

Site and Building Design				
Code Section	Requirement	Met	Not Met	N/A
Four-Sided Architecture: 405.565.C.4	Buildings shall incorporate four (4) sided architecture. Horizontal and vertical elements shall extend completely around the building and utilize the same, compatible, or complimentary materials on all building facades.			
Allowed Building Materials: 405.565.D.3	Allowed building materials shall include: a. Masonry. Brick, stone, concrete masonry units (CMUs) with split-face, fluted, scored or other rough texture finish. (Specifically excluding smooth finish CMU or concrete brick i.e. "Cherokee block", with the color and texture of clay brick.) b. Concrete. Precast, exposed aggregate, cast in place, or tilt up panels provided a rough texture is present or to be added. c. Stucco. Including E.I.F.S., Dryvit, but excluding pre-manufactured panels. d. Structural Clay Tile. Excluding glazed surface finish. e. Glass. Glass curtain walls, glass block, excluding mirror glass which reflects more than 40 percent of incident visible light. f. Metal. Used only in an incidental role i.e., trim, architectural features, standing seam metal roofing or other architectural metal siding or roofing.			
Building Materials and Grade: 405.565.D.4	Exterior building materials shall be continued down to within nine inches (9") of finished grade on any elevation. Exterior masonry materials shall be continued to the top of grade.			
Foundation / Construction: 405.565.D.5	If E.I.F.S. or wood is the primary material utilized on a building, the bottom three (3) feet of the building shall be constructed of brick, stone or other similar material.			
Metal Siding: 405.565.D.6	The use of metal siding is permitted only in industrial districts and only for side and rear facades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.			
Corrugated Metal Panels: 405.565.D.7	The use of corrugated metal panels, with a depth of less than three-quarter inch or a thickness of less than the U.S. Standard 26-gauge, shall be prohibited.			
Finish Durability: 405.565.D.8	The use of unpainted panels, excluding panels made from copper, weathered steel, or stainless steel, shall be prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.			
Corrugated Metal Facades Complemented: 405.565.D.9	Corrugated metal facades shall be complemented with masonry, whether brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry.			

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Parking				
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Parking: 405.565.E	Parking shall be provided as specified in the Table: Minimum Parking Required by Use.			
Parking Calculated for Multiple Uses: 405.565.E.1.a	When a building or development contains multiple uses, the off-street parking requirement shall be calculated for each individual use and the total parking requirement shall be the sum of the individual parking requirements unless the uses operate at different hours and are able to utilize shared parking.			
Parking Stall Dimensions: 405.565.E.2	Parking stall dimensions shall be not less than nine (9) by twenty (20) feet plus the necessary space for maneuvering into and out of the space as provided by this section.			
Improvement of Parking Areas: 405.565.E.3	All parking areas and drives shall be surfaced as provided in this section. Drives to parking areas, service areas, loading docks and other on-site facilities served by or serving motor vehicles shall not exceed thirty-five (35) feet in width measured at a point where drive curbs are generally parallel.			
Parking Setback Residential: 405.565.E.3(b)	No parking spaces shall be located within three (3) feet of an adjoining lot in District "E" to R-4" inclusive.			
Parking Setback Residential Front: 405.565.E.3(b)(1)	In Districts "E" to "R-4" inclusive, no parking shall be permitted in the required front yard or within ten (10) feet of a public street, except that parking of motor passenger cars shall be permitted in customary driveways of single- and two-family dwellings.			
Parking Setback Commercial / Industrial: 405.565.E.3(b)(2)	In District "CO", no parking area in a front yard shall extend closer than ten (10) feet to the right-of-way and no parking area in a side yard of a corner lot shall extend closer than four (4) feet to a street. In Districts "C-1" to "M-2", no parking area shall extend closer than four (4) feet to a right-of-way measured to the back of curbs and drainage facilities.			
Curbs and Drainage Facilities Required: 405.565.E.3(b)(3)	All parking lots and drives leading thereto, except those serving single-family and two-family dwellings, shall have curbs and drainage facilities. Where greater setback requirements do not prevail, the back of the curb of a paved parking area shall not be closer than four (4) feet to a property line, except that in a planned zoning district, the Planning & Zoning Commission and the Board of Aldermen may permit a lesser setback where similar development on an adjoining lot will produce a satisfactory relationship.			

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Grain Storage Parking Calculations: 405.565.E.3(b)(4)	The floor area designed and used exclusively for grain storage shall not be included in the parking calculation. Such parking spaces shall be on the premises or on other property within two hundred (200) feet of an employee entrance to the building being served. Each establishment shall also provide adequate loading space within a building or on the premises in such a way that all storage, standing and maneuvering of trucks and other service vehicles shall be off the public right-of-way.			
Future Parking: 405.565.E.3(b)(5)	Should the Board of Aldermen decide that a portion of the parking area required by this Chapter can remain unimproved until deemed necessary to adequately serve the parking demand. The land area so delineated for future parking shall be brought to finished grade, be landscaped and shall not be used for building, storage, loading or other purposes.			
Screening and Landscaping of Parking Areas: 405.565.E.3.(b)(6)	All open auto parking areas containing more than four (4) parking spaces shall be effectively screened on each side adjoining or fronting on any residential or institutional property by a wall or fence not less than five (5) feet high or more than six (6) feet high or a densely-planted compact hedge not less than five (5) feet in height.			

Landscaping and Screening				
Code Section	Requirement	Met	Not Met	N/A
Landscaping Plan Required: 405.565.F.1	All development plans shall include a landscaping plan.			
Landscape Plan Contents: 405.565.F.2.a	All landscaping plans shall include the following information: a. North arrow and scale not to exceed one-inch equals 50 feet;			
Landscape Plan Contents: 405.565.F.2.b	Topographic information and final grading adequate to identify and properly specify planting areas needing slope protection;			
Landscape Plan Contents: 405.565.F.2.c	The location and size of all utilities on the site;			
Landscape Plan Contents: 405.565.F.2.d	The location of all existing and proposed parking areas, sidewalks, and other paved surfaces;			
Landscape Plan Contents: 405.565.F.2.e	The location of all existing and proposed buildings and structures;			
Landscape Plan Contents: 405.565.F.2.f	The location of hose connections and other watering sources;			

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Landscape Plan Contents: 405.565.F.2.g	The boundaries of each required buffer or landscape strip;			
Landscape Plan Contents: 405.565.F.2.h	The location and mature size of all landscape materials to meet the requirements of this Section, drawn to scale, and a planting schedule indicating plant names (common and scientific), quantities and sizes at planting;			
Landscape Plan Contents: 405.565.F.2.i	The location, size, and type of all above-ground and underground utilities and structures with proper notation, where appropriate, so as to identify any safety hazards to avoid during installation of landscaping;			
Landscape Plan Contents: 405.565.F.2.j	The location, size and common name of all existing plant materials to be retained; and			
Landscape Plan Contents: 405.565.F.2.k	The location and construction details, including a profile section, of each structure proposed to meet buffering requirements.			
Deciduous Trees, Minimum Plant Sizes: 405.565.F.3.a(2)(i)	Deciduous trees shall be two-inch (2") caliper as measured at a point six inches (6") above the ground or top of the root ball, at planting.			
Evergreen Trees, Minimum Plant Sizes: 405.565.F.3.a(2)(ii)	Evergreen trees shall be five feet (5') in height at planting.			
Ornamental Trees, Minimum Plant Sizes: 405.565.F.3.a(2)(iii)	Ornamental trees shall be one-inch (1") caliper as measured at a point six inches (6") above the ground or top of root ball, at planting.			
Medium Shrubs, Minimum Plant Sizes: 405.565.F.3.a(2)(iv)	Medium shrubs shall be 18- to 24-inch balled and burlapped or two-gallon container.			
Large Shrubs, Minimum Plant Sizes: 405.565.F.3.a(2)(v)	Large shrubs shall be 24- to 30-inch balled and burlapped or five-gallon container.			
Sod: 405.565.F.3.a(6)	All portions of the site not covered with paving or building shall be landscaped. Open areas not covered with other materials shall be covered with sod. Ground cover shall be utilized on all slopes in excess of 3:1 slope.			
Shade Trees: 405.565.F.3.a(7)	Shade trees shall be planted on all projects and shall include such species as ash, sycamore, maple, oak or comparable trees suitable to the growing environment which prevails.			

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Sight Triangle and Fire Hydrant, Trees: 405.565.F.3.a(8)	No tree shall be planted within the sight triangle of a street or drive intersection or within ten feet (10') of a fire hydrant.			
Trees Near Overhead Utility Wire: 405.565.F.3.a(9)	Only ornamental trees (20 feet or less in height at maturity) may be planted under or within fifteen lateral feet (15') of any overhead utility wire.			
Riparian Protection Buffer: 405.565.F.3.a(10)	The minimum total width of the riparian protection buffer shall be the width of the mapped floodplain, or where the floodplain is not mapped or is narrower than 100 feet, shall be 100 feet from the annual high water line (AHWL) on both sides.			
Foundational Landscaping: 405.565.F.3.b(1)	A landscaped area a minimum of five (5) feet wide shall be provided along the foundation of all commercial and institutional buildings, excluding building entrances and loading areas. This landscaped area may count toward the required landscape area for the lot.			
Parking Islands: 405.565.F.3.b(2)	Landscape islands, strips or other planting areas shall be located within the parking lot and shall consist of at least five percent (5%) of the entire area devoted to parking spaces, aisles, and driveways. Every four (4) rows of parking shall include a landscape island of at least ten (10) feet in width. Industrially zoned properties shall be exempt from this requirement. A landscaping island shall be located at the end of every parking bay between the last parking space and an adjacent travel aisle or driveway. The island shall be no less than eight (8) feet wide for at least one-half the length of the adjacent parking space. The island shall be planted in trees, shrubs, grass or ground cover, except those areas that are mulched. Tree planting areas shall be no less than ten (10) feet in width. No tree shall be located less than four (4) feet from the back of curb.			
Street Trees: 405.565.F.3.c(1)	Street trees shall be required at a rate of 1 tree per forty (40) linear foot along any property line that abuts a street or alley, excluding driveways.			
Screening of Adjacent Uses/Districts: 405.565.F.3.c(2)	Screening shall consist of screening fences, natural screening (earthen berms, shrubs, trees, bushes, etc.) or a combination of screening methods. See corresponding table in Codes.			

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Trash Enclosure, Additional Screening: 405.565.F.3.d(1)	All garbage/trash receptacles, garbage collection areas, grease collectors, and trash compactors for all residential dwelling unit properties except single-family and duplex properties and all non-residential uses must be permanently screened from view on all sides by a fence of one hundred percent (100%) opacity and a minimum height of six (6) feet. (iii) No trash receptacle may be located in a front or side yard unless located in an existing enclosure or if the existing developed site does not afford any other option; in such case, the trash receptacle should be located in the side yard if possible and must comply with the screening requirements of this Section.			
Loading Areas, Additional Screening: 405.565.F.3.d(2)	All loading areas abutting a residential district shall be permanently screened from view along the abutting property line(s) by a high impact screen.			
Roof-Mounted Mechanical Equipment, Additional Screening: 405.565.F.3.d(3)(i)	All roof-mounted mechanical equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units; or a solid screen around the equipment that is as tall as the tallest part of the equipment, with the screen an integral part of the building's architectural design; or the equipment setback from the roof's edge so that it is not visible from the public right-of-way.			
Ground-Mounted Mechanical Equipment, Additional Screening: 405.565.F.3.d(3)(ii)	All ground-mounted mechanical equipment shall be screened entirely from view of the public right-of-way by a masonry wall, solid fence, or natural barrier (landscaping) up to a height of the units to be screened. All screens shall match the primary color and material of the primary structure.			

Lighting				
Code Section	Requirement	Met	Not Met	N/A
When Photometric Plan Required: 405.565.G.2	A photometric (lighting) plan shall be required for all new development, redevelopment, parking lot development or expansion where outdoor lighting is proposed or when otherwise required by the Director.			
Photometric Plan Requirements: 405.565.G.3.a.	The photometric plan shall be prepared by a lighting professional that is certified by the National Council on Qualifications for the Lighting Professions (NCQLP), or a State licensed professional engineer, architect, landscape architect or land surveyor and shall contain the following information: a. Location and limits of the canopy or outdoor display area at a scale of not less than one inch equals 50 feet.			

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Photometric Plan Requirements: 405.565.G.3.b.	Location and height of: (1) All underside canopy lighting for service stations and service station convenience stores, and (2) All pole and building mounted light fixtures for outdoor display areas, and (3) All pole lights fixtures for parking lots.			
Photometric Plan Requirements: 405.565.G.3.c.	A photometric diagram showing predicted maintained lighting levels produced by the proposed lighting fixtures.			
Photometric Plan Requirements: 405.565.G.3.d.	The photometric plan shall indicate footcandle levels on a ten-foot by ten-foot grid. When the scale of the plan, as determined by the Director, makes a ten-foot by ten-foot grid plot illegible, larger grid spacing may be permitted.			
Photometric Plan Requirements: 405.565.G.3.e.	All photometric plans shall provide a breakdown indicating the maximum footcandle, minimum footcandle, and maximum average footcandles.			
Photometric Plan Requirements: 405.565.G.3.f.	All photometric plans shall include all structure(s), parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and adjacent uses that might be adversely impacted by the lighting. The plan shall contain a layout of all proposed fixtures by location, orientation, aiming direction, mounting height and type. The plan shall include all other exterior lighting (e.g., architectural, building entrance, landscape, flag, accent, etc.).			
Photometric Plan Requirements: 405.565.G.3.g.	For projects abutting or adjacent to residential properties, a photometric plan providing the as-constructed lighting levels shall be provided to the Director prior to the issuance of a Final Certificate of Occupancy. The as-constructed photometric plan shall indicate the footcandle levels on a ten-foot by ten-foot grid.			
Fixtures, Parking Lot Lighting: 405.565.G.4.a(1)	Parking lot lighting shall utilize flat lens fixtures with full cut-offs and be mounted to the parking lot light pole at 90 degrees (horizontal to the ground) and shall be non-adjustable.			
Maximum Base Height, Parking Lot Lighting: 405.565.G.4.a(2)	Concrete pedestals/bases shall not exceed three feet in height and shall be included in the maximum overall height.			
Maximum Height, Parking Lot Lighting: 405.565.G.4.a(3)	The maximum overall fixture height, measured to the top of the fixture from grade, shall be 30 feet.			

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Maximum Footcandles at Property Lines, Parking Lot Lighting: 405.565.G.4.a(4)	The maximum maintained vertical footcandles at all property lines shall be 0.5 footcandles, measured at three (3) feet above the grade. Exceptions may only be allowed when the abutting property is not residential. Fixtures that project light or glare towards a street right-of-way shall not be permitted.			
Maximum Average, Parking Lot Lighting: 405.565.G.4.a(4)	The maximum average maintained footcandles for all parking lots shall be 3 footcandles.			
Fixtures, Wall-Mounting Lighting: 405.565.G.4.b(1)	All building-mounted lighting, excluding accent lighting, canopy lighting or emergency lighting, shall utilize a flat lens with full cut-offs.			
Maximum Wattage, Wall-Mounting Lighting: 405.565.G.4.b(2)	Wall-mounted fixtures shall be metal halide or LED and shall not exceed 150 watts.			
Mounting Height, Wall-Mounting Lighting: 405.565.G.4.b(3)	Wall-mounted fixtures shall be attached only to walls, the top of the fixture shall not exceed the height of the parapet or roof, whichever is greater. For structures within 100 feet of a residential use and/or district, the mounting height of these fixtures shall not exceed 15 feet measured from the top of the fixture to grade.			
Fixtures, Accent Lighting: 405.565.G.4.c(2)	Fixtures used for accent lighting shall be full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light is substantially confined to the object intended to be illuminated to minimize glare, sky glow and light trespass. All lights shall terminate on opaque surfaces within the property.			
Accent Lighting: 405.565.G.4.c(3)	The following fixture types may be used as accent lighting: (i) Neon and fluorescent tube lighting when recessed or contained in a cap or architectural reveal. A diffusing or refracting lens that covers the recess, cap or reveal shall be provided. (ii) Floodlights; (iii) Wall scones or lanterns; (iv) Recessed can lights; or (v) Any other fixture type that, in the opinion of the Director or designee, meets the intent of this section.			
Maximum Wattage, Accent Lighting: 405.565.G.4.c(4)	Fixture wattage shall not exceed 100 watts for incandescent, 26 watts for compact fluorescent, or 40 watts for other lighting sources.			
Canopy and Drive Thru Lighting: 405.565.G.4.d(1)	Canopy and drive thru lighting shall be adequate to facilitate the activities taking place in such locations and shall not be used to attract attention to the business.			

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Placement, Canopy or Drive Thru Lighting: 405.565.G.4.d(2)	Any facility utilizing a canopy or drive-thru area such as banks, service stations, convenience stores, car washes, etc., shall comply with the following requirements: (i) Canopy light fixtures shall be recessed so that the lens cover is flush with the bottom surface (i.e., ceiling) of the canopy. (ii) Indirect lighting may be used where light is beamed upward lighting the underside of the canopy. Such fixtures shall be shielded such that direct illumination is focused exclusively on the underside of the canopy. The underside of the canopy shall be finished with a surface treatment that minimizes the potential of glare. (iii) Lights shall not be mounted on the top or sides (fascias) of the canopy, and the canopy sides or fascias shall not be illuminated except when approved as part of a preliminary development plan or separate sign permit.			
Footcandles Under Canopy: 405.565.G.4.d(3)	Areas under the service station canopy shall be illuminated so that the minimum lighting level is a least 10.0 footcandles and no more than 30.0 footcandles.			
Footcandles Around ATMs: 405.565.G.4.d(4)	Automatic teller machines (ATMs). The lighting around freestanding ATMs shall be a minimum of 5.0 footcandles and not to exceed 16.0 footcandles, measured within a ten-foot radius from the ATM or 4.0 footcandles within a 30-foot radius.			
Outdoor Recreation Lighting: 405.565.G.4.e(1)	Lighting of outdoor recreational facilities (public or private), such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, special event or show areas, shall meet the conditions in this section.			
Lighting Direction, Outdoor Recreation Lighting: 405.565.G.4.e(2)	Where playing fields or other special activity areas are to be illuminated, lighting fixtures shall be mounted, aimed and shielded so that their beams fall within the primary playing area and immediate surroundings.			
Lighting After Event, Outdoor Recreation Lighting: 405.565.G.4.e(3)	The main lighting of the facility shall be turned off no more than 60 minutes after the end of an activity or event. A low-level lighting system shall be installed to facilitate patrons leaving the facility, clean-up, nighttime maintenance, etc.			

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Code Section	Requirement	Met	Not Met	N/A
Maximum Heights, Outdoor Recreation Lighting: 405.565.G.4.e(4)	The maximum mounted heights for recreational lighting shall be in accordance with the following: (i) Football Fields--70 feet; (ii) Soccer Fields--70 feet; (iii) Baseball/Softball Fields (250 feet or greater)--70 feet; (iv) Baseball/Softball Fields (less than 250 feet)--60 feet; (v) Little League Fields--60 feet; (vi) Basketball Courts--20 feet; (vii) Tennis Courts--30 feet; (viii) Swimming Pools--20 feet; (ix) Tracks--20 feet; (x) Horseshoe Courts--30 feet; (xi) Skate Parks--30 feet; (xii) Volleyball Courts--30 feet; (xiii) Other recreational activities shall be determined on a case-by-case basis by the Director after consultation with the City's Parks and Recreation Department and/or industry standards. In no circumstances shall heights exceed 30 feet.			
Average Maintained Lighting, Outdoor Recreation Lighting: 405.565.G.4.e(5)	The average maintained lighting levels for recreational uses, other than professional sports teams, shall not exceed the following: (i) Eighty (80.0) footcandles in the infield and fifty (50.0) footcandles in the outfield for baseball/softball/little league fields. The maximum lighting level to average lighting level ratio shall not exceed 2.0:1. (ii) Eighty (80.0) footcandles for football/soccer/tennis courts. The maximum lighting level to average lighting level ratio shall not exceed 2.0:1. (iii) Fifty (50.0) footcandles for basketball courts/tracks. The maximum lighting level to average lighting level ratio shall not exceed 2.0:1. (iv) Twenty (20.0) footcandles for swimming pools. The maximum lighting level to average lighting level ratio shall not exceed 2.0:1. (v) Other lighting levels shall be in accordance with IESNA, Illuminating Engineering Society of North America standards.			
Lighting Setback, Outdoor Recreation Lighting; 405.565.G.4.e(6)	All light fixtures/light poles shall be set back a minimum of one foot for every foot in height from any residential property line and/or right-of-way.			
Lighting Level at Property Line, Outdoor Recreation Lighting: 405.565.G.4.e(7)	Lighting levels shall not exceed 0.5 footcandles at any common property line with residential district and/or use.			