade Trees for Planting on Public and Private Property</u>

1. Acer x freemanii
2. Acer platanoides (Norway Maple cv.)
3. Acer rubrum (Red Maple cv.)
4. Acer saccharum (Sugar Maple cv.)
5. Betula nigra (River Birch)
6. Celtis occidentalis (Hackberry)
7. Gleditsia triacanthos i. (Honeylocust cv.)
8. Gymnocladus dioicus (Kentucky Coffeetree) – Male only
9. Ginkgo biloba (Ginkgo, Maidenhair Tree) – Male only
10. Quercus sp. (Oaks)
11. Tilia sp. (Lindens)

Evergreens for Planting on Public and Private Property

1. Densiformus Yews
2. Juniperus virginiana (Eastern Red Cedar)
3. Picea glauca densata (Blackhills Spruce
4. Picea pungens glauca (Colorado Blue Spruce)
5. Pinus banksiana (Jack Pine)
6. Pinus ponderosa (Ponderosa Pine)
7. Pinus mugho mughus (Swiss Mountain Pine)
8. Eastern White Pine
9. Abies concolor White Fir
10. Pinus strobes White Pine
11. Thuja occidentalis (Arborvitae)
12. Fat Albert (Colorado Blue Spruce)

Tree Planting Prohibited on Street Right-of-Way and Not Recommended for Private Property

1. Acer negundo (Box Elder)
2. Acer saccharinum (Silver Maple)
3. Betula papyrifera (White Birch – ROW only)
4. Gleditsia tricanthos (Thorny Honeylocust)
5. Robinia pseudocacia (Black Locust)
6. Quercus palustris (Pin Oak – ROW only)
7. Oriental Elms
8. All Evergreens (ROW only)
9. Trees bearing fruits and nuts over one foot diameter (ROW only)

Dense Deciduous Shrub List for Screening

Large:

1. Acer ginnala ‘Bailey Compact’ (Bailey Compact Amur Maple, 8′ x 8′)
2. Cotoneaster lucida (Hedge Cotoneaster, 8-10′ x 4-5′)
3. Elaeagnus umbellate (Autumn Olive, 10-12′ x 6-10′)
4. Ligustrum vulgare ‘Cheyenne’ (Cheyenne Privet, 10′ x 6′)
5. Physocarpus opulifolius ‘Diablo’ (Ninebark, 8-10′ x 8-10′)
6. Prunus tomentosa (Nanking Cherry, 8-10′)
7. Syringa x prestoniae (Donald Wyman, James MacFarlane, Agnes Smith, 8′ x 8′)
8. Viburnum dentatum (Arrowwood Viburnum, 8′ x 8′)
9. Viburnum opulus (European Cranberry Viburnum, 8-12′ x 10-12′)
10. Viburnum trilobum (American Cranberrybush Viburnum, 10′ x 8′)
11. Arborvitae – any species not prone to splitting

Medium:

1. Euonymus alatus compacta (Dwarf Burning Bush, 6′ x 6′)
2. Rhus aromatica (Fragrant Sumac, 6′ x 5′)
3. Ribes alpinum (Alpine Current, 5′ x 8′)
4. Spirea vanhouttei (Bridal Wreath Spirea, 6′ x 6′)
5. Syringa meyeri palibin (Dwarf Korean Lilac, 6′ x 10′)

6. Viburnum trilobum Compact cv. (Compact American Cranberry Viburnum, 6′ x 6′)

Small:

1. Physocarpus opulifolius nanus (Dwarf Ninebark, 3′ x 3′)
2. Potentilla fruiticosa cv. (Potentilla varieties, usually 3′ x 3′)
3. Rhus aromatica Gro-Low (Gro-Low Sumac, 2 x 4-5′)
4. Ribes alpinum Green Mound (Green Mound Alpine Current, 3-4′ x 2-3′)
5. Salix purpurea nana (Dwarf Blue Leaf Arctic Willow, 4 x 4)
6. Spirea bumalda cv. (Spirea varieties, 2′ x 2′ – 4′ x 4′ – varies with cultivar)
7. Spirea japonica cv. (Japanese Spirea varieties, 2′ x 2′ – 4′ x 4′ – varies with cultivar)
8. Viburnum opulus nanum (Dwarf Cranberry Viburnum, 3′ x 3′)
9. Boxwood Koreanus
10. Densiformus Yews
11. Hearty shrub roses

Evergreen Shrubs

1. Chinese Junipers Juniperus chinensis
2. Blue holly – ilex meserveae
3. Sea Green Juniper Juniperus chinensis ‘Sea Green’
4. Japanese Garden Juniper Juniperus chinensis procumbens
5. Dwarf Creeping Juniper Juniperus horizontalis
6. Spreading Japanese Yew Taxus cuspidate
7. Hicks upright Yew Taxus media ‘Hicks’
8. Taunton Yew Taxus media ‘Taunton’
9. Densiformus Yews
10. Green Velvet Boxwood
11. Green Mountain Boxwood
12. Rhododendron “PJM”

Small Trees for Under High Wires (with upright branching to avoid pedestrians on sidewalks)

1. Acer platanoides ‘Crimson Sentry’ (Crimson Sentry Maple, 25′ x 15′)
2. Amelanchier x grandiflora ‘Robin Hill’ (Robin Hill Serviceberry)
3. Fraxinus p. ‘Johnson’ (Leprechaun Ash, 18′ x 16′)
4. Maackia amurensis (Amur Maackia, 25′ x 20′)
5. Malus Adirondack (Adirondack Flowering Crabapple, white, 20′ x 10′)
6. Malus Centurion (Centurion Flowering Crab, rose-red, 20′ x 12′)
7. Malus Red Barron (Red Barron Flowering Crab, rose, 18′ x 8′)
8. Malus Sentinel (Sentinel Flowering Crab, white, 20′ x 12′)
9. Prunus nigra ‘Princess Kay’ (15′ x 8-10′)
10. Syringa reticulata ‘Ivory Silk’ (Ivory Silk Japanese Tree Lilac, 20′ x 15′)

Small Trees for Under High Wires (where sidewalk clearance is not an issue)

1. Acer ginnala (Amur Maple, 20′ x 20′)
2. Acer tatarica (Tatarian Maple, 25′ x 15′)
3. Amelanchier canadensis (Shadblow Serviceberry, tree form, 25′ x 15′)

4. Amelanchier g. Autumn Brilliance (Autumn Brilliance Serviceberry, 20′ x 25′)
5. Carpinus caroliniana (American Hornbeam, 25′ x 20′)
6. Cercis canadensis (Eastern Redbud, 25′ x 20′)
7. Chionanthus virginicus (Fringetree, 18′ x 20′)
8. Cornus alternifolia (Pagoda Dogwood, 20′ x 15′)
9. Crataegus intricata (Thicket Hawthorn, 20′ x 15′)
10. Crataegus phaenopyrum (Washington Hawthorn, 20′ x 20′)
11. Crataegus v. Winter King (Winter King Hawthorn, 20′ x 20′)
12. Hamamelis virginiana (Common Witch-hazel, 12-15′ x 12′)
13. Ostrya virginiana (American Hophornbeam, 35′ x 25′)
14. Prunus maackia (25′ x 25′)
15. Pyrus c. Chanticleer (Chanticleer Flowering Pear, 35′ x 15′)

Permitted Disease Resistant Flowering Crabapples (not a comprehensive list)

1. Adams (red to pink flowers, red persistent fruit, 15′ x 20′)
2. Baccata Jackii (white flowers, red fruit, 20′ x 20′)
3. Beverly (white flowers, red fruit, 20′ x 20′)
4. Candied Apple (pink flowers, red persistent fruit, 15′ x 15′)
5. Calloway (20′ x 20′)
6. Cardinal (16′ x 20′)
7. David (white flowers, red persistent fruit, 12′ x 12′)
8. Donald Wyman (white flowers, red persistent fruit, 20′ x 24′)
9. Golden Raindrops (white flowers, yellow persistent fruit, 20′ x 15′)
10. Jewelberry (white flowers, red fruit, 8′ x 12′)
11. Liset (dark red flowers, maroon fruit, 15′ x 15′)
12. Louisa (pink flowers, yellow fruit, 15′ x 15′)
13. Ormiston Roy (white flowers, amber persistent fruit, 20′ x 25′)
14. Pink Princess (pink flowers, deep red fruit, 8′ x 12′)
15. Prairiefire (rose-red flowers, dark red persistent fruit, 20′ x 20′)
16. Professor Sprenger (white flowers, orange-red persistent fruit, 20′ x 20′)
17. Robinson (deep pink flowers, red fruit, 25′ x 20′)
18. Sargent (white flowers, red persistent fruit, 8′ x 12′)
19. Strawberry Parfait (18′ x 22′)
20. Sugar Tyme (white flowers, red fruit, 18′ x 15′)
21. Zumi Calocarpa (white flowers, red fruit, 15′ x 15′)

Plants with Good to Moderate Salt Tolerance

Deciduous Shrubs:

1. Caragana arborescens (Siberian Pea Shrub, 20′ x 10′)
2. Hypericum prolificum (St. John’s Wort, 4′ x 4′)
3. Lilacs (Miss Kiss)
4. Myrica pennsylvanica (Northern Bayberry, 9′ x 6′)
5. Philadelphus spp. & cvs. (Mockorange, size varies with species)
6. Potentilla spp. & cvs. (Cinquefoil, 3′ x 3′)

7. Rhus glabra (Smooth Sumac, 10′ x 5′)
8. Rhus typhina (Staghorn Sumac, 24′ x 12′)
9. Shepherdia argentea (Silver Buffalo Berry, 20′ x 15′)
10. Spirea vanhouttei (Bridalwreath Spirea, 6′x 6′)
11. Symphoricarpos albus (Snowberry, 3′ x 3′)
12. Syringa vulgaris (Common Lilac, 12′x10′)
13. Viburnum dentatum (Arrowwood Viburnum, 6′ x 6′)

<u>Deciduous Trees:</u>

1. Acer ginnala (Amur Maple)
2. Acer platanoides (Norway Maple)
3. Aesculus hippocastanum (Common Horsechestnut)
4. Amelanchier Canadensis (Shadblow Serviceberry)
5. Catalpa speciosa (Northern Catalpa)
6. Celtis occidentalis (Hackberry)
7. Crataegus crus-galli (Cockspur Hawthorn)
8. Elaeagnus angustifolia (Russian Olive)
9. Ginkgo biloba - Male only
10. Gleditsia tricanthos (Honeylocust)
11. Gymnocladus dioicus (Kentucky Coffeetree) – Male only
12. Populus alba (White Poplar)
13. Populus deltoides (Cottonwood)
14. Populus tremuloides (Quaking Aspen)
15. Prunus serotina (Black Cherry)
16. Prunus virginiana (Choke Cherry)
17. Quercus alba (White Oak)
18. Quercus macrocarpa (Burr Oak)
19. Quercus rubra (Red Oak)
20. Tamarix ramosissima (Five Stamen Tamarisk)

<u>Groundcovers:</u>

1. Bugleweed Ajuga reptans
2. Goutweed Aegopodium podagraria
3. Creeping Cotoneaster Cotoneaster adpressa
4. Bearberry Cotoneaster Cotoneaster dammeri
5. Rockspray Cotoneaster Cotoneaster horizontalis
6. Hesse Cotoneaster Cotoneaster horizontalis ‘Hessei’
7. Wintercreeper Euonymus fortunei cultivars
8. English Ivy Hedera helix
9. Plantain Lily Cultivars Hosta cultivars
10. Japanese Garden Juniper Juniperus chinensis procumbens
11. Sargent Juniper Juniperus chinensis sargentii
12. Japanese pachysandra Pachysandra terminalis
13. Gro-low sumac Rhus aromatica ‘Gro-low’
14. Periwinkle Vinca minor

Low Maintenance Perennial

Full Sun (Includes sun from 12:00 - 5:00 p.m.)

1. Artemisia camphorata (Southernwood)
2. Aster Alma Pötschke
3. Aster Purple Dome
4. Baptisia australis (False Indigo)
5. Boltonia a. Snowbank (White Boltonia)
6. Chelone lyonii (Turtlehead)
7. Coreopsis Zagreb (Tickseed)
8. Echinacea purpurea (Coneflower)
9. Euphorbia polychroma (Cushion Spurge)
10. Geranium c. Biokova
11. Geranium sanguineum Max Frei
12. Heliopsis (False Sunflower)
13. Hemerocallis (Daylily)
14. Hosta Royal Standard
15. Iris sibirica (Siberian Iris)
16. Liatris (Blazing Star)
17. Origanum
18. Herrenhausen (Ornamental Oregano)
19. Peony
20. Perovskia (Russian Sage)
21. Rudbeckia Goldsturm (Black-Eyed Susan)
22. Ruta graveolens (Rue)
23. Salvia May Night/East Friesland/Blue Hills etc. (Meadow Sage)
24. Sedum kamtschaticum (Stonecrop)
25. Sedum spectabile Autumn Joy/Brilliant/Matrona etc.
26. Stachys Helene von Stein (Lamb's Ears)
27. Tanacetum (Fern Leaf Tansy)
28. Waldsteinia ternata (Barren Strawberry)
29. Yucca filamentosa

Full Sun Grasses

1. Calamagrostis Karl Foerster (Feather Reed Grass)
2. Miscanthus s. purpurescens
3. Miscanthus s. Sarabende
4. Deschampsia caespitosa (Tufted Hair Grass)
5. Schizachyrium scoparium (Little Bluestem)
6. Sporobolus heterolepsis (Prairie Dropseed)
7. Sorghastrum nutans (Indiangrass)

Partial Shade (morning sun, afternoon shade)

1. Alchemilla (Lady's Mantle)
2. Aruncus (Goatsbeard)
3. Astilbe varieties
4. Carex s. Variegata (Variegated Sedge)

5. Chelone lyonii (Turtlehead)
6. Deschampsia caespitosa (Tufted Hair Grass)
7. Fern varieties
8. Heuchera varieties
9. Hosta varieties
10. Iris sibirica (Siberian Iris)
11. Lamiastrum g. Herman's Pride
12. Lamium m. Chequers
13. Ligularia The Rocket
14. Thalictrum aquilegifolium (Meadow Rue)
15. Waldsteinia ternata (Barren Strawberry)

Shade (filtered light or direct sun only in early morning or late evening)

1. Alchemilla (Lady's Mantle)
2. Aruncus (Goatsbeard)
3. Asarum canadense (Wild Ginger)
4. Carex s. Variegata (Variegated Sedge)
5. Cimicifuga racemosa (Cohosh)
6. Epimedium (Barrenwort)
7. Fern varieties
8. Hosta varieties
9. Pulmonaria (Lungwort)

Prohibited Landscaping Material

1. Berberis thunbergii (Japanese Barberry 6′ x 6′)
2. Berberis thunbergii cv. ('Crimson Pygmy' 2′x 2′, 'Globe' 2′x 2′, 'minor' 3′ x 3′, etc.)

170.21 RESIDENTIAL STANDARDS – GENERAL.

1. Garage doors must NOT be the predominate features of a home. Garage doors facing the public street must be set back so as to minimize the dominance of their appearance and provide adequate space between the street or sidewalk and the garage to accommodate additional parking. Garages or accessory structures must incorporate architecture details with the use of windows, doors, and other façade detailing.

2. Single-family homes in a neighborhood must have a varying front setback. For example, homes may have a range of front setbacks.

3. Porches are strongly encouraged to be a part of the front façade of single- and multi-family homes to provide an outdoor space and promote "eyes on the street."

4. Dwelling units are encouraged on the second or higher story of structures when possible.

5. A publicly accessible outdoor space such as a private park, plaza, pavilion, or courtyard shall be included within each residential development to provide a focal point for such activities as outdoor gathering, neighborhood events, picnicking, sitting, and passive and active recreation.

6. Multi-density homes and high-density apartment complexes must have a street orientation through the use of small setbacks, balconies, and porches.

7. High- and medium-density residential buildings are strongly encouraged to be multi-story.

8. Eighty percent of multi-family units within a development must provide a balcony of at least five feet deep, which may extend into the setback, yet may be no closer than five feet to the property line.

170.22 RESIDENTIAL STANDARDS – BUILDINGS.

1. Fenestration (door and window openings) must be sized to the scale of the building and detailed appropriately to the pedestrian theme. Use of repeating window patterns and details are encouraged to unify design.

2. Entrances into buildings must be easily identified through the use of build design and detailing. Projected or recessed entryways, higher rooflines, awnings, or changes in building material are examples that can create this effect.

3. Buildings must provide a unifying theme while maintaining each building's individual character.

4. Materials shall change with the change in building planes; however, all material shall keep within the chosen theme.

5. All sides of all buildings open to public view must be treated with the same level of architectural style. Parking must be located to utilize natural landscape and topography.

IMAGE INVENTORY

Image 1

Image 2

Image 3

Image 4

Image 5
University Avenue lighting design

Image 6

Image 7

Image 8

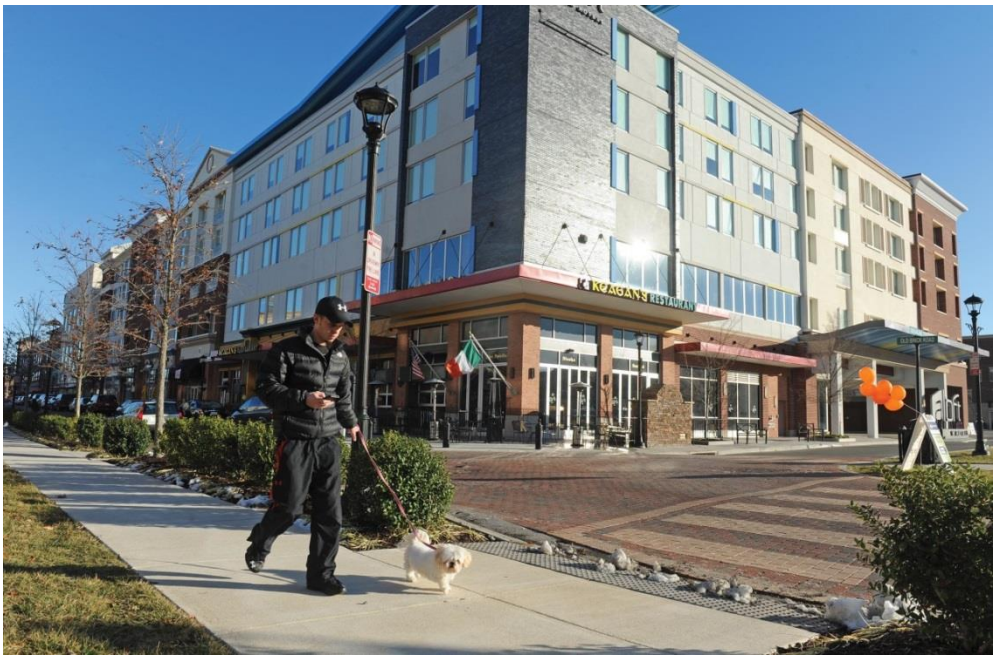

Image 9

Image 10

Image 11

Image 12

Image 13

Image 14

Image 15