

TYPE	P, R, O, C, and Mixed Use	IND	Residential Uses R-4	Residential Uses R-10
Min. Tract Size	5	5	10	same
Lot Width	½ the lot depth	½ the lot depth		
Density	N/A	N/A	4 per NDA	10 per NDA
SETBACKS				
	36/37: Max 60' 10 foot ROW landscape One 24 foot drive aisle permitted Collector/Local: Max 30' 10 foot landscape zone in setback Mixed Use: see graphic	36/37 and Collectors: 120' 8 foot landscape zone if convenience parking provided One drive aisle permitted Min 40' area between AEP/ROW and parking or building for utilities and 10' landscape zone	70' Private roads allowed within	100' Drive aisle and one row of parking allowed 8' sidewalk required and 8' landscape between sidewalk and building
Minimum side and rear setbacks	1/3 the height x depth of structure Or 250' from exist res.	same	same	same
Building Height adjacent to res.	250'-350': 25', 1 story 350'-450': 35', 2 stories	N/A	N/A	N/A
Building Height	45' (+3' for arch detail)	60' / or 45' within 400' of 36/37 (+3' for arch detail)	25', 1 story	45', 3 stories
Rooftop mechanical units	Can't exceed 8', sum of building can't exceed 53'	same	same	same
Rooftop screening	Must be screened by features more than 10' above height.	same	same	same
Building size	65,000 s.f., can exceed with direct access within 500' of 36/37, max 275 foot separation	N/A		1 bedroom: 800 2 bedrooms: 900 3 or more bedrooms: 1,000
ARCHITECTURAL				
Site design	Facing 36/37 must appear to be front	same	N/A	N/A
Building design	Traditional, Artisan Design, same detail on all sides	same	same	same
Building materials	80% wood, fiber cement, and native or cultured stone. Brick as accent no more than 20%. Specific colors prohibited.	N/A		Wood, EIFS, native or cultured stone. Brick as an accent.
Building colors	Browns, tans and grays. Leaf greens, gray sky blues and whites as accent.	Earth tones, muted hues, natural tones, plus accents	N/A	N/A
Design elements	Blank walls not permitted (nor more than 20 feet length). 3 design elements per 100 feet each side. (Elements in code)	Visible from ROW, broken up with elements and/or landscaping.		Minimum 3 design elements per 40 feet facing ROW, or 2 no facing ROW. (Elements in code)
Garages	N/A	N/A		Rear encouraged. If front, maximum of 30% of the elevation. Not beyond front plate. Other parking limited to behind the building façade.
Roofing	If sloped, must be 6:12, dimensional shingles, metal, or slate.	N/A	N/A	N/A
Drive Thrus	Designed as part of the overall structure.	N/A	N/A	N/A
LAYOUT				
Ground coverage	Max 75%			
Open space	25% of tract. Min 15% of total tract Central Green Space, front of buildings shall face green space			
Landscape (table)	Street trees 30 feet on center / 15' buffer between uses			
Access and connectivity	Direct access, allow for cross easements, min. 200 between driveways for access roads			
Pavement	Roads – 20-year design life, Parking: 8" aggregate, 2" pavement			
Parking	Behind or side of building. May encroach no closer than 5 feet into internal setbacks. VUA max 24 spaces, max 12 spaces in single row. Industrial max 48 spaces, max 24 spaces in single row.			
Parking islands	Single-loaded island: 162 s.f., min width of 9'. Double-loaded island: 324 s.f., min width of 9'. One shade tree 2" caliper, min 50 s.f. of other.			
Parking spaces	Min 1 space per 600 gross, Max 1 space per 365 gross Hotel/Motel: Min 1 space per room, max 2 spaces per room	Same, except Warehousing: .5 spaces per 1,000 gross of storage. All other uses, same as PROC.		Min 1 space per unit, max 3 spaces per unit
Space size	9' x 20' with aiseways min of 24'			
Peak parking	Mixed use parking may be reduced up to 15% below minimum.		N/A	N/A
Loading Spaces	Side or rear of principal structure. Oriented away from SF uses. Clearance height of 15' and not less than 12' width and 50' length. Com/Off loading: 1 space for each 250K or portion	Side or rear of principal structure. Oriented away from SF uses. Clearance height of 15' and not less than 12' width and 50' length. Loading: <10K=none 10K – 75K: 1 space 75K – 150K: 2 spaces 150K – 300K: 3 spaces 300K+ = 1 space per 100K	N/A	N/A
Perimeter	No building or parking within 250 feet of residential purposes. See mounding and planting detail.			
Signs	Article 25. Mixed Use Only: One blade sign at 6 s.f. maximum 15 height	Article 25	N/A	N/A
LIGHTING	Cut-off type fixtures			
	Height: Max 20' (can't exceed building height)		Max 12' (can't exceed building height)	
	Max 3,000 lumens, 1.0 foot candles at lot line		Max 1,600 lumens, 0.3 foot candles at lot line	
OTHER				
Sidewalks and MUPs	Arterial and Collector Roads: 10' along one side of the road and min 5' sidewalk on other side. Local roads: min 5' sidewalk on both side. Locate outside right-of-way within easement for public use. Street trees with Section 15.05(C)(4)(d). Sidewalks shall connect building entrances to existing sidewalks.			
Environmentally sensitive areas	Preserve slopes >20%, 100-year FP, and maintain contours >6% where possible			

Landscaping

TYPE	BCO and BIO
Perimeter Areas	
Perimeter area (within 250 feet of residential at time of adoption) - Design	8' tall mound, 3:1 slope, minimum 10' wide crest
Perimeter buffer (within 250 feet of residential at adoption) - Landscaping	5 deciduous trees, 5 coniferous trees, and 25 shrubs per 100 feet
General Regs	
Ground Coverage	Max 75% excl. of pub. ROW
Min sizes	Deciduous: 2" cal, Coniferous: 5' high Shrubs: 3' high
Opacity	50% winter, 70% summer
Street trees	Deciduous, 30' on center
Buffers, Zones, and Screening	
Screening (internal) between non-residential/mixed-use and residential	15' wide buffer, hedge and tree combo 3' min. at install, mounding and fencing may be used
ROW landscape zone	10' wide, 3 deciduous trees, 5 medium shrubs every 100 feet.
Building landscape zone	8' wide, one shrub every 5 feet.
Vehicular Use Area	4' wide, 3' height continuous planting, hedge, fence, mound.
VUA Islands	Single-loaded: 162 s.f., width of 9'. Double-loaded: 324 s.f., width of 9'. Min 1 shade tree, 2" caliper and 50 s.f. of other material.
Service Structures	Continuous, 90% year-round planting, hedge, fence, wall. 1' more than height of structure, 10' maximum.