

CHAPTER 1133. OVERLAY DISTRICTS

1133.1 Planned Unit Developments

- A. Purpose.** The intent of this section is to recognize the need to vary specific regulations of this zoning code and to provide creative approaches in order to meet the unique land and building demands of the City for residential, commercial, mixed use, and industrial areas by the use of planned unit developments (PUD). In order to accomplish this intent, the purpose of a PUD is:
1. To permit the flexible spacing of lots and buildings in order to encourage:
 - a. Compatibility of pedestrian and vehicle circulation;
 - b. The conservation of natural amenities of the landscape;
 - c. The provision of readily accessible open space;
 - d. The creation of functional and interesting residential, commercial, and industrial areas; and
 - e. The provision of a necessary complement of community facilities.
 2. To permit mixed use (residential/commercial, commercial/industrial, etc.) PUDs.
- B. Permitted Uses.** A building or land may be used, erected, or altered for any use which is permitted in the City of Fairfield per Table XXXX, and if approved as part of a PUD plan in accordance with this chapter. All permitted uses must be stated in the plan. Any uses not stated, shall be deemed prohibited.
- C. Evaluation Standards**
1. A PUD under this section is a zoning district change established by legislative action of City Council. Therefore, City Council may approve, approve with conditions, or disapprove the PUD based upon considerations of the general health, safety, and welfare of the City and its inhabitants.

2. Yard and setback requirements, the type of dwelling unit, frontage, height, density, and use restrictions contained in other chapters of the Zoning Ordinance are hereby waived for PUDs, provided that the intent and objectives of Section XXXX (PUD section) are implemented in the total PUD as determined by City Council.
3. Similarly, because of the flexibility allowed with regard to the location and orientation of structures in a PUD, additional provisions for screening, open space, lighting, underground utilities, and other safeguards not otherwise required by the Zoning Ordinance or other ordinances of the City may be required as determined to be necessary by City Council.
4. Development and design regulations for a PUD which are not stipulated within this section shall utilize the regulations for the most similar zoning district to the proposed PUD as determined by the Development Services Department. This shall include signage, lighting, landscaping, dimensional regulations, and other similar items.
5. Evidence shall be provided that the applicant has control over the land contained within the PUD application. Alternatively, a signed acknowledgement from the owner of the land granting permission for the proposed development may be provided at the time that the application is submitted.

D. PUD Process

1. **Process Overview.** The approval of a PUD is a two-step process. Approval is required for a Concept Development Plan followed by a Final Development Plan.
 - a. **Concept Development Plan.** A Concept Development Plan is the conceptual design or configuration of the overall project. It shows the general location of streets, lots, landscaping, designated land uses and residential units.
 - b. **Final Development Plan.** A Final Development Plan shows the specific design of the project or part of the project. The detailed plans show the building design, lot layout, access, circulation, type of landscaping, signage, lighting, and pedestrian connections.

2. PUD Zone Map Amendment and Concept Development Plan Submittal

- a. **Pre-Submittal Meeting.** Prior to submitting a Concept Development Plan the applicant is encouraged to meet with the Development Services Department to informally discuss the proposed development. The purpose of this meeting is to discuss the intent of the development, the PUD process, and to identify any preliminary concerns with the plan.
- b. The applicant shall apply for a PUD Zone Map Amendment and Concept Development Plan approval in accordance with this section.
- c. The Development Services Department shall determine if the application is complete or if additional information is needed. The application shall not proceed until it is deemed complete.
- d. The procedure for the review and approval, approval with modifications, or rejection of a PUD Zone Map Amendment and Concept Development Plan shall be the same procedure for changing zoning districts, which is set forth in Section XXXX (Amendments).
- e. If the PUD Zone Map Amendment and Concept Development Plan is approved or conditionally approved by City Council, the Development Services Department shall update the City's official zoning map to identify the property as being zoned "PUD", and the applicant may submit the Final Development Plan.
- f. Approval of the Concept Development Plan is approval of the concept of the project only. No excavation, construction, or site work is permitted under Concept Development Plan approval

3. Final Development Plan Submittal

- a. **Pre-Submittal Meeting.** Prior to submitting a Final Development Plan the applicant is encouraged to meet with the Development Services Department to informally discuss the proposed development.
- b. The applicant shall apply for Final Development Plan approval in accordance with this section.

F. Project Phasing and Expiration

1. An applicant may submit a Final Development Plan for any part or all of the total approved PUD Concept Development Plan.
2. Dedication of street rights-of-way and easements included in the total Concept Development Plan may be accepted by the City with the submission of a Final Development Plan for part of the PUD.
3. If, within one year after the date of approval of the Concept Development Plan by Council, no Final Development Plan for part or all of the PUD has been submitted to the Development Services Department, or, if at least one year elapses between the approval of a phase of the Final Development Plan by Planning Commission and the submission of the next phase of the Final Development Plan, then the Concept Development Plan itself shall be subject to review and revision in conjunction with the review of any Final Development Plan submitted thereafter.
4. If no substantial construction has begun within one year after the approval of a Final Development Plan for part or all of a PUD, then approval of that Final Development Plan shall lapse and be of no further effect. The term “substantial” means for this Section.....This provision shall not prevent the resubmission of part or all of the Final Development Plan in accordance with Section XXXX (final development plan procedure). The applicant may request an extension for up to one year.

G. Amendments to a PUD Plan

1. **Minor Amendments.** The Planning Commission has jurisdiction to approve minor amendments to either a Concept or Final Development Plan provided that the amendments are minor in nature and remain in harmony with the general purpose and intent of the development. For purposes of this section, a minor change may include, but is not limited to:
 - a. A small change to the size or location of an approved building;
 - b. Minor revisions to the location or types of landscaping materials;
 - c. Minor revisions to the location of access points, parking areas, or number of parking spaces: and
 - d. Small changes to the approved building design or materials.

13. Proposed setbacks for the development;
14. Traffic impact study, if deemed necessary by the Development Services Department; and,
15. Additional information as requested by the Development Services Department, the Planning Commission, or City Council.

I. Final Development Plan Requirements. The Final Development Plan shall include the following:

1. Vicinity map;
2. Professional engineers, surveyors, and/or architect's stamp and signature;
3. Boundaries and parcel size;
4. Existing and proposed contours at five-foot intervals;
5. Existing and proposed streets, curb-cuts, public rights-of-way, and easements;
6. Wooded areas;
7. Waterways and bodies of water;
8. Location of all existing buildings, site features, and/or landscaping that are proposed to be retained;
9. The location of all proposed buildings and their use;
10. Building elevations that indicate proposed architectural character including materials and colors;
11. Parking areas and pedestrian walkways;
12. Drainage facilities;
13. Location of proposed open space/public gathering space;
14. Landscape/buffering plan;
15. Signage plan;
16. Lighting plan including a photometric plan and cut-sheets of proposed lighting fixtures;

17. The location of dumpster enclosures, including details on height, material, and color;
 18. A proposal for the conveyance and maintenance of any common open space in the PUD, which must be approved by the Law Director; and
 19. Additional information as requested by the Development Services Department or the Planning Commission.
- J. PUD Development Regulations.** The following regulations apply to all PUD developments.
1. **Minimum Development Area.** There is no minimum development area to qualify as a PUD.
 2. **Minimum Buildings on a Lot and Mixing Uses.** More than one building is permitted on a lot within a PUD, and more than one use is permitted within a building and within an overall development.
 3. **Setbacks.** Peripheral and internal setbacks shall be defined on the PUD plan as approved by the City.
 4. **Transitions.** PUD developments shall be considerate of adjacent developments and shall be designed in a way to mitigate undesirable audible and visual land impacts to the adjacent land uses. Installation of facilities/features required to protect and preserve the character and value of surrounding properties shall be completed before occupancy permits will be issued.
 5. **Building Design.** The exterior of buildings within a PUD development shall be constructed out of high-quality materials that are low reflective, subtle, neutral, and earth tones in color. High intensity colors, bright primary colors, metallic colors, or fluorescent colors are prohibited, except on any signage that reflects corporate branding.
 6. **Circulation and Access**
 - a. The vehicular and pedestrian circulation system shall be designed to fully accommodate vehicular and pedestrian traffic with safety and efficiency within a development.
 - b. Access shall generally be limited to one access point per frontage that the PUD abuts. Site circulation shall be provided with internal access drives that connect developments, buildings, and parking areas.

2. Buildings and uses shall be arranged, designed, and located in order to screen and preserve residential uses from the adverse effects of non-residential and mixed-use developments within or nearby the PUD.
 3. The buildings and uses may be arranged in various groups, courts, sequences, or clusters with open space organized and related to the buildings in order to provide privacy, and to form a unified composition of buildings and spaces, and to maximize the peace and tranquility of the residential occupants of the PUD
 4. Residential PUDs shall be designed to take advantage of the natural topography and to preserve existing features of the land including mature vegetation, historical or cultural landmarks, or other similar elements.
- L. Non-Residential and Mixed-Use Development Standards.** PUDs that consist of non-residential and mixed-use land uses shall be subject to Section XXXX (J above) and the following:
1. Exterior building walls shall be constructed out of high quality materials including brick, stone, wood, EFIS, and fiber cement siding. Architectural metal panels, decorative block and tile are permitted as accent materials. Additional or alternate materials may be considered as part of the Final Development Plan.



Figure 1133-1: Illustrative example of a building constructed primarily out of brick with EFIS accents

2. There shall be no blank walls on any façade of a building. Each façade shall include a mixture of recesses, projections, material or color changes, pilasters, or other similar elements that break up and provide visual interest.



Figure 1133-2: Illustrative example of a façade with different projections, recesses, and material changes

3. Rooflines shall vary in terms of height and architectural features that may include raised parapets, asymmetrical roof designs, architectural elements, and hipped or gabled roofs. All rooftop mechanical units shall be screened from view.



Figure 1133-3: Illustrative example of a dynamic roofline with varied heights and designs

4. All building elevations that are visible from road rights-of-way shall include window openings at regular intervals. The main front elevation of a building shall be at least 35 percent transparent at the pedestrian level.



Figure 1133-4: Illustrative example façade with a significant amount of windows at the pedestrian facade

M. Existing Planned Unit Developments

1. This section shall have no effect on those portions of existing PUDs which had final approval of uses prior to the effective date of this zoning code.
2. PUDs which had only Concept Development Plan approval for part or all of the development upon the effective date of this code, must comply with the provisions of this section for Final Development Plan approval.
3. The provisions of Section XXXX (project phasing and expiration) shall not apply to a Concept Development Plan approved prior to the effective date of this code. Section XXXX (project phasing and expiration) shall apply to all Final Development Plans submitted after the effective date of this code. This section shall apply to all Concept Development Plans which were submitted, but not approved, by Council upon the effective date of this code.

- N. Violations.** A violation of a Concept of Final Development Plan for a PUD, as approved, shall constitute a violation of the Zoning Ordinance under Section XXXX (Enforcement and Penalty).

1133.2 Overlay District Regulations

- A. Purpose.** The purpose of an overlay district is to provide additional development guidance on the construction of new structures and the expansion of existing structures. The regulations contained within each overlay district are customized to meet the vision and intent of that area as identified in the city's adopted plans and studies.
- B. Applicability.** The regulations established for each overlay district shall apply to both new and existing structures as provided herein.
- 1. New Structures.** New development and/or construction must adhere to the base zoning regulations and the overlay regulations contained in this chapter.
 - 2. Existing Structures**
 - a.** Any change to an existing structure including an enlargement, reconstruction, structural alteration, exterior remodel, or major exterior repair shall adhere to the base zoning regulations and the overlay regulations for only the portions of the building or lot which are proposed to change.
 - b.** Existing structures which at the time of adoption are nonconforming by reason of noncompliance with the provisions of this chapter shall be classified as legally conforming and shall appeal to the Planning Commission in the event of building or structure damage by more than 60 percent of its fair market value. The damage, exclusive of foundations, may include fire, flood, explosion, wind, earthquake, war, riot, or other calamity. The building or structure may be restored and/or reconstructed with the review and written recommendation of the Planning Commission which may waive specific requirements in order to permit a non-conforming building or structure.
- C. General Overlay Regulations**
- 1.** The overlay zoning districts contained within this chapter are intended to supplement, but not replace, the base zoning district regulations in the areas where the overlay zoning districts are applied.
 - 2.** An overlay zoning district may add restrictions on the use of property in the underlying base zoning district or may remove restrictions on the use of property in the underlying base zoning district, or both.

3. In the event of an inconsistency between the overlay district and the base zoning district regulations, the overlay zoning district regulations shall apply.
4. The official zoning map designates where overlay zoning districts apply.

D. Review Process

1. **Administrative Review.** The Development Services Department shall review and decide on applications within overlay districts if the application meets all the applicable regulations per the underlying zoning district and the overlay district.
2. **Planning Commission Review.** If a site plan application with an overlay district does not meet all the applicable regulations for that district, then the applicant can request a waiver of the regulations. Such waiver request shall be reviewed and decided upon by the Planning Commission. The Planning Commission may alter, waive, or require additional regulations within an overlay district if it is deemed appropriate and necessary for the protection of adjacent properties, to address unique circumstances or site constraints, if the regulations will create undue hardship, or for any other similar reason as decided upon by the Planning Commission.
3. **Appeals**
 - a. **Appeals of Staff Decisions.** An appeal of any decision by the Development Services Department staff to the Planning Commission may be taken by any owner, developer, or occupant who is aggrieved or affected by the decision of the Development Services Department staff under this section. Such appeal shall be perfected by filling a written notice of such appeal with the Development Services Department within 14 days after the date upon which the Development Services Department staff made the decision in writing. The Planning Commission may reverse, affirm, or modify the decision of the Development Services Department staff within 60 days after the filing of the notice of appeal.

- b. Appeals of Planning Commission Decisions.** An appeal of any decision by the Planning Commission under this section to City Council may be taken by any owner, developer, or occupant who is aggrieved or affected by the decision of the Planning Commission under this section. Such appeal shall be perfected by filling a written notice of such appeal with the Clerk of Council within 14 days after the date upon which the Planning Commission made the decision at a meeting. The City Council may reverse, affirm, or modify the decision of the Planning Commission staff within 60 days after the filing of the notice of appeal. The decision of City Council shall be final and as a legislative decision shall not be subject to further appeal.

1133.3 Route 4 Corridor Overlay

- A. Purpose.** The purpose of the Route 4 Corridor Overlay is to implement the vision for this area as established in the City's adopted plans and studies. The vision for this corridor is for it to continue to be the main commercial corridor in the City with a wide variety of businesses, and a major north/south roadway connector that will have a more aesthetically appealing development style, enhanced landscaping and streetscaping, and improved/safer connections for vehicles and pedestrians.
- B. Overlay Boundaries.** The zoning map illustrates the boundaries of the Route 4 Corridor Overlay.
- C. Use Standards.** Use standards within the Route 4 Corridor Overlay are governed by the underlying zoning districts of the properties within the overlay as stipulated in the use table and standards in Section XXXX.
- D. Development Standards**

 - 1. Parking.** Shared parking lots, cross-parking agreements, and other similar strategies should be utilized along this corridor to reduce the overall need for parking in a certain area where uses have complimentary peak hours or days.
 - 2. Utilities.** When new development or major redevelopment occurs within the overlay district, utilities shall be required to be placed underground.

- 3. Ingress and Egress.** New curb cuts along this corridor should be minimized as much as possible. New and redevelopment projects should explore the opportunity to utilize existing curb cuts, create cross-access easements, service roads, re-locate or consolidate existing curb cuts, or other similar strategies to improve the congestion of the corridor. Only under special circumstances shall new curb cuts be approved.
- 4. Vehicular Circulation.** Developments with multiple building shall provide internal access drives that connect buildings and parking areas. If there are multiple lots that make up the overall development, then cross access and cross-parking agreements shall be established that are agreed upon and executed by all applicable property owners.
- 5. Loading**

 - a.** All loading areas/docks shall be located in the side or rear yard and screened from view from all rights-of-way and all adjacent A and R Districts. Loading areas shall comply with the requirements of Section XXXX.
 - b.** All trash storage/removal shall be conducted behind the building, in the rear yard, or in the rear portion of the side yard completely screened from view. All trash receptacle and dumpster screening shall comply with Section XXXX.
- 6. Pedestrian Circulation**

 - a.** New public sidewalks shall be provided along the Route 4 frontage for the entire length of the property when new development or major redevelopment occurs. Alternative locations for sidewalks, such as along service drives, may be permissible with Planning Commission approval.
 - b.** Developments shall provide internal pedestrian walkways, no less than four feet in width, which are provided from the public sidewalk (if available) to each principal customer entrance or each principal building on the site.
 - c.** Sidewalks, no less than four feet in width, shall be provided for multi-tenant buildings along the full frontage of the building and along any façade featuring a customer entrance or which abuts public parking areas.
- 7. Lighting.** Lighting must be compatible with the design of the development and shall comply with lighting regulations in Section XXXX.

E. Design Standards

- 1. Architectural Character.** The architectural character of this corridor is varied in terms of use, style, size, mass, etc. It is intended that this corridor remain varied, but that new development and redevelopment projects overall are held to a higher standard in terms of building materials, architectural design, and site design.
- 2. Façade Articulation.** There shall be no blank walls on any façade of a building that faces Route 4 or any other road rights-of-way, or an A or R District. Such façade shall include a mixture of recesses, projections, material or color changes, pilasters, or other similar elements that break up and provide visual interest.
- 3. Roof.** Rooflines shall vary in terms of height and architectural features that may include raised parapets, dormers, hipped, or gabled roofs. All rooftop mechanical units shall be screened from view.
- 4. Transparency.** All building elevations that face road rights-of-way shall include window openings. The main front elevation of a building shall be at least 35 percent transparent at the pedestrian level.
- 5. Materials.** The building walls of any façade that faces a road right-of-way shall be constructed out of high-quality building materials that consist of a combination of the following materials: brick, stone, wood, EFIS, or fiber cement siding (HardiePlank). Architectural metal panels, decorative blocks, and tile are permitted as accent materials.
- 6. Color.** The exterior of buildings shall be constructed out of materials that are low reflective, subtle, neutral, and earth tones in color. Primary colors may only be used for accent purposes.

F. Signage

1. Signs generally will be regulated by Section XXXX (signs).
2. Signs in the Route 4 Corridor Overlay should be uniform in nature for new developments and redevelopment projects to promote visual compatibility along the corridor.
3. Existing pole signs are encouraged to be removed and replaced with monument signs, consistent with this zoning code.
4. Building signage should primarily be constructed out of channel cut letters, but may utilize small cabinet elements for company logos, images, or other purposes.

G. Landscaping/Screening

1. **Landscaping Required.** Any part of a lot not used for buildings or other structures, or for roads, walks, parking, service areas, or other accessways shall be landscaped with grass, trees, shrubs, or other ground cover.
2. **Parking Lot Landscaping**
 - a. All parking lots shall contain a landscaped area equal to five percent of the entire parking lot. The area shall contain shrubs, flowers, trees, and grass.
 - b. Parking lots shall be screened from road rights-of-way.
 - i. Landscaping shall be located in a minimum five foot wide planting strip.
 - ii. The landscaping shall be a minimum of 24 inches at the time of planting and provide year-round screening.
3. **Buffering and Screening**
 - a. Screening and buffering shall be provided along the common property lines separating all A and R Districts from the Route 4 Corridor Overlay. Refer to Section XXXX for landscaping requirements.
 - b. Provisions for the construction of the buffer shall be responsibility of the property owner or developer introducing the construction within the Route 4 Corridor Overlay.

1133.4 Town Center Overlay

- A. **Purpose.** The purpose of the Town Center Overlay is to implement the vision for this area as established in the City's adopted plans and studies. The vision for this area is for it to continue to be the central gathering area for the community providing living, retail, service (including government-provided), and social opportunities with a desire towards expanding the well-designed, compact, walkable characteristics of the Village Green development to the entire Town Center area.
- B. **Overlay Boundaries.** The zoning map illustrates the boundaries of the Town Center Overlay.
- C. **Use Standards**

1. Uses within the Town Center Overlay are governed by the underlying zoning districts of the properties within the overlay as stipulated in the use table and standards in Section XXXX.
2. If a residential unit within the district converts to a non-residential use, then if the use transitions back to a residential unit, the site shall be returned to a typical residential site design. This also applies to any non-residential use operating at the time of this adoption within a residential unit and converts back to a residential use. To qualify as a typical residential site design all exterior commercial signage shall be removed, all off-street parking spaces (other than a driveway to a garage) shall be removed, and the site shall comply with the applicable residential development standards within this code for setbacks, impervious surfaces, building height, and other such standards.
3. Additional standards located in the Town Center Development Plan.

D. Development Standards

1. Parking

- a. Off-street parking lots should be located to the side or rear of the building, where feasible.
- b. Shared parking lots, cross-parking agreements, and other similar strategies should be utilized within this overlay to reduce the overall need for parking in a certain area where uses have complimentary peak hours or days.

2. **Utilities.** When new development or major redevelopment occurs within the overlay district, utilities shall be required to be placed underground.

3. **Ingress and Egress.** Curb cuts are limited to one per street frontage.

4. **Vehicular Circulation.** Developments with multiple buildings shall provide internal access drives that connect buildings and parking areas. If there are multiple lots that make up the overall development, then cross access and cross-parking agreements shall be established that are agreed upon and executed by all applicable property owners.

5. Loading

- a. All loading areas/docks shall be located in the side or rear yard and screened from view from all rights-of-way and all adjacent A and R Districts. Loading areas shall comply with the requirements of Section XXXX.

- b. All trash storage/removal shall be conducted behind the building, in the rear yard, or in the rear portion of the side yard completely screened from view. All trash receptacle and dumpster screening shall comply with Section XXXX.

6. Pedestrian Circulation

- a. Developments shall provide internal pedestrian walkways, no less than four feet in width, which are provided from the public sidewalk (if available) to each principal customer entrance or each principal building on the site.
- b. Raised sidewalks, no less than eight feet in width, shall be provided along the full frontage of all buildings and along any façade featuring a customer entrance or which abuts public parking areas.

- 7. Lighting.** Lighting must be compatible with the design of the development and shall comply with lighting regulations in Section XXXX.

E. Design Standards

- 1. Façade Articulation.** There shall be no blank walls on any façade of a building. Each façade shall include a mixture of recesses, projections, material or color changes, pilasters, or other similar elements that break up and provide visual interest.
- 2. Transparency.** All building elevations that face road rights-of-way shall include window openings at regular intervals. The main front elevation of a building shall be at least 35 percent transparent at the pedestrian level. Interior storage, shelving, boxes, or similar items that block the view to the inside are not permitted.
- 3. Roofs.** Rooflines shall vary in terms of height and architectural features that may include raised parapets, dormers, hipped, or gabled roofs. All rooftop mechanical units shall be screened from view.
- 4. Materials.** The building walls of any façade that faces a road right-of-way shall be constructed out of high-quality building materials that consist of a combination of the following materials: brick, stone, wood, EFIS, or fiber cement siding (HardiePlank). Architectural metal panels, decorative blocks, and tile are permitted as accent materials.
- 5. Color.** The exterior of buildings shall be constructed out of materials that are low reflective, subtle, neutral, and earth tones in color. Primary colors may only be used for accent purposes.

F. Signage

1. Signs generally will be regulated by Section XXXX (signs).
2. Signs in the Town Center Overlay should add a rich character to the district and should not detract from the overall aesthetics of the area.
3. Pole signs are not permitted. Existing pole signs are encouraged to be removed and replaced with low-profile monument signs, consistent with this zoning code.
4. Building signage should primarily be constructed out of channel cut letters, but may utilize small cabinet elements for company logos, images, or other purposes.
5. Building signage for multi-tenant building should be located on a sign frieze. Existing buildings designed with no sign frieze shall be permitted to locate signage at an alternative location with the approval of Planning Commission.
6. Roof signs are not permitted. Existing roof signs are encouraged to be removed and replaced with building, awning, canopy, window, monument, or projecting signs.

G. Landscaping/Screening

1. **Landscaping Required.** Any part of a lot not used for buildings or other structures, or for roads, walks, parking, service areas, or other accessways shall be landscaped with grass, trees, shrubs, or other ground cover.
2. **Parking Lot Landscaping**
 - a. All parking lots shall contain a landscaped area equal to five percent of the entire parking lot. The area shall contain shrubs, flowers, trees, and grass.
 - i. One two-inch caliper shade tree is required for every 30 parking spaces.
 - ii. The minimum size of a landscape island is 180 square feet.
 - iii. A landscape island shall be located every 20 parking spaces.
 - b. Parking lots shall be screened from road rights-of-way.

- i. Landscaping shall be located in a minimum five foot wide planting strip.
 - ii. The landscaping shall be a minimum height of 24 inches at the time of planting and provide year-round screening.
3. **Road Frontages.** A minimum of one, two-inch caliper shade tree or three, one-inch grouped ornamental trees shall be planted along all roadway frontages behind the sidewalk for every 50 linear foot frontage.
4. **Foundation Plantings.** Foundation plants shall be planted along the front and side exterior walls of the building.
5. **Buffering and Screening**
 - a. Screening and buffering shall be provided along the common property lines separating all A and R Districts from the TC-1 District. Refer to Section XXXX for landscaping requirements.
 - b. Provisions for the construction of the buffer shall be responsibility of the property owner or developer introducing the construction within the TC-1 District.
 - c. All ground utility boxes shall be screened from view.

1133.5 John Gray/Pleasant Overlay

- A. **Purpose.** The purpose of the John Gray/Pleasant Overlay is to implement the vision for this area as established in the City's adopted plans and studies. The vision for this area is a main gateway into Fairfield, providing access to many of the City's residential neighborhoods, parks, and the Town Center, that will be a well-designed, small-scale mixed-use area supported by low intensity retail and services that support the surrounding neighborhoods, and low to medium density residential uses.
- B. **Overlay Boundaries.** The zoning map illustrates the boundaries of the John Gray/Pleasant Overlay.
- C. **Use Standards**
 1. Mixed-use, low intensity development is encouraged on the west side of Pleasant Avenue. This may include a combination of low density residential uses and/or low-intensity mixed-use buildings. Special attention to compatibility shall be considered for developments adjacent to the existing neighborhood to the west.

2. Neighborhood-scale commercial, office, and service uses are encouraged within the overlay that serve the daily needs of the community.
3. Traditional sit-down restaurants (full-service) are highly encouraged in the overlay. New quick-service restaurants with drive-through lanes that create a demand for long stacking lines, generate traffic that degrades the level of service (LOS), or negatively affect adjacent neighborhoods are discouraged in the overlay.
4. Motor vehicle related businesses such as motor vehicle fueling and service facilities are discouraged in the overlay as well as self-storage facilities.

D. Development Standards

1. **Parking.** Shared parking lots, cross-parking agreements, and other similar strategies should be utilized along this corridor to reduce the overall need for parking in a certain area where uses have complimentary peak hours or days.
2. **Utilities.** When new development or major redevelopment occurs within the overlay district, utilities shall be required to be placed underground.
3. **Ingress and Egress.** New curb cuts along John Gray Road and Pleasant Avenue should be minimized as much as possible. New and redevelopment projects should explore the opportunity to utilize existing curb cuts, create cross-access easements, service roads, re-locate or consolidate existing curb cuts, or other similar strategies to improve the congestion of the corridor.
4. **Vehicular Circulation.** Developments with multiple buildings shall provide internal access drives that connect buildings and parking areas. If there are multiple lots that make up the overall development, then cross access and cross-parking agreements shall be established that are agreed upon and executed by all applicable property owners.
5. **Loading**
 - a. All loading docks/areas shall be located in the side or rear yard and screened from view from all road rights-of-way and all adjacent A and R Districts. Loading areas shall comply with the requirements of Section XXXX.

- b. All trash storage/removal shall be conducted behind the building, in the rear yard, or in the rear portion of the side yard completely screened from view on three sides with the same building materials and colors as used for the construction of the exterior of the building. The fourth side shall be opaque gate for access.

6. Pedestrian Circulation

- a. Developments shall provide internal pedestrian walkways, no less than four feet in width, which are provided from the public sidewalk (if available) to each principal customer entrance or each principal building on the site.
- b. Raised sidewalks, no less than eight feet in width, shall be provided along the full frontage of all buildings and along any façade featuring a customer entrance or which abuts public parking areas.

- 7. Lighting.** Lighting must be compatible with the design of the development and shall comply with lighting regulations in Section XXXX.

- 8. Open Space.** A minimum of 15 percent of a development shall be occupied by usable open space such as pocket parks, gathering spaces, or plazas. This shall apply to developments that are over two acres in size.

E. Design Standards

- 1. Façade Articulation.** There shall be no blank walls on any façade of a building that faces any road right-of-way or an A or R District. Such façades shall include a mixture of recesses, projections, material or color changes, pilasters, or other similar elements that break up and provide visual interest.
- 2. Transparency.** All building elevations that face road rights-of-way shall include window openings at regular intervals. The main front elevation of a building shall be at least 35 percent transparent at the pedestrian level. Interior storage, shelving, boxes, or similar items that block the view to the inside are not permitted.
- 3. Roofs.** Rooflines shall vary in terms of height and architectural features that may include raised parapets, dormers, hipped, or gabled roofs. All rooftop mechanical units shall be screened from view.

4. **Materials.** The building walls of any façade that faces a road right-of-way shall be constructed out of high-quality building materials that consist of a combination of the following materials: brick, stone, wood, EFIS, or fiber cement siding (HardiePlank). Architectural metal panels, decorative blocks, and tile are permitted as accent materials.
5. **Color.** The exterior of buildings shall be constructed out of materials that are low reflective, subtle, neutral, and earth tones in color. Primary colors may only be used for accent purposes or on any signage that reflects corporate branding.

F. Signage

1. Signs generally will be regulated by Section XXXX (signs).
2. Signs in the John Gray/Pleasant Overlay should add a rich character to the district and should not detract from the overall aesthetics of the area.
3. Existing pole signs are encouraged to be removed and replaced with low-profile monument signs, consistent with this zoning code.
4. Building signage should primarily be constructed out of channel cut letters, but may utilize small cabinet elements for company logos, images, or other purposes.
5. Building signage for multi-tenant building should be located on a sign frieze.
6. The existing billboards located on the west side of Pleasant Avenue are encouraged to be removed, consistent with this zoning code.

G. Landscaping/Screening

1. **Landscaping Required.** Any part of a lot not used for buildings or other structures, or for roads, walks, parking, service areas, or other accessways shall be landscaped with grass, trees, shrubs, or other ground cover.
2. **Tree Preservation.** Existing trees within the overlay should be preserved and protected as much as feasible during the development and redevelopment process.
3. **Parking Lot Landscaping**
 - a. All parking lots shall contain a landscaped area equal to five percent of the entire parking lot. The area shall contain shrubs, flowers, trees, and grass.

- B. Overlay Boundaries.** The zoning map illustrates the boundaries of the South Gilmore/Mack Overlay.
- C. Use Standards**
1. New development and redevelopment projects should be focused on employment-centered uses such as office, medical office, high-tech research and development, and other similar uses. Uses that complement employment centers such as restaurants and retail are encouraged.
 2. Motor vehicle related businesses such as motor vehicle fueling and service facilities are discouraged in the overlay as well as self-service storage facilities.
- D. Development Standards**
1. **Parking.** Shared parking lots, cross-parking agreements, and other similar strategies should be utilized along this corridor to reduce the overall need for parking in a certain area where uses have complimentary peak hours or days.
 2. **Utilities.** When new development or major redevelopment occurs within the overlay district, utilities shall be required to be placed underground.
 3. **Ingress and Egress.** New curb cuts along Mack Road and S. Gilmore Road should be minimized as much as possible. New and redevelopment projects should explore the opportunity to utilize existing curb cuts, create cross-access easements, service roads, re-locate or consolidate existing curb cuts, or other similar strategies to improve the congestion of the corridor.
 4. **Vehicular Circulation.** Developments with multiple buildings shall provide internal access drives that connect buildings and parking areas. If there are multiple lots that make up the overall development, then cross access and cross-parking agreements shall be established that are agreed upon and executed by all applicable property owners.
 5. **Loading**
 - a. All loading docks/areas shall be located in the side or rear yard and screened from view from all road rights-of-way and all adjacent A and R Districts. Loading areas shall comply with the requirements of Section XXXX.

- b. All trash storage/removal shall be conducted behind the building, in the rear yard, or in the rear portion of the side yard completely screened from view on three sides with the same building materials and colors as used for the construction of the exterior of the building. The fourth side shall be opaque gate for access.

6. Pedestrian Circulation

- a. Developments shall provide internal pedestrian walkways, no less than four feet in width, which are provided from the public sidewalk (if available) to each principal customer entrance or each principal building on the site.
- b. Raised sidewalks, no less than eight feet in width, shall be provided along the full frontage of all buildings and along any façade featuring a customer entrance or which abuts public parking areas.

7. Lighting. Lighting must be compatible with the design of the development and shall comply with lighting regulations in Section XXXX.

8. Open Space. A minimum of 15 percent of a development shall be occupied by usable open space such as pocket parks, gathering spaces, or plazas. This shall apply to developments that are over two acres in size.

9. Traffic Studies. The City Engineer may request a traffic study for any proposed development. Traffic studies shall follow the procedures outlined in the City of Fairfield Design, Construction, and Materials Specification Handbook.

E. Design Standards

- 1. Façade Articulation.** There shall be no blank walls on any façade of a building. Each façade shall include a mixture of recesses, projections, material or color changes, pilasters, or other similar elements that break up and provide visual interest.
- 2. Transparency.** All building elevations that face road rights-of-way shall include window openings at regular intervals. The main front elevation of a building shall be at least 35 percent transparent at the pedestrian level. Interior storage, shelving, boxes, or similar items that block the view to the inside are not permitted.
- 3. Roofs.** Rooflines shall vary in terms of height and architectural features that may include raised parapets, dormers, hipped, or gabled roofs. All rooftop mechanical units shall be screened from view.

4. **Materials.** The building walls of any façade that faces a road right-of-way shall be constructed out of high-quality building materials that consist of a combination of the following materials: brick, stone, wood, EFIS, or fiber cement siding (HardiePlank). Architectural metal panels, decorative blocks, and tile are permitted as accent materials.
5. **Color.** The exterior of buildings shall be constructed out of materials that are low reflective, subtle, neutral, and earth tones in color. Primary colors may only be used for accent purposes or on any signage that reflects corporate branding.

F. Signage

1. Signs generally will be regulated by Section XXXX (signs).
2. Signs in the South Gilmore/Mack Overlay should add a rich character to the district and should not detract from the overall aesthetics of the area.
3. Low-profile monument signs, consistent with this zoning code, shall be permitted.
4. Building signage should primarily be constructed out of channel cut letters, but may utilize small cabinet elements for company logos, images, or other purposes.
5. Building signage for multi-tenant buildings should be located on a sign frieze.

G. Landscaping/Screening

1. **Landscaping Required.** Any part of a lot not used for buildings or other structures, or for roads, walks, parking, service areas, or other accessways shall be landscaped with grass, trees, shrubs, or other ground cover.
2. **Tree Preservation.** Existing trees within the overlay should be preserved and protected as much as feasible during the development and redevelopment process.
3. **Parking Lot Landscaping**
 - a. All parking lots shall contain a landscaped area equal to five percent of the entire parking lot. The area shall contain shrubs, flowers, trees, and grass.
 - i. One two-inch caliper shade tree is required for every 30 parking spaces.

- ii. The minimum size of a landscape island is 180 square feet.
 - iii. A landscape island shall be located every 20 parking spaces.
 - b. Parking lots shall be screened from road rights-of-way.
 - i. Landscaping shall be located in a minimum five foot wide planting strip.
 - ii. The landscaping shall be a minimum of 24 inches at the time of planting and provide year-round screening.
 - 4. **Road Frontages.** A minimum of one, two-inch caliper shade tree or three, one-inch grouped ornamental trees shall be planted along all roadway frontages behind the sidewalk for every 50 linear foot frontage.
 - 5. **Foundation Plantings.** Foundation plants shall be planted along the front and side exterior walls of the building.
 - 6. **Buffering and Screening**
 - a. Screening and buffering shall be provided along the common property lines separating all A and R Districts from the overlay district. Refer to Section XXXX for landscaping requirements.
 - b. Provisions for the construction of the buffer shall be responsibility of the property owner or developer introducing the construction within the overlay district.
 - c. All ground utility boxes shall be screened from view.

1133.7 Airport Overlay

- A. **Purpose.** It is the purpose of this section to regulate land uses within the airport safety area of the Butler County Regional Airport in order to minimize injury, loss of life, and hazards to the safety of persons or to the security of property within such zones, and to assist in the implementation of policies and recommendations of relevant plans and studies by local, regional, and state organizations. Accordingly, it is declared that:
 - 1. The creation or establishment of non-compatible land uses which have the potential to reduce the area available for taking off, maneuvering, and landing of aircraft, thus, tending to impair or destroy the utility of the airport, and the public investment therein, is a public nuisance and an injury to the region served by the Butler County Regional Airport.

2. Certain other land uses in the vicinity of the airport also have the potential for being hazardous to normal aircraft operations or to increase the potential for personal and property damage in the event of an aircraft accident; therefore, it is necessary in the interest of the public health, public safety, and general welfare that the incompatible use of land within certain airport zones be prevented.
 3. The prevention of these incompatible land uses should be accomplished to the extent legally possible, by the exercise of the police power.
- B. Interpretation.** In their interpretation and application, the provisions of this section shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and the general welfare. In the event of conflict between the requirements of this section and any other requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions applicable to the same area, the most restrictive limitations or requirements best calculated to insure safety, or that imposing higher standards, shall govern.
- C. Severability.** Should any subsection or provision of this section be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the section as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.
- D. Adoption.** The Board of County Commissioners of Butler County, State of Ohio, acting as the Airport Zoning Board of the Butler County Regional Airport, the City of Hamilton, and the City of Fairfield, has adopted the provisions set forth in this section, specifying permitted land uses within each zone of the Airport Safety Area.
- E. Airport Zoning Districts**
1. The following Airport Zoning Districts are hereby established for the Butler County Regional Airport Overlay Zoning and shall be governed by the accompanying regulations.
 - a. **Airport Zoning District One (AZD-1)**
 - i. AZD-1 encompasses land lying within the runway primary surface.
 - ii. Permitted uses within AZD-1 include open space and permitted airport uses.
 - b. **Airport Zoning District Two (AZD-2)**

- i. AZD-2 encompasses land underlying the inner approach, the middle approach, and the inner transitional surface.
 - ii. Permitted uses within AZD-2 include open space, agriculture, and airport related uses, and those uses permitted by the local zoning of jurisdiction, unless prohibited herein.
 - iii. Those uses specifically prohibited include landfills, transfer stations, sewage ponds, sludge disposal, water reservoir, feed lots, slaughterhouses, waterfowl production, wildlife refuge/sanctuary, fish processing. Lakes or ponds intended to attract or harbor waterfowl are prohibited, unless it is an integral part of the site's storm drainage system which is required by the local jurisdiction.
 - iv. Those uses specifically prohibited from the "Approach Surface" area in AZD-2 include those uses in subsection (a)(2)C., residential uses, nursing care facilities, hospitals, and schools.
- c. Airport Zoning District Three (AZD-3)**
- i. AZD-3 encompasses land underlying the outer approach surface and the middle transitional surface.
 - ii. Permitted uses within AZD-3 include open space, agriculture, airport related uses, and those uses permitted by the local zoning of jurisdiction, unless prohibited herein.
 - iii. Those prohibited uses include landfills, transfer stations, sewage ponds, sludge disposal, water reservoir, feed lots, slaughterhouses, waterfowl production, wildlife refuge/sanctuary, fish processing. Lakes or ponds intended to attract or harbor waterfowl are prohibited, unless it is an integral part of the site's storm drainage system which is required by the local jurisdiction. For the purposes of this section, prohibited uses shall not include existing public or private wastewater treatment facilities. These facilities shall not be considered non-conforming and shall not be limited or constrained as to the future use, operation, maintenance, expansion, and or upgrading of the facility.

- iv. Residential development occurring within the "Approach Surface" or "Transitional Surface" in AZD-3 shall include deed covenants and restrictions notifying the occupants that they reside within the "Airport Safety Area" of the airport and acknowledge the continued use of the airport for its current purposes. The note shall read "This plat/parcel(s) is within the Airport Safety Area for the Butler County Regional Airport." Platted subdivisions shall include this note on the final plat.

d. Airport Zoning District Four (AZD-4)

- i. AZD-4 encompasses land underlying the horizontal surface, conical surface, and the outer transitional surface.
- ii. Permitted uses within AZD-4 include open space, agricultural, airport related uses, and those uses permitted by the local zoning of jurisdiction unless prohibited herein.
- iii. Those prohibited uses include landfills, transfer stations, sewage ponds, sludge disposal, water reservoir, feed lots, slaughterhouses, waterfowl production, wildlife refuge/sanctuary, fish processing. Lakes or ponds intended to attract or harbor waterfowl are prohibited, unless it is an integral part of the site's storm drainage system which is required by the local jurisdiction. For the purposes of this section, prohibited uses shall not include existing public or private wastewater treatment facilities. These facilities shall not be considered non-conforming and shall not be limited or constrained as to the future use, operation, maintenance, expansion, and or upgrading of the facility.
- iv. Residential development occurring within the "Approach Surface" area of AZD-4 extending from the AZD-3 "Approach Surface" to the outer limits of the approach surface, or to the "Outer Marker", whichever is greater, shall include deed covenants and restrictions notifying the occupants they will reside within the "Airport Safety Area" of the airport and acknowledge the continued use of the airport for its current purposes. The note shall read "This plat/parcel(s) is within the Airport Safety Area for the Butler County Regional Airport." Platted subdivisions shall include this note on the final plat.

2. Notwithstanding any other provision of this section, no use may be made of land within any zone established by this section in such a manner as to create electrical interference with radio communication between the airport and aircraft, to make it difficult for pilots to distinguish between airport lights and other lights, to create glare in the eyes of pilots using the airport, to impair visibility in the vicinity of the airport or to otherwise endanger the landing, taking off, or maneuvering of aircraft.
3. Notwithstanding any other provision of this section, no use may be made of and no installation may be placed on land within any airport zone that will produce smoke, fumes, gases, or odors that would interfere with the safe use by aircraft of the airport. Notwithstanding any other provisions of this section, no use may be made of, and no installation may be placed on land within any airport zone for rifle ranges, public or private, or private aircraft landing fields, which would interfere with the safe use by aircraft of the airport.

F. Zoning Map

1. The districts established in Section 1194.06 are shown on an official map, which, together with all data, references, explanatory material, and notations thereon, are hereby officially adopted as part of this section and hereby incorporated by reference herein, thereby having the same force and effect as if herein fully described in writing. This map shall remain on file in the Planning/Zoning Office of the City of Fairfield, City of Hamilton, Fairfield Township, Liberty Township, St. Clair Township, West Chester Township and Butler County.
2. The Zoning Map indicates the maximum elevations for buildings and structures within each district. The height of any building, structure or aperture shall not exceed the elevations indicated on the map except as provided by a "Blanket Approval" from the FAA and described in **Section 1194.11**.

G. Non-Confirming Uses. Where, at that time of adoption of this section, lawful uses of land exist which would not be permitted by the regulations imposed herein, the uses may be continued so long as they remain otherwise lawful, provided:

1. No such nonconforming uses shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption of this section;

2. No such nonconforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such used at the lot or parcel other than that occupied by such used at the effective date of adoption of this section;
 3. If any such non-conforming uses of land are discontinued or abandoned for more than two years (except when government action impedes access to the premises), any subsequent use of such land shall conform to the regulations specified by this section for the district in which such land is located, and the nonconforming use may not thereafter be resumed; and
 4. No additional use not conforming to the requirements of this section shall be commenced in connection with such nonconforming use of land.
- H. Amendments.** The Board of County Commissioners of Butler County, State of Ohio, at the recommendation of the Airport Zoning Commission, Airport Zoning Board of Appeals, or the Office of Aviation, may amend or change the provisions of this section after a public hearing in relation thereto, at which all parties in interest and citizens shall have the opportunity to be heard. At least 30 days' notice of the hearing shall be published in a newspaper of general circulation in the political subdivision in which the Airport Safety Area to be zoned is located.
- I. Appeals**
1. Any person desiring to use property in any manner in conflict with the provisions set forth in this section may apply to the Airport Zoning Board of Appeals for a variance from the zoning regulations in question. The Board of Appeals may subject any variance to any reasonable conditions that they deem necessary.
 2. Any person aggrieved by any decision of the governing jurisdiction made in its administration of the provisions set forth in this section may appeal to the Airport Zoning Board of Appeals authorized to hear and decide appeals from the decisions of such administrative agency, as follows:

- a. All appeals shall be filed with the Butler County Department of Development within 20 days after receiving written refusal of Zoning Certificate from the Airport Zoning Inspector and shall specify the grounds of such appeal. Subsequently, after an appeal is filed with the Butler County Development Director and with the Airport Zoning Board of Appeals, the Development Department shall transmit to the Airport Zoning Board of Appeals all the papers constituting the record upon which the action appealed from was taken.
 - b. An appeal shall stay all proceedings in furtherance of the action appealed from unless the Butler County Development Department certifies to the Airport Zoning Board of Appeals that a stay would cause imminent peril to life or property.
 - c. The Airport Zoning Board of Appeals shall fix a reasonable time for the hearing of appeals, give public notice and due notice to the parties in interest, and decide the same within a reasonable time.
 - d. The Airport Zoning Board of Appeals may reverse, affirm wholly or partly, or modify the order, requirement, decision, or determination appealed from.
3. Any person aggrieved, or any taxpayer, or any legislative authority, or any Airport Zoning Board affected by any order of the Airport Zoning Board of Appeals may appeal within 30 days to the court of common pleas of Butler County, and upon appeal thereof a trial de novo shall be had.

J. Administration

1. **Steps to Modify Land.** Any parcel of land located within any of the aforementioned "Airport Zoning Districts" is subject to the administration and polices set herein with. Any persons or person seeking to modify in any way the land within the aforementioned zones shall comply with the following steps:
 - a. Any person or persons who seeks to modify in any way, any parcel of land or the use of any parcel of land, except for owner transfers and or lot line reorganization, must first apply for a zoning certificate from the local zoning jurisdiction. (City of Hamilton, City of Fairfield, Fairfield Township, Liberty Township, West Chester Township, St. Clair Township, Butler County).

- a. It shall be unlawful for any owner, lessee, or tenant to begin any excavation, or the construction, reconstruction, extension, conversion, or structural alteration of any building or structure, or any part thereof, without first obtaining a Zoning Certificate from the Airport Zoning Inspectors.
 - b. The Zoning Inspectors shall act upon an application for a Zoning Certificate within five business days after the application is filed in compliance with this section. The Inspector shall either issue a Zoning Certificate within those five days or shall notify the applicant in writing of his refusal to issue a certificate and the reasons, therefore.
5. **Power of Zoning Board to Enforce.** The Butler County Regional Airport Zoning Board may institute in any court of competent jurisdiction an action to prevent, restrain, correct, or abate any violation of this section. The courts shall adjudge to the plaintiff such relief, by way of injunction, which may be mandatory, or otherwise, as may be proper under all the facts of and circumstances of the case, in order fully to effectuate the purposes of the regulations adopted through this section and orders and rulings made pursuant thereto.

TITLE FIVE

CHAPTER 1150. DIMENSIONAL AND DESIGN STANDARDS

1150.1 Purpose

The purpose of this chapter is to establish dimensional and design standards for lots within the City of Fairfield. Every new development and redevelopment shall adhere to the applicable regulations within this section.

1150.2 Agricultural and Residential Districts Dimensional Standards

A. Dimensional Standards. The dimensional standards tables in this section are for each of the agricultural and residential zoning districts. Each table identifies the specific dimensional standards that apply to each district.

B. Agricultural and Estate Residence (A-1) District

Table 1150.2 -1: A-1 Dimensional Regulations

Use	Min. Lot Area	Min. Lot Width	Max. Density	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Max. Height	Max. Accessory Height
Residential	20,000 sq. ft.	100 feet ³	2.18 du/acre	40 feet	10% of lot width, max. 20 feet ¹	20 feet	30 feet	30 feet	15 feet ²
Non-Residential	90,000 sq. ft.	300 feet	N/A	40 feet	60 feet	20 feet	40 feet	30 feet	15 feet ²

Terminology: min. = minimum, max. = maximum, sq.ft. = square feet, du/acre = dwelling units per acre, n/a = not applicable

1. The minimum side yard setback shall be 10 percent of the lot width on each side of the lot, not to exceed 20 feet on each side of the lot.
2. The maximum height of accessory structures is 25 feet for parcels that are greater than two acres in size.
3. Where either a public water supply and/or public sanitary sewer is not accessible, the minimum lot width shall be 120 feet.

C. One-Family Residence (R-0) District

Table 1150.2 -2: R-0 Dimensional Regulations

Use	Min. Lot Area	Min. Lot Width	Max. Density	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Max. Height	Max. Accessory Height
Residential	14,000 sq. ft. ²	90 feet ²	3.11 du/acre	30 feet	10% of lot width, max. 15 feet ¹	15 feet	30 feet	35 feet	15 feet
Non-Residential	90,000 sq. ft.	300 feet	N/A	40 feet	60 feet	20 feet	40 feet	35 feet	15 feet

Terminology: min. = minimum, max. = maximum, sq.ft. = square feet, du/acre = dwelling units per acre, n/a = not applicable

1. The minimum side yard setback shall be 10 percent of the lot width on each side of the lot, not to exceed 15 feet on each side of the lot.
2. Where either a public water supply and/or public sanitary sewer is not accessible, the minimum lot area shall be 20,000 square feet and the minimum lot width shall be 120 feet.

D. One-Family Residence (R-1) District

Table 1150.2 -3: R-1 Dimensional Regulations

Use	Min. Lot Area	Min. Lot Width	Max. Density	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Max. Height	Max. Accessory Height
Residential	12,000 sq. ft. ²	75 feet ²	3.63 du/acre	30 feet	10% of lot width, max. 15 feet ¹	15 feet	30 feet	35 feet	15 feet
Non-Residential	40,000 sq. ft.	200 feet	N/A	30 feet	60 feet	20 feet	40 feet	35 feet	15 feet

Terminology: min. = minimum, max. = maximum, sq.ft. = square feet, du/acre = dwelling units per acre, n/a = not applicable

1. The minimum side yard setback shall be 10 percent of the lot width on each side of the lot, not to exceed 15 feet on each side of the lot.
2. Where either a public water supply and/or public sanitary sewer is not accessible, the minimum lot area shall be 20,000 square feet and the minimum lot width shall be 120 feet.

E. One to Four Family Residence (R-2) District

Table 1150.2 -4: R-2 Dimensional Regulations

Use	Min. Lot Area	Min. Lot Width	Max. Density	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Max. Height	Max. Accessory Height
One Family Residential	12,000 sq. ft. ²	75 feet ²	3.63 du/acre	30 feet	10% of lot width, max. 15 feet ¹	15 feet	30 feet	35 feet	15 feet
Two Family Residential	21,780 sq. ft.	80 feet	4 du/acre	30 feet	10% of lot width, max. 15 feet ¹	15 feet	30 feet	35 feet	15 feet
Three Family Residential	32,670 sq. ft.	100 feet	4 du/acre	30 feet	10% of lot width, max. 15 feet ¹	15 feet	30 feet	35 feet	15 feet
Four Family Residential	43,560 sq. ft.	100 feet	4 du/acre	30 feet	10% of lot width, max. 15 feet ¹	15 feet	30 feet	35 feet	15 feet
Non-Residential	40,000 sq. ft.	150 feet	N/A	40 feet	60 feet	20 feet	40 feet	35 feet	15 feet

Terminology: min. = minimum, max. = maximum, sq.ft. = square feet, du/acre = dwelling units per acre, n/a = not applicable

1. The minimum side yard setback shall be 10 percent of the lot width on each side of the lot, not to exceed 15 feet on each side of the lot.
2. Where either a public water supply and/or public sanitary sewer is not accessible, the minimum lot area shall be 20,000 square feet and the minimum lot width shall be 120 feet.

F. Multi-Family Residence (R-3) District

Table 1150.2 -5: R-3 Dimensional Regulations

Use	Min. Lot Area	Min. Lot Width	Max. Density	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Max. Height	Max. Accessory Height
One Family Residential	12,000 sq. ft. ⁵	75 feet ⁵	3.63 du/acre	30 feet	10% of lot width, max. 15 feet ¹	15 feet	30 feet	35 feet	15 feet
Two Family Residential	21,780 sq. ft.	80 feet	4 du/acre	30 feet	10% of lot width, max. 15 feet ¹	15 feet	30 feet	35 feet	15 feet
Multi-Family Residential (3+ dwelling units)	5,445 sq. ft. per dwelling unit	100 feet	8 du /acre ²	30 feet	10% of lot width, max. 15 feet ^{1,4}	15 feet	35 feet	35 feet ³	15 feet
Non-Residential	20,000 sq. ft.	150 feet	N/A	30 feet	60 feet	15 feet	40 feet	35 feet	15 feet

Terminology: min. = minimum, max. = maximum, sq.ft. = square feet, du/acre = dwelling units per acre, n/a = not applicable

1. The minimum side yard setback shall be 10 percent of the lot width on each side of the lot, not to exceed 15 feet on each side of the lot.
2. Any multi-family structure legally existing on the effective date of Ordinance No. 159-92 (effective January 14, 1993) shall continue as a conforming use and shall not be defined or limited by the density requirements within this section and shall not be subject to or limited by the provisions of Section XXX (nonconforming uses). Such existing structures may be rebuilt to, but not exceeding, their legally existing density as of January 14, 1993.
3. Principal structures may exceed 35 feet in height if expressly authorized by a conditional use per Section XXXX(conditional use). A conditional use will not be authorized for any structure over 75 feet.
4. Multi-family structures that are four or more stories must increase their minimum required side yard setback by four feet for each story over four stories.
5. Where either a public water supply and/or public sanitary sewer is not accessible, the minimum lot area shall be 20,000 square feet and the minimum lot width shall be 120 feet.

G. Low-Density Multi-Family Residence (R-4) District

Table 1150.2 -6: R-4 Dimensional Regulations

Use	Min. Lot Area	Min. Lot Width	Max. Density	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Max. Height	Max. Accessory Height
One Family Residential	12,000 sq. ft. ⁵	75 feet ⁵	3.63 du/acre	30 feet	10% of lot width, max. 15 feet ¹	15 feet	30 feet	35 feet	15 feet
Two Family Residential	21,780 sq. ft.	80 feet	4 du/acre	30 feet	10% of lot width, max. 15 feet ¹	15 feet	30 feet	35 feet	15 feet
Multi-Family Residential (3+ dwelling units)	7,260 sq. ft. per dwelling unit	100 feet	6 du/acre ²	30 feet	10% of lot width, max. 15 feet ^{1, 4}	15 feet	30 feet	35 feet ³	15 feet
Non-Residential	20,000 sq. ft.	150 feet	N/A	30 feet	60 feet	15 feet	40 feet	35 feet	15 feet

Terminology: min. = minimum, max. = maximum, sq.ft. = square feet, du/acre = dwelling units per acre, n/a = not applicable

1. The minimum side yard setback shall be 10 percent of the lot width on each side of the lot, not to exceed 15 feet on each side of the lot.
2. Any multi-family structure legally existing on the effective date of Ordinance No. 159-92 (effective January 14, 1993) shall continue as a conforming use and shall not be defined or limited by the density requirements within this section and shall not be subject to or limited by the provisions of Section XXX (nonconforming uses). Such existing structures may be rebuilt to, but not exceeding, their legally existing density as of January 14, 1993.
3. Principal structures may exceed 35 feet in height if expressly authorized by a conditional use per Section XXXX(conditional use). A conditional use will not be authorized for any structure over 75 feet.
4. Multi-family structures that are four or more stories must increase their minimum required side yard setback by four feet for each story over four stories.
5. Where either a public water supply and/or public sanitary sewer is not accessible, the minimum lot area shall be 20,000 square feet and the minimum lot width shall be 120 feet.

1150.3 Non-Residential Districts Dimensional Standards

A. Dimensional Standards. The dimensional standards tables in this section are for each of the non-residential zoning districts. Each table identifies the specific dimensional standards that apply to each district.

B. Neighborhood Business (C-1) District

Table 1150.3 -7: C-1 Dimensional Regulations								
Min. Lot Area	Min. Lot Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Min. Parking Lot Setback	Max. Height	Max. Accessory Height
10,000 sq. ft.	None	40 feet	None ¹	20 feet	None ¹	5 feet ²	35 feet	20 feet
<i>Terminology: min. = minimum, max. = maximum, sq.ft. = square feet, n/a = not applicable</i>								

1. The minimum side and rear yard setbacks are 10 feet when adjacent to an A or R District.
2. Additional parking lot setback regulations located in Section XXXX(1183.05(b)).

C. Central Business (C-2) District

Table 1150.3 -8: C-2 Dimensional Regulations								
Min. Lot Area	Min. Lot Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Min. Parking Lot Setback	Max. Height	Max. Accessory Height
10,000 sq. ft.	None	25 feet	None ¹	20 feet	None ¹	5 feet ²	40 feet	20 feet
<i>Terminology: min. = minimum, max. = maximum, sq.ft. = square feet, du/acre = dwelling units per acre, n/a = not applicable</i>								

1. The minimum side and rear yard setbacks are 10 feet when adjacent to an A or R District.
2. Additional parking lot setback regulations located in Section XXXX(1183.05(b)).

D. General Business (C-3) District

Table 1150.3 -9: C-3 Dimensional Regulations

Min. Lot Area	Min. Lot Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Min. Parking Lot Setback	Max. Height	Max. Accessory Height
10,000 sq. ft.	None	20 feet	None ¹	20 feet	None ¹	5 feet ²	50 feet ³	20 feet

Terminology: min. = minimum, max. = maximum, sq.ft. = square feet, du/acre = dwelling units per acre, n/a = not applicable

1. The minimum side and rear yard setbacks are 25 feet when adjacent to an A or R District.
2. Additional parking lot setback regulations located in Section XXXX(1183.05(b)).
3. Principal structures may exceed 50 feet in height if expressly authorized by a conditional use per Section XXX(conditional use).

E. General Business (C-3A) District Modified

Table 1150.3 -10: C-3A Dimensional Regulations

Min. Lot Area	Min. Lot Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Min. Parking Lot Setback	Max. Height	Max. Accessory Height
10,000 sq. ft.	60 feet	60 feet	None ¹	20 feet	None ¹	5 feet ²	50 feet ³	20 feet

Terminology: min. = minimum, max. = maximum, sq.ft. = square feet, du/acre = dwelling units per acre, n/a = not applicable

1. The minimum side and rear yard setbacks are 25 feet when adjacent to an A or R District.
2. Additional parking lot setback regulations located in Section XXXX(1183.05(b)).
3. Principal structures may exceed 50 feet in height if expressly authorized by a conditional use per Section XXX(conditional use).
4. The minimum front yard setback may be reduced to 20 feet when the front lot line abuts any road that is not a primary or regional thoroughfare.

F. Commercial Transition (C-4) District

Table 1150.3 -11: C-4 Dimensional Regulations

Use	Min. Lot Area	Min. Lot Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Min. Parking Lot Setback	Max. Height	Max. Accessory Height
Residential	12,000 sq. ft. ⁴	75 feet	30 feet	10% of lot width, max. 15 feet ¹	15 feet	30 feet	N/A	35 feet	15 feet
Non-Residential	10,000 sq. ft.	None	25 feet	None ²	20 feet	None ²	5 feet ³	35 feet	20 feet

Terminology: min. = minimum, max. = maximum, sq.ft. = square feet, du/acre = dwelling units per acre, n/a = not applicable

1. The minimum side yard setback shall be 10 percent of the lot width on each side of the lot, not to exceed 15 feet on each side of the lot.
2. The minimum side and rear yard setbacks are 10 feet when adjacent to an A or R District.
3. Additional parking lot setback regulations located in Section XXXX(1183.05(b)).
4. The maximum residential density in the C-4 District is 3.63 dwelling units per acre.

G. Suburban Entertainment (SE) District

Table 1150.3 -12: SE Dimensional Regulations

Min. Lot Area	Min. Lot Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Min. Parking Lot Setback	Max. Height	Max. Accessory Height
10,000 sq. ft. ¹	100 feet	50 feet ²	20 ³	30 feet ⁴	20 feet ³	5 feet ⁵	50 feet ⁶	20 feet

Terminology: min. = minimum, max. = maximum, sq.ft. = square feet, du/acre = dwelling units per acre, n/a = not applicable

1. The minimum district size for the SE District is 40 acres. Lots created within the SE District have a minimum size requirement of 10,000 square feet.
2. The minimum required front yard setback shall be 50 feet for buildings. Sign structures and transportation facilities may be located within the required front yard setback.
3. The minimum side and rear yard setbacks are 25 feet when adjacent to an A or R District.
4. The street side yard shall be appropriately landscape and maintained. See Section XXXX for specific landscaping requirements.
5. Additional parking lot setback regulations located in Section XXXX(1183.05(b)).
6. Structures may exceed 50 feet in height if expressly authorized by a conditional use per Section XXXX(conditional use).

H. Institutions and Office (B-1) District

Table 1150.3 -13: B-1 Dimensional Regulations

Min. Lot Area	Min. Lot Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Min. Parking Lot Setback	Max. Height	Max. Accessory Height
20,000 sq. ft.	100 feet	60 feet ³	None ¹	30 feet	None ¹	5 feet ²	35 feet ⁴	20 feet

Terminology: *min.* = minimum, *max.* = maximum, *sq.ft.* = square feet, *du/acre* = dwelling units per acre, *n/a* = not applicable

1. The minimum side and rear yard setbacks are 25 feet when adjacent to an A or R District.
2. Additional parking lot setback regulations located in Section XXXX(1183.05(b)).
3. The minimum front yard setback may be reduced to 20 feet when the front lot line abuts any road that is not a primary or regional thoroughfare.
4. Principal structures may exceed 35 feet in height if the minimum side and rear yard setbacks are increased by one foot for every foot in height that the building exceeds 35 feet (*for example if a building is 40 feet in height, then the minimum side and rear setbacks shall be increased by 5 feet*). This does not apply when there is no minimum side or rear yard setback. The maximum building height is 75 feet.

I. Downtown (D-1) District

Table 1150.3 -14: TC Dimensional Regulations

Min. Lot Area	Min. Lot Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Min. Parking Lot Setback	Max. Height	Max. Accessory Height
10,000 sq. ft.	75 feet	25 feet ⁴	None ¹	10 feet	None ¹	5 feet ²	40 feet ³	20 feet

Terminology: min. = minimum, max. = maximum, sq.ft. = square feet, du/acre = dwelling units per acre, n/a = not applicable

1. The minimum side and rear yard setbacks are 10 feet when adjacent to an A or R District.
2. Additional parking lot setback regulations located in Section XXXX(1183.05(b)).
3. Principal structures may exceed 40 feet in height if the minimum side and rear yard setbacks are increased by one foot for every foot in height that the building exceeds 40 feet (*for example if a building is 50 feet in height, then the minimum side and rear setbacks shall be increased by 10 feet*). This does not apply when there is no minimum side or rear yard setback. The maximum building height is 75 feet.
4. Parcels of land that front on the east side of Pleasant Avenue and North of Niles Road shall have no minimum lot width and shall have a minimum front yard setback of 90 feet.

J. Industrial Park (M-1) District

Table 1150.3 -15: M-1 Dimensional Regulations

Min. Lot Area	Min. Lot Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Min. Parking Lot Setback	Max. Height	Max. Accessory Height
10,000 sq. ft.	None	50 feet ¹	6 feet ^{1,2,3,6}	30 feet ^{1,2}	6 feet ^{1,2,6}	5 feet ⁴	75 feet ⁵	20 feet
<i>Terminology: min. = minimum, max. = maximum, sq.ft. = square feet, du/acre = dwelling units per acre, n/a = not applicable</i>								

1. A landscape buffer that is a minimum of 20 feet in width shall be provided along all street frontages. Such area shall be appropriately landscaped and maintained. See Section XXXX for specific landscaping requirements.
2. The minimum side and rear yard setbacks are 50 feet when adjacent to an A or R District.
3. A designated fire lane that is a minimum of 25 feet in width shall be provided on one side of the building for interior lots. At the discretion of the Fairfield Fire Chief or their designee, this width may be increased.
4. Additional parking lot setback regulations located in Section XXXX(1183.05(b)).
5. Lots within 200 feet of any A or R District shall have a maximum height of 50 feet, except if expressly authorized by a conditional use per Section XXXX(conditional use).
6. The minimum side and rear setbacks are 20 feet when the structure height is 50 feet or taller.

K. General Industrial (M-2) District

Table 1150.3 -16: M-2 Dimensional Regulations

Min. Lot Area	Min. Lot Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Min. Parking Lot Setback	Max. Height	Max. Accessory Height
10,000 sq. ft.	None	30 feet	6 feet ^{1,2,3,5}	30 feet ¹	6 feet ^{1,5}	5 feet ³	75 feet ^{4,5}	20 feet

Terminology: min. = minimum, max. = maximum, sq.ft. = square feet, du/acre = dwelling units per acre, n/a = not applicable

1. The minimum side and rear yard setbacks are 50 feet when adjacent to an A or R District.
2. A designated fire lane that is a minimum of 25 feet in width shall be provided on one side of the building for interior lots. At the discretion of the Fairfield Fire Chief or their designee, this width may be increased.
3. Additional parking lot setback regulations located in Section XXXX(1183.05(b)).
4. Lots within 200 feet of any A or R District shall have a maximum height of 50 feet, except if expressly authorized by a conditional use per Section XXXX(conditional use).
5. The minimum side and rear setbacks are 20 feet when the structure height is 50 feet or taller.

1150.4 Measurements, Computations, and Exceptions

A. Measurement Standards

1. **Structure Height.** Structure height is the vertical distance from the average finished grade of the structure to the:
 - a. Highest point of the roof surface for flat roofs;
 - b. The deck line of mansard roofs;
 - c. To the average height between the highest eaves and ridge for sloped roofs.
2. **Use Separation.** When a regulation within this code stipulated a required separation between uses, it shall be measured as the horizontal distance from the nearest lot line of the proposed use along the street frontage on the same side of the street.
3. **Lot Width.** The required minimum lot width for a property shall be measured at the building line. Lot width measurement regulations for irregular shaped lots and flag lots can be found in Section XXX(1150.4.D)
4. **Non-Conforming Residential Uses.** Any non-conforming residential use that exists in non-residential zoning district shall be subject to the dimensional standards of the R-1 District.

B. Height Modifications.

The height limitations stipulated elsewhere in this code shall not apply to the following:

1. **Farm Buildings, Architectural Features.** Barns, silos, or other farm buildings or structures on farms; church spires, belfries, cupolas and domes, monuments, water towers, fire and hose towers, observation towers, transmission towers, chimneys, smokestacks, flag poles, radio and television towers, masts, and aerials; and parapet walls extending not more than four feet above the limiting height of the building.
2. **Places of Public Assembly and Religious Facilities.** Places of public assembly in schools, governmental facilities, religious facilities, and other similar uses may exceed the maximum height of the district in which they are located, provided that the required minimum side and rear setbacks shall be increased by one foot for every three feet that the proposed structure exceeds the maximum height regulation.

- 3. Elevator Penthouses and Water Tanks.** Bulkheads, elevator penthouses, water tanks, and rooftop lofts, provided no linear dimensions of any such structure exceeds 50 percent of the corresponding street lot line frontage; or to towers and monuments, fire towers, cooling towers, grain elevators, gas holders, or other structures where the manufacturing process requires a greater height.

C. Yard Regulations

1. Front Yard Modification

- a. In A and R Districts where there is an established development pattern, as determined by the Superintendent of Building and Zoning, the required minimum front yard setback shall be the average of the existing front yard setbacks of the principal structures on the same side of the street and within 300 feet of the subject lot. This does not apply to flag lots.
- b. If the calculated average described in (a) is less than the district requirement, the required minimum front yard setback for the subject lot is the average as calculated.

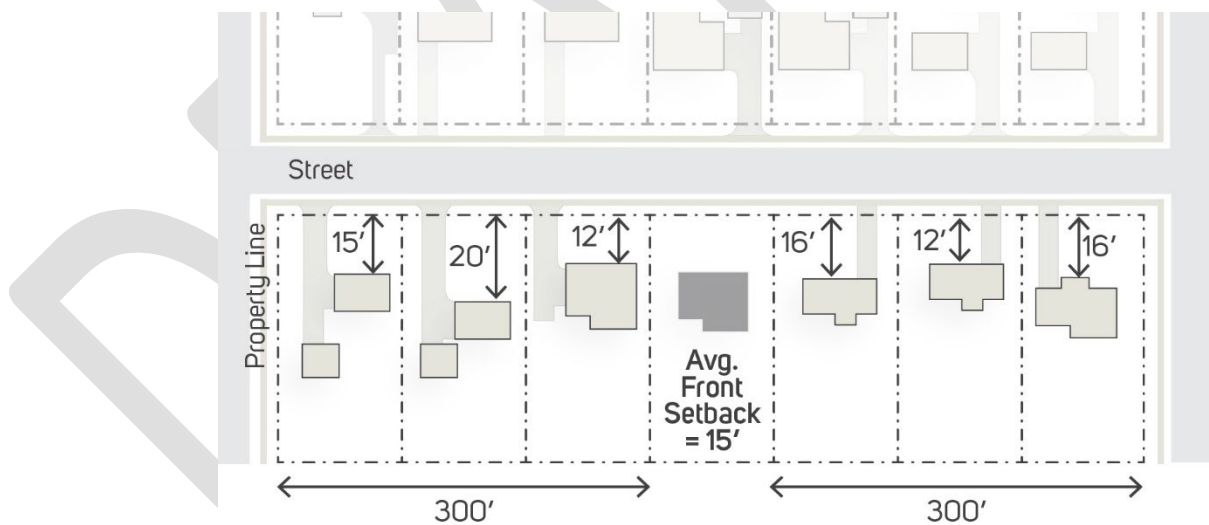


Figure 1150-1: Graphic Representation of Front Yard Modification

- 2. Yard Projections.** Certain architectural features may project into required yards as regulated herein.
- a. **Front and Street Side Yards.** The following elements may project into any required front yard or street side yard per the following:

D. Lot Requirements

- 1. Interior Lots.** Lots that generally have one frontage, two side yards, and a rear yard. Irregularly shaped interior lots shall designate their rear yard as the property line that is most parallel to the front lot line and may have more than two side lot lines.

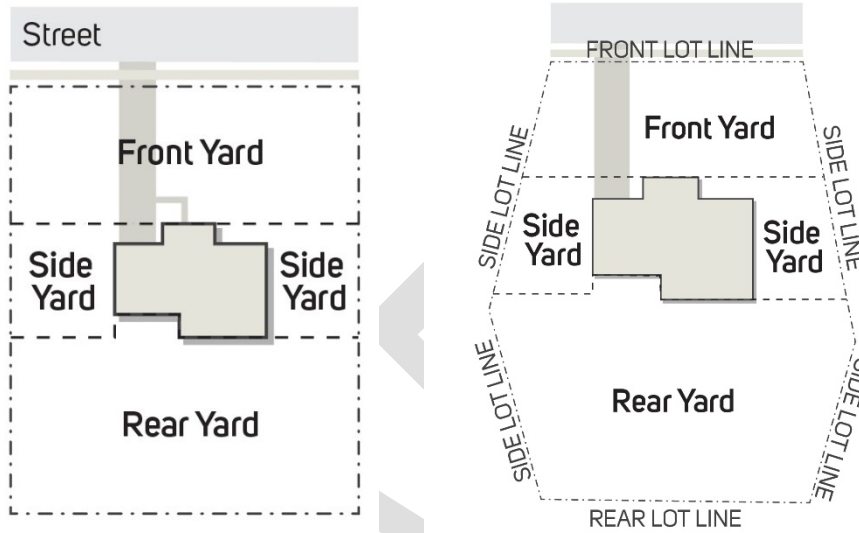


Figure 1150-2: Graphic Representation of an Interior Lot and an Irregular Shaped Lot

- 2. Corner Lots.** Lots that have frontage on two intersecting streets have a required front yard and street side yard. Lots generally also have an interior side yard and a rear yard.

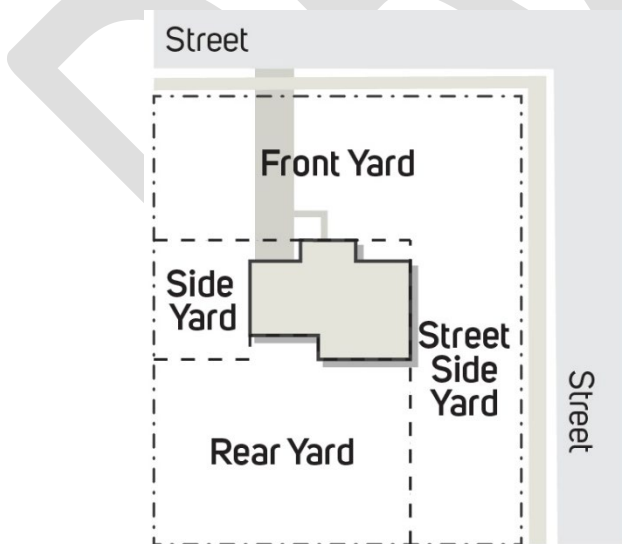


Figure 1150-3: Graphic Representation of a Corner Lot

3. Double Frontage Lots

- a. Lots that have frontage on two non-intersecting streets have a required front yard on both frontages, and generally have two front yards, two side yards, and no rear yard.
- b. A 10' setback is required off the frontage that faces the rear of the principal structure for all accessory structures and fences.

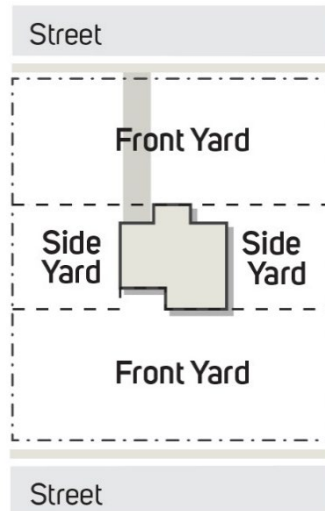


Figure 1150-4: Graphic Representation of a Double Frontage Lot

4. Cul-de-sac or Curved Lot

- a. For a cul-de-sac lot or a lot abutting a curved street, the front yard setback shall follow the curve of the front property line.
- b. Lots on a cul-de-sac shall be required to have a minimum lot width of 40 feet measured at the right-of-way line.

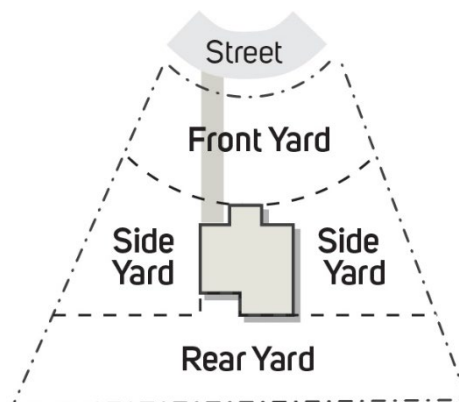


Figure 1150-5: Graphic Representation of a Cul-de-sac or Curved Lot

5. **Flag Lots.** Lots that utilize a narrow strip of land or stem to provide access to a public street. Flag lots are subject to the following:
 - a. The minimum width of the flag lot stem is 40’.
 - b. The stem of the flag lot is not considered a building site, nor is the area of such included in the calculation of lot area.
 - c. The front yard setback is not measured from the frontage at the public street, but along the front lot line of the buildable area.

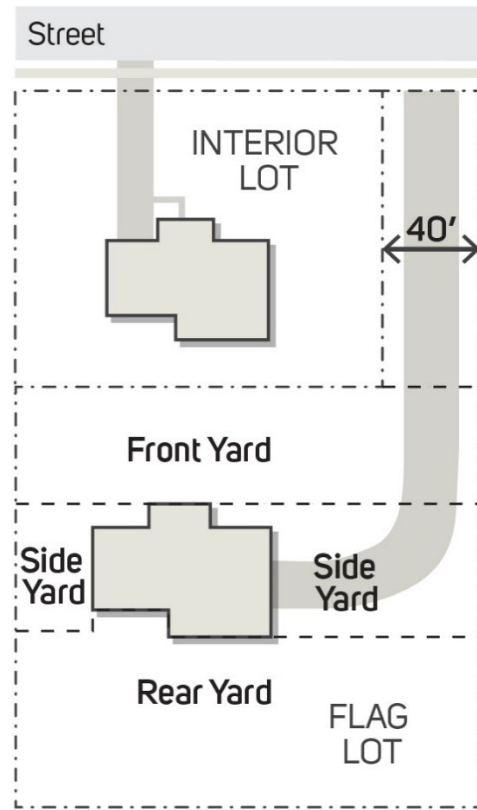


Figure 1150-6: Graphic Representation of a Flag Lot

6. **Lots Abutting Alleys.** In computing the required depth of a rear yard setback or the width of a side yard setback, where the rear or side property line abuts an alley, one-half of the width of the alley may be included as a portion of the required rear or side yard setback; provided that the side yard is not reduced to less than three feet and the rear yard is not reduced to less than 10 feet.

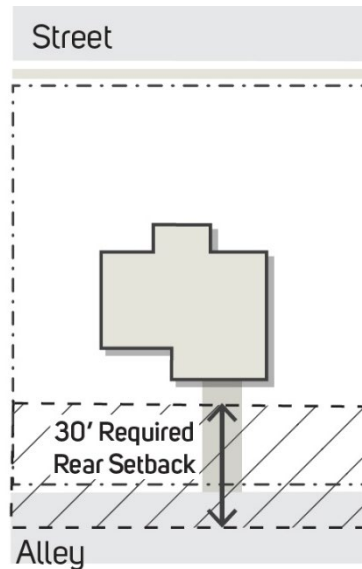


Figure 1150-7: Graphic Representation of how to measure a rear yard setback when a lot abuts an alley

7. **Steep Slope Lots.** The following regulations apply to lots within the city that include steep slopes.
 - a. **Building Height Calculation.** Where a building is located upon a sloping lot, the height of the principal structure shall be calculated based on the average grade of the building as measured at all building corners.
 - b. **Driveway Slope.** The maximum slope of a driveway on a sloping lot is eight percent.

1150.5 Architectural Standards for Infill Residential Structures

- A. Purpose.** The purpose of these architectural standards is to ensure that principal residential structure built on infill parcels respect and are responsive to their physical context and preserve the architectural character and property values of the surrounding area. For purposes of this section, elements that define architectural character of the surrounding area include, but are not limited to, building size and mass, building materials colors, architectural styles, roof types, and ancillary elements such as building setbacks and private deed or subdivision restrictions.
- B. Applicability.** All new principal residential structures constructed on infill parcels in an A or R District shall conform to the architectural character of the surrounding area and shall require specific review and prior approval of the Planning Commission before issuance of a building permit.
- C. Design Standards.** The following standards shall apply to all new infill principal residential structures:
1. The exterior building materials of infill residential structures shall be comprised of a minimum of 50 percent brick, stone, stucco, wood, fiber cement board (HardiePlank) on the front façade and a minimum of 25 percent on the side and rear facades.
 2. Each façade of the residential structure shall include a minimum of either two exterior building materials or two different colors of the same exterior building material.
 3. No more than 40" of poured concrete foundation wall may be exposed.