



MORGANTOWN PLANNING COMMISSION

September 12, 2013
6:30 PM
City Council Chambers

STAFF REPORT

President:

Peter DeMasters, 6th Ward

Vice-President:

Carol Pyles, 7th Ward

Planning Commissioners:

Sam Loretta, 1st Ward

Tim Stranko, 2nd Ward

William Wyant, 3rd Ward

Bill Petros, 4th Ward

Mike Shuman, 5th Ward

Ken Martis, Admin.

Bill Kawecky, City Council

CASE NO: TX13-04 / Administrative / B-4 District Setbacks

REQUEST:

Administratively requested Zoning Text Amendment to Article 1349.04 as it relates to setback and encroachment standards within the B-4 District.

BACKGROUND:

In November 2007, City Council enacted several revisions to Article 1349 B-4, General Business District in response to considerable opposition expressed publicly surrounding a large-scale development proposed for property bound by University Avenue, Moreland Street, Chestnut Street, and Kirk Street.

One of the several revisions enacted in Ordinance 07-57 (see attachment) provides:

1349.04(A)(1) No minimum front or street side building setback is required. For developments that are bordered on all sides by public right-of-way (i.e., entire City block), then the minimum front or street side building setback is 15 feet.

City Council's intent for the mandatory minimum setback standard was to recognize the relationship of street width to building height in terms of shaping the streetscape and minimizing urban canyon effects created by taller structures consuming an entire city block and fronting narrow rights-of-way.

Since the abandonment of the noted development and City Council's November 2007 zoning text revisions, Staff has worked directly with several prospective developers of the subject site. On each occasion, the developers' design professionals have identified the minimum setback standard of 15 feet as one of the principal reasons for not pursuing further interest or submitting development proposals for Planning Commission review and approval.

Each contemplated development has included two to four decks of structured parking below mixed-use or multi-family dwellings. The design professionals have maintained that the 30-foot reduction in developable width of the site, along with the geometry of the site, impede adequate parking deck design given fixed standards associated with parking spaces, drive aisles, internal circulation, ingress and egress, and structural components required for the contemplated buildings.

Staff is not aware of any earnest development interest in the subject site at present. However, given continued market interest in and ongoing construction of urban-scaled development throughout the City and the fact the subject site remains undeveloped, it appears that reconsideration of the 15-foot minimum setback is warranted.

Development Services

Christopher Fletcher, AICP
Director

Planning Division

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Morgantown, WV 26505
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ANALYSIS:

Building-to-street proportion refers to the relationship between the heights of buildings on each side of the street, to the right-of-way width between those buildings. There are a number of theories and practices to plan for proportional streetscape planning, but all are founded on contextually enhancing the pedestrian experience within the spatial enclosure of unique urban settings. For instance, downtown Morgantown is very different from suburban-type downtowns, which are very different from metropolitan downtowns

Many communities use ratios that reflect their unique built environments in terms of preservation and/or planned growth. Ratios can be used to establish minimum and/or maximum building height provisions given the width of the dividing right-of-way.

Prior to and after the City's major zoning ordinance amendment in Jan 2006, the maximum building height standard in the B-4 District was 120' by-right or higher with conditional use approval. The November 2007 revisions removed the ability to exceed 120' under a conditional use approval thereby capping building height at 120'. The purpose for maintaining the maximum building height at 120' was to preserve the property right that had long been established and provide opportunity for continued growth and development within Morgantown's central business district.

Given the fixed public policy to maintain the maximum building height standard of 120 feet, City Council requested the 15-foot minimum setback standard be included for entire city block developments rather than the recommended lesser distances. This would notionally increase the width between entire city block developments to 30 feet regardless of the actual width of the dividing right-of-way.

It should be noted that front and side setback standards for "infill" type development within the B-4 District is 0 feet.

The challenge in developing a building-to-street ratio or a rigid minimum setback standard for entire city block developments within Morgantown's central business district is applying a "one size fits all" approach within an urban built environment that contains relatively small city blocks created by right-of-way widths that vary from 12 feet to 66 feet.

The following table illustrates the contrasting right-of-way and improvement widths surrounding the subject, less than one-acre site.

Fronting Street	Street Width	Sidewalk Width		Total Width Between Parcels
		Site Side	Opposite Side	
University Avenue	56 feet	5 feet	5 feet	66 feet
Moreland Street	12 feet	0 feet	3 feet	18 feet
Chestnut Street	20 feet	5 feet	5 feet	30 feet
Kirk Street	19 feet	4 feet	5 feet	30 feet

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This varying geometry challenge created by the existing downtown street grid is further complicated by considerable elevation changes; particularly between Chestnut Street and University Avenue.

The Planning and Zoning Code also addresses the context of building height for entire city blocks by establishing maximum setback provisions as follows:

- Article 1349.04(A)(2) provides a maximum setback standard of 20 feet for entire city block developments.
- Article 1349.04(A)(3) provides an exception to the maximum front and street side building setbacks when buildings are taller than three (3) stories.
- To minimize canyon effects created by tall structures, Article 1351.01(I) provides that buildings taller than three (3) stories must incorporate design elements that preserve adequate light and airflow to public spaces including streets and sidewalks. Desired design elements include, but are not limited to, one or a combination of recessing or "stepping back" upper floors, increased front and/or street side setbacks while incorporating measures to preserve the continuity of the predominant street wall, etc. To demonstrate proposed design elements minimize canyon effects, site plan applications for buildings taller than three stories must include an air flow analysis and sunlight distribution analysis.

Staff recommends the following alternate approach to preserving the maximum building height standard of 120 feet, minimizing canyon effects, and promoting pleasant and attractive streetscape planning (deleted matter struck-through; new matter underlined).

1349.04 SETBACKS AND ENCROACHMENTS.

(A) The following setbacks shall be required for all principal structures, except as otherwise provided in Section 1363.02 (B) Yard, Building Setbacks and Open Space Exceptions:

(1) No minimum front or street side building setback is required. For developments that are bordered on all sides by public right-of-way (i.e., entire City block), then the minimum front or street side building setback ~~is 15 feet.~~ shall be required as follows:

(a) No minimum front or street side building setback shall be required for parking, mechanical, utility, or similarly utilized space, facilities, and/or improvements located below the grade of the adjoining public right-of-way.

(b) Beginning at the grade of the adjoining public right-of-way, a minimum of 8 feet shall be required for front or street side building setbacks.

STAFF RECOMMENDATION:

Staff advises the Commission to forward a recommendation to City Council to amend the Planning and Zoning Code as presented herein.

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AN ORDINANCE AMENDING ARTICLE 1349 "B-4, GENERAL BUSINESS DISTRICT"; ARTICLE 1351 "PERFORMANCE STANDARDS FOR BUILDINGS IN THE GENERAL BUSINESS (B-4) DISTRICT; TABLE 1365.10.01 "REQUIRED LOADING SPACES"; AND, "APPENDIX A: DEVELOPMENT STANDARDS TABLE" OF THE PLANNING & ZONING CODE

The Common Council of the City of Morgantown hereby ordains that the Planning & Zoning Code of the City of Morgantown is amended as follows (deleted matter struck through, new matter underlined):

1349 B-4, GENERAL BUSINESS DISTRICT

1349.01 Purpose

The purposes of the General Business District (B-4) ~~is~~ are to: ~~address the needs of existing downtown areas and future development within and adjacent to the existing downtown area. This district promotes a pedestrian friendly environment and acknowledges a development pattern established prior to the influence of the automobile on land use patterns.~~

- (A) Promote development of a compact, pedestrian-oriented central business district consisting of a high-intensity employment center, vibrant and dynamic mixed-use areas, and residential living environments that provide a broad range of housing types for an array of housing needs;
- (B) Promote a diverse mix of residential, business, commercial, office, institutional, education, and cultural and entertainment activities for workers, visitors, and residents;
- (C) Encourage pedestrian-oriented development within walking distance of public transit opportunities at densities and intensities that will help to support transit usage and businesses;
- (D) Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction;
- (E) Create a place that represents a unique, attractive, and memorable destination for visitors and residents; and,
- (F) Enhance the community's character and historical significance through the promotion of high-quality urban design.

1349.02 Permitted and Conditional Uses

See the Permitted Land Use Table 1331.05.01.

1349.03 Lot Provisions

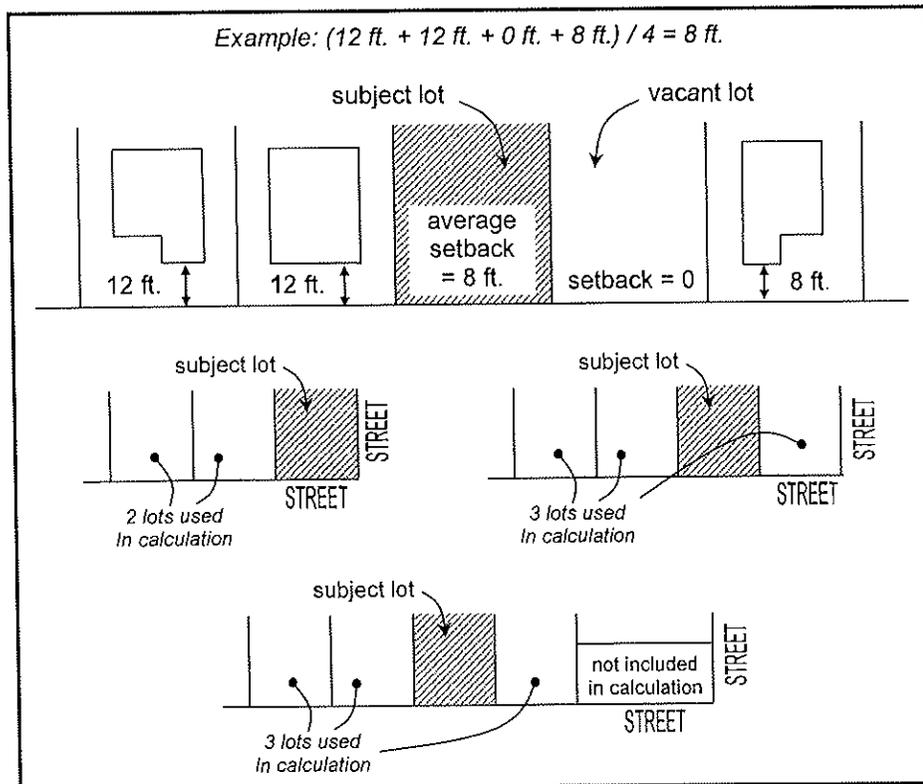
- (A) The minimum lot size shall be 1,500 square feet.
- (B) The minimum lot frontage shall be 30 feet.
- (C) The minimum lot depth shall be 50 feet.
- (D) Maximum lot coverage shall not exceed ninety (90) percent; however, in no case shall the lot coverage exceed that which will permit adequate space for provision and servicing of a dumpster on an approved pad.

1349.04 Setbacks and Encroachments

- (A) The following setbacks shall be required for all principal structures, except as otherwise provided in Article 1363.02 (B) Yard, Building Setbacks and Open Space Exceptions:

- (1) Minimum Front setback:..... 0 feet. No minimum front or street side building setback is required. For developments that are bordered on all sides by public right-of-way (i.e., entire city block), then the minimum front or street side building setback is 15 feet.
- (2) Maximum Front setback:..... 10 feet. The maximum front and street side building setback may not exceed the average front yard depth of the nearest two (2) lots on either side of the subject lot or 10 feet, whichever is less (See Graphic 1349.04.01). For developments that are bordered on all sides by public right-of-way (i.e., city block), then the maximum front or street side building setback is 20 feet.
- (a) If one or more of the lots required to be included in the averaging calculation are vacant, such vacant lots will be deemed to have a yard depth of zero (0) feet.
- (b) When the subject lot is a corner lot, the average setback will be computed on the basis of the two (2) adjacent lots that front the same street as the subject lot.
- (c) When the subject lot abuts a corner lot fronting the same street, the average setback will be computed on the basis of the abutting corner lot and the nearest two (2) lots that front on the same street as the subject lot.
- (d) Lots fronting a different street than the subject lot or separated from the subject lot by a street or alley may not be used in computing the average.

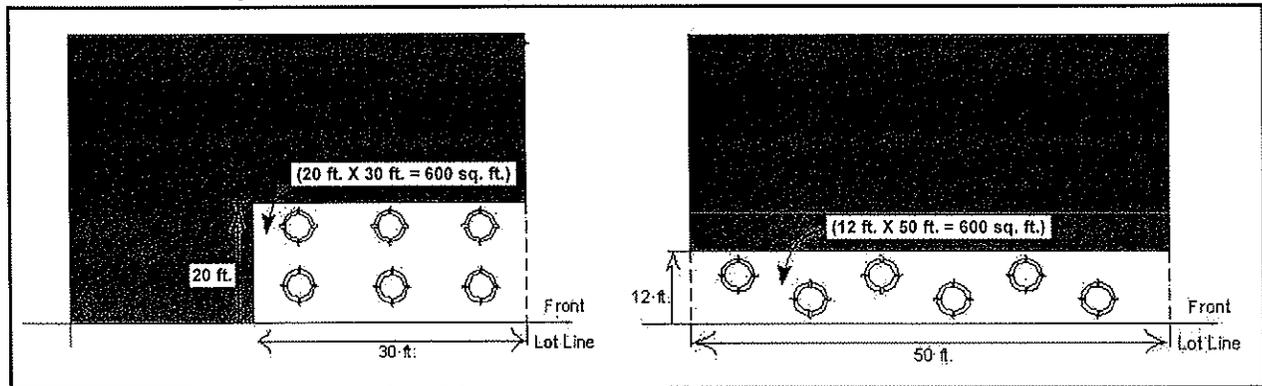
Graphic 1349.04.01 – Calculating Setbacks



- (3) Minimum Side setback:--

- (a) — 0 feet for non-residential uses; and
 - (b) — 5 feet for multifamily uses.
- (3) The following exceptions to the maximum front and street side building setbacks apply:
- (a) Buildings taller than three (3) stories may be set back farther than the maximum setback in order to accommodate design elements that preserve adequate sunlight distribution and airflow as required in Article 1351.01 (f) below.
 - (b) A portion of the building may be set back from the maximum setback line in order to provide an articulated façade or accommodate a building entrance feature, provided that the total area of the space created must not exceed one square foot for every linear foot of building frontage.
 - (c) A building may be set back farther than the maximum setback in order to accommodate an outdoor eating area. In order to preserve the continuity of the street wall, the building may be set back no more than 12 feet from the front or street side property line; or, at least 40 percent of the building façade may not be located beyond the maximum setback line. The total area of an outdoor eating area that is located between a public sidewalk and the building façade may not exceed 12 times the building's street frontage in linear feet.

Graphic 1349.04.02 – Exceptions to Minimum Front and Street Side Setbacks



- (4) Minimum Side setback: No interior side setbacks are required for the first floor. For floors above the first floor, interior side setbacks shall be sufficient to comply with applicable building codes.
 - (5) Minimum Rear setback: The minimum rear setback shall be ten percent (10%) of the lot depth or ten (10) feet, whichever is greater.
 - (a) — 0 feet for non-residential uses; and
 - (b) — 10 feet for multifamily uses.
- (B) The minimum setback for accessory structures on a lot shall be five (5) feet from the rear property line and five (5) feet from each side property line. No accessory structures are permitted within the front setback. With the exception of newspaper/periodical racks, parcel post drop boxes, and automatic teller machines, no vending machines (i.e. soft drink) or storage units (i.e. ice) are permitted within the front setback or on public right-of-way.

- ~~(C) On a corner lot, the front line shall be the lot line having the shortest dimension along the street right-of-way line. The required side yard setback on the side facing a street shall be one and one-half (1.5) times the normal side yard setback requirement.~~

1349.05 Building Height and Use

~~(A) The minimum height of a principal structure shall be two (2) stories.~~

- ~~(A)(B) The maximum height of a principal structure, unless otherwise restricted by Article 1362 B-4NPOD, B-4 Neighborhood Preservation Overlay District, shall not exceed 120 feet as a permitted use, except as provided in Section 1363.02 (A), Height Exceptions. Buildings in excess of 120 feet may be approved by the Board of Zoning Appeals as a conditional use. Such applications shall be accompanied by the following information in addition to the normal submission requirements for a conditional use permit:~~

~~(1) A air flow analysis conducted by a licensed architect or professional engineer, describing the estimated impact of the proposed building on existing patterns of air flow in the general vicinity, and how these impacts may affect existing properties within a 300 foot radius of the site.~~

~~(2) An analysis of the impacts of the proposed building on sunlight distribution in the general vicinity, with special emphasis on predicting light blockage and shadow casting onto all properties within a 300 foot radius of the site. Such analysis shall be conducted by a licensed architect or professional engineer.~~

~~(3) An analysis of the potential of "stepping back" upper floors as a technique to avoid negative impacts with respect to light and airflow, and to minimize the canyon effect of non-recessed tall buildings. Such analysis shall be conducted by a licensed architect or professional engineer.~~

~~(4) An infrastructure and traffic analysis predicting the impacts of the building on water, sewer, drainage, electrical and gas infrastructure, on transportation levels of service (including transit) for impacted streets, and on fire suppression capabilities of the city. Such analysis shall be conducted by a licensed professional engineer. The City Engineer or the Planning Director may recommend denial of a conditional use permit for such buildings based on severe negative infrastructure or traffic impacts.~~

- ~~(C) The maximum height of an accessory structure, unless otherwise restricted by Article 1362 B-4NPOD, B-4 Neighborhood Preservation Overlay District, shall not exceed thirty-five (35) feet.~~

1349.06 Floor Area Ratio (FAR)

The maximum FAR for all development in this district is 7.0. Area designed, constructed, and utilized to provide parking structure facilities shall be exempt from the maximum FAR, provided such area does not exceed 115% of the minimum parking requirement.

1349.07 Lot Area per Dwelling Unit (Residential Density)

The minimum lot area per dwelling unit in this district is 300 square feet.

1349.068 Parking and Loading Standards

~~(A) Parking is not required for this district, unless otherwise required by Article 1362 B-4NPOD, B-4 Neighborhood Preservation Overlay District. If it is provided, it shall, with the exception of determining required spaces, conform to the requirements of Article 1365, Parking, Loading and Internal Roadways. (Amended by Ord. 06-14, Passed 06-06-2006.)~~

(A) Off-street parking shall be provided in accordance with Article 1365, Parking, Loading and Internal Roadways for all Developments of Significant Impact and Major Developments of Significant Impact within this district, unless otherwise restricted by

Article 1362 B-4NPOD, B-4 Neighborhood Preservation Overlay District, except as follows:

- (1) Residential – the minimum number of parking spaces for permitted residential uses shall be one-half a space (0.5) per bedroom, rounded to the nearest whole number, for those dwelling units that exceed the criteria of a Development of Significant Impact or a Major Development of Significant Impact.
 - (2) Nonresidential – the minimum number of parking spaces for nonresidential uses shall be one (1) space per 1,000 square foot of net floor area for that area that exceeds the criteria of a Development of Significant Impact or a Major Development of Significant Impact.
 - (3) Movie Theaters, as defined in this Ordinance.
 - (4) Off-site parking facilities, as described in Article 1365.07, Off-Site Parking Facilities, may be provided anywhere within this district but not within the B-4 Neighborhood Preservation Overlay District.
 - (5) Fee In-Lieu-of Parking – RESERVED
 - (6) The Planning Commission may consider and approve alternate strategies to meet off-street parking requirements provided the intent of this Ordinance is observed and substantial justice done.
- (B) No parking spaces shall be permitted between the front façade of a building and any street right-of-way. All on-site surface parking must be located to the rear of the principal building or otherwise screened so as to not be visible from public right-of-way or residential zoning districts.
- (C) Bicycle Storage – For all Developments of Significant Impact and Major Developments of Significant Impact in this district, the following minimum bicycle storage amenities must be provided:
- (1) One (1) indoor, secured, sheltered bicycle storage space per dwelling unit.
 - (2) Each space shall be a minimum of 3-feet X 6-feet X 4 feet.
 - (3) Each bicycle shall be individually secured with a lock to a permanent structure.
 - (4) There should be sufficient space for easy access to each bicycle.
- (D) Loading – Residential uses containing thirty (30) or more dwelling units shall conform to the loading requirements set forth in Article 1365.10 as a "Type II Use" (see Table 1365.10.01).

1349.079 Performance Standards

See Article 1351, Performance Standards for Buildings in the General Business (B-4) District.

1349.0810 Landscaping

Landscaping and screening as required in Article 1367, Landscaping and Screening, shall be provided for all uses, unless otherwise noted.

1351 PERFORMANCE STANDARDS FOR BUILDINGS IN THE GENERAL BUSINESS (B-4) DISTRICT

1351.01 Standards

- (A) Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, transmission towers, or essential mechanical appurtenances, may be erected to any height not prohibited by other laws or ordinances.

(B) The following regulations apply to private pedestrian walks, street furniture, and open space on private property.

- (1) All sidewalks, pedestrian walks, open space areas and recreation facilities shall be suitably paved or surfaced for their respective uses, landscaped with trees and/or shrubs and other appropriate plant materials, and provided with benches, trash receptacles, and lighting to coordinate with street furniture already in place.
- (2) Street furniture includes such items as benches, trash receptacles, ATM and telephone enclosures, vending boxes, planters, light standards, bollards, drinking fountains, and other similar improvements. Such furnishings should be integrated into the overall design of the streetscape, and new furnishing shall match existing examples already installed, where practical.
- (3) Where possible, the various elements should be clustered to eliminate visual clutter. Elements on poles, such as light standards, planters, traffic signs, and light should be installed in cluster to avoid forming unnecessary pedestrian barriers or conflicting with curb parking. When street furnishings or planting areas are added, sidewalks should be wide enough to accommodate both the improvement and pedestrian traffic.
- (4) Obstacles, such as obsolete signposts, parking meter standards, post or vending boxes, and other items no longer in use, should be removed from sidewalks, and any holes or other scars to the pavement repaired. Previous patching or repairs that do not match current paving should be replaced with materials that blend with the overall color, texture, and pattern of the pavement materials. Whenever possible, replace entire sidewalk segments.
- (5) Sidewalks are to have a safe and even walking surface, and areas that have settled or are otherwise damaged shall be repaired and/or replaced to provide an even and safe surface. Sidewalks that are replaced or repaired shall be constructed of material consistent with existing materials and shall be in conformity to the Downtown Comprehensive Revitalization Plan model. Any historic sidewalk paving material should be repaired and retained rather than replaced.

(C) Private Parking facilities shall comply with the following:

- (1) All parking areas shall be designed to City standards, with a hard paved, permanent surface such as asphalt, concrete, or pavers, and shall be properly lighted (minimum of 2 foot candles). All parking areas shall incorporate concrete curbs, gutters and adequate storm drain systems. Parking areas shall be designed with adequate ingress and egress from a public right-of-way or private street.
- (2) Points of potential conflict between pedestrian and vehicular traffic, such as crosswalks, parking lots, and alleys ~~should~~ shall be clearly identified by a contrast in color and/or texture and /or material as appropriate. Parking spaces shall not be closer than twenty (20) feet to such crossing.
- (3) Parking structures ~~should~~ shall be designed with building-like facades and architectural style context that will complement the scale, facades and materials found within the district. Where feasible, the design of parking structures ~~should~~ shall incorporate street level retail or service uses to ensure pedestrian viability of the block.

(D) Curb Cuts

No part of a driveway leading from a public street shall be nearer than thirty-five (35) feet to the street right-of-way line of any intersecting street, nor nearer than thirty (30) feet to the end of a curb radius at an intersecting street, nor shall the driveway be nearer than thirty (30) feet to any other part of another driveway entering a public street. The maximum width of any driveway leading from a public street shall not exceed twenty-six

(26) feet at the curb line or twenty-two (22) feet at the street right-of-way line. Driveways that cross pedestrian walks shall be designated to allow for barrier free pedestrian travel.

(E) Corner Visibility

Where public rights-of-way intersect or where drives from parking lots enter a street or alley, a clear vision triangle is required as determined by the City Engineer.

(F) Landscaping

- (1) Any land not covered by buildings or pavement ~~should~~ shall be suitably landscaped and maintained. Plans for treatment of landscape areas shall be submitted for approval in accordance with Article 1367 of this Ordinance.
- (2) For perennial plantings adjacent to public streets, street trees must be pruned sufficiently to allow pedestrian movement under the canopy. All perennial plant materials used shall meet the following criteria:
 - (a) Plants selected shall be tolerant of urban conditions, and with low/minimum maintenance.
 - (b) Plants selected shall be hardy species chosen on the basis of their height, form, color and visual interest.
 - (c) Plant materials should visually complement the building facades and public improvements.
 - (d) Plants selected should have deep root systems to avoid damage to road and sidewalk pavement.

(G) Vacant Lots

- (1) Vacant lots created as a result of building demolition shall be, at a minimum, seeded/landscaped to help mitigate standing water or erosion and shall be maintained by the owner. Such vacant lots shall be completely cleared, graded, and seeded within ninety (90) days of the time of demolition, unless redevelopment plans have been submitted to the City for approval within that time.
- (2) Street frontages shall be either fenced or landscaped to avoid "gaps" in the architectural or urban facades/streetscapes.
- (3) If the site is to be landscaped, a continuous evergreen shrub and/or tree screen shall be planted, with an installed minimum height of thirty-six (36) inches.

(H) Main Street Morgantown Urban Design Guidelines. Aesthetic controls and specifications contained in the Urban Design Guidelines, as adopted in City Code, may be used in evaluating a development proposal.

(I) To minimize canyon effects created by tall structures, buildings taller than three (3) stories shall incorporate design elements that preserve adequate light and airflow to public spaces including streets and sidewalks. Desired design elements include, but are not limited to, one or a combination of recessing or "stepping back" upper floors, increased front and/or street side setbacks while incorporating measures to preserve the continuity of the predominant street wall, etc. Site plan applications for buildings taller than three (3) stories must include the following:

- (1) An air flow analysis conducted by a licensed architect or professional engineer, describing and illustrating the estimated impact of the proposed building on existing patterns of air flow in the general vicinity; and how those impacts may affect existing properties within a 300 foot radius of the site.
- (2) An sunlight distribution analysis conducted by a licensed architect or professional engineer, describing and illustrating the impact of the proposed building on sunlight distribution in the general vicinity, with special emphasis on predicting

light blockage and shadow casting onto all properties within a 300 foot radius of the site.

(J) Floor-to-Floor Heights and Floor Area of Ground-floor Space

- (1) All nonresidential floor space provided on the ground floor of a mixed-used building must have a minimum floor-to-ceiling height of eleven (11) feet.
- (2) All nonresidential floor space provided on the ground floor of a mixed-use building must contain the following minimum floor area:
 - (a) At least 800 square feet or 25 percent of the lot area (whichever is greater) on lots with street frontage of less than 50 feet; or,
 - (b) At least 20 percent of the lot area on lots with 50 feet of street frontage or more.

(J) Transparency

- (1) A minimum of sixty percent (60%) of the street-facing building façade between three (3) feet and eight (8) feet in height must be comprised of clear windows that allow views of indoor nonresidential space or produce display areas.
- (2) The bottom edge of any window or product display window used to satisfy the transparency standard of paragraph (1) above may not be more than three (3) feet above the adjacent sidewalk.
- (3) Product display windows used to satisfy these requirements must have a minimum height of four feet and be internally lighted.

(K) Doors and Entrances

- (1) Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.
- (2) Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

- (L) Solid waste – All new development shall, to the greatest extent feasible, provide sufficient area within the principle structure for the collection, storage, and removal of solid waste. Where internal areas are not feasible, external solid waste containment facilities shall be enclosed with masonry materials and an opaque gate.

AND

Table 1365.10.01: Required Loading Spaces

Use Description	Floor Area in Square Feet	Number of Loading Spaces Required
Type I: Manufacturing, distribution, wholesaling, storage, and similar uses	5,000 - 25,000	1
	25,001 - 60,000	2
	60,001 – 100,000	3
	Each 50,000 above 100,000	1
Type II: Office Buildings, hotels and motels, retail sales, hospitals, institutions, and similar uses	5,000 – 60,000	1
	60,001 – 100,000	2
	Each 20,000 above 100,000	1

AND

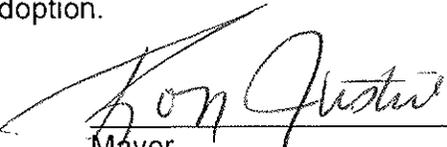
Appendix A: Development Standards Table

Zoning District	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth	Height of Principal Building	Maximum Lot Coverage	Setbacks			
						Min. Front	Max. Front	Min. Rear/Min. Side	
R-1 Single-Family	7,200-sf	70-ft	--	Max. 2.5-stories / 35-ft	40%	25-ft	30-ft	25-ft	10-ft
R-1A Single-Family	3,500-sf	30-ft	--	Max. 2.5-stories / 35-ft	50%	8-ft	20-ft	20-ft	5-ft
R-2 All Residential Uses	5,000-sf	40-ft	--	Max. 2.5-stories / 35-ft	50%	10-ft	20-ft	20-ft	5-ft
R-3 All Residential Uses	4,000-sf	40-ft	--	Max. 4-stories / 55-ft ¹	60%	10-ft	20-ft	20-ft	5-ft
PRO All Uses	7,000-sf	60-ft	--	Max. 2.5-stories / 35-ft	40%	10-ft	15-ft	40-ft	15-ft
O1 All Uses	6,000-sf	60-ft	100-ft	Max. 72-ft	60%	15-ft	25-ft	40-ft	30-ft
B-1 All Uses	3,000-sf	30-ft	400-ft	Min. 2-stories Max. 40-ft ²	70%	5-ft	12-ft	20-ft	5-ft
B-2 All Uses	6,000-sf	60-ft	400-ft	72-ft	60%	15-ft	30-ft	40-ft	5-ft
B-4 Commercial Use Multi-family Residential Uses All Uses	1,500-sf 1,500-sf	30-ft 30-ft	50-ft 50-ft	120-ft ³ 120-ft ³	90% ⁵ 90% ⁵	0-ft ⁵ 0-ft ⁵	10-ft ⁵ 10-ft ⁵	0-ft ⁵ 10-ft ⁵	0-ft ⁵ 5-ft ⁵
B-5 All Uses	0.5-acres	60-ft	400-ft	Min. 25-ft Max. 75-ft	60%	35-ft	--	30-ft	30-ft
I-1 All Uses	2-acres	60-ft	400-ft	65-ft	40%	50-ft	--	30-ft	30-ft
PUD	2-acres ⁴	According to the Planning Commission and City Council requirements.							

1—A conditional use permit shall be required for buildings in excess of 55 feet but less than 80 feet.
 2—Small scale shopping centers shall not exceed thirty-five (35) feet.
 3—A conditional use permit shall be required for buildings in excess of 120 feet. See Article 1362-B 4NPOD for additional height restrictions.
 4—Except within the boundaries of Sunnyside, as defined within this Ordinance, where the minimum acreage shall be one (1) acre.
 5—See Article 1362-B 4NPOD for additional lot coverage and setback restrictions

This ordinance shall be effective upon date of adoption.

FIRST READING: October 16, 2007



Mayor

ADOPTED: November 6, 2007

FILED: November 7, 2007

RECORDED: November 7, 2007



City Clerk