

CHAPTER 1151. PARKING AND LOADING

1151.1 Purpose

The purpose of this section is to regulate the amount and location of vehicle parking, loading areas, access, and mobility in order to promote a more efficient use of land, enhance the development form, encourage the use of alternative modes of transportation, provide for better pedestrian movement, and protect air and water quality.²⁷

1151.2 Applicability

- A. Parking Required.** In all districts and for all uses, including change of use, off-street parking shall be provided for motor vehicles in accordance with this chapter. Off-street parking shall be provided at the time any use and/or building or structure is erected, enlarged, or increased in capacity²⁸.
- B. Addition and Enlargements.** Whenever any use or building increases in floor area, the number of employees, or any other unit of measurement that is used herein to determine the number of required parking spaces, additional off-street parking facilities shall be provided on the basis of the increase. No additional parking facilities will be required in the case that such increase creates a need for additional parking that is less than 10 percent of the parking facilities previously required.
- C. Accessory Use.** Off-street parking and loading is considered an accessory use to a primary use on a site as identified in Table XXX(use table).

1151.3 Parking Requirements

- A. Minimum Number of Required Parking Spaces.** The required number of off-street parking spaces required for each use shall be set forth in the following table:²⁹

²⁷ New

²⁸ Reworded this – A and B

²⁹ Table expanded to include all applicable uses in the code – to ensure consistency with terminology

Table 1151.2 -1: Number of Parking Spaces Required	
Agricultural/Residential Uses	Minimum Requirement
Agriculture	As determined by the Development Services Department based on the proposed use
Dwellings	2 spaces per dwelling unit
Mobile Home Park	2 per mobile home plus 1 guest space for each two designated mobile home spaces
Residential Facility and Residential Treatment Facility, Small	2 spaces per dwelling unit
Residential Facility and Residential Treatment Facility, Large	1 per 2 beds plus one space per employee on the maximum shift
Public/ Institutional Uses	Minimum Requirement
Cemetery	N/A
Community/Cultural Facility	1 per 400 square feet of floor area
Education Facility, Public or Private and University/College/Trade School	1 per 2 faculty and staff members, plus 1 for each 10 students at the high school or college level
Essential Service	N/A
Government Facility	1 per 400 square feet of floor area
Public Recreation Facility, Indoor and Outdoor	2 spaces per sports court plus 1 space per 400 square feet of floor area
Religious Facility	1 per each 5 seats or 100 square feet of floor space in the auditorium/sanctuary area; whichever is greater
Wireless Telecommunication Facility	N/A
Commercial Uses	Minimum Requirement (unless specified otherwise)
Animal Boarding/Kennel/Day Care/Hospital/Veterinary Clinic	1 per 400 square feet of floor area
Art Studio	1 per 500 feet square feet of floor area
Assisted Living/Nursing/Rehabilitation Facility	1 per every 4 beds, plus 1 per employee on the maximum shift
Bed and Breakfast	1 per bedroom plus 2 for the owners of the residence
Conference, Convention Center	1 per 3 persons based on the maximum occupancy limit
Day Care Center	1 per 500 square feet plus 1 per employee on the maximum shift
Event Center	1 per 200 square feet of floor area
Fitness/Dance Studio	1 per 200 square feet of floor area
Food and Beverage Service Establishment	1 per 50 square feet of floor area
Funeral Home	10 per parlor, or 1 for each 20 square feet of floor area; whichever is greater

Table 1151.2 -1: Number of Parking Spaces Required	
Greenhouse, Wholesale	1 for each 3 employees on the maximum shift or for each 3,000 square feet of floor area; whichever is greater
Hookah/Smoking Lounge	1 per 50 square feet of floor area
Hospital	1 for each 4 beds
Hotel, Motel	1 for each bedroom
Media Studio	1 per 500 square feet of floor area
Medical Office	1 per 200 square feet of floor area, or 1 per patient room, whichever is XXXX
Motor Vehicle Fueling/Charging Facility	1 per 400 square feet of floor area (this does not include the parking spaces provided adjacent to the fuel pump or charging facility)
Motor Vehicle Washing Facility	1 per employee on the maximum shift in addition to any parking spaces dedicated for vacuums or other service use
Office, General	1 per 300 square feet of floor area
Outdoor Amusement Ride and Entertainment Display	As determined by the Community Development Department based on the proposed use
Recreational Facility, Indoor and Outdoor	2 spaces per sports court plus 1 space per 400 square feet of floor area
Renewable Energy Facility	N/A
Retail and Service less than 40,000 square feet	1 per 400 square feet of floor area
Retail, 40,000 square feet in floor area or greater and Shopping Centers with a combined minimum of 40,000 square feet	Minimum: 1 per 400 square feet of floor area Maximum: 1 per 200 square feet of floor area
Self-Storage Facility	2 per employee on the maximum shift
Sexually Oriented Business	1 per 50 square feet of floor area
Showroom	1 per 500 square feet of floor area
Teen Club	1 per 50 square feet of floor area
Theater, Cinema	1 per each 5 seats or 100 square feet of floor space, whichever is greater
Industrial Uses	Minimum Requirement
Industrial Uses	1 for each 3 employees on the maximum shift or for each 3,000 square feet of floor area, whichever is greater
Renewable Energy Facility	N/A
Accessory Uses	Minimum Requirement
Dwelling, Accessory Commercial	1 additional space
Outdoor Dining (permanent)	1 per 50 square feet of floor area
Temporary Uses	Minimum Requirement

Table 1151.2 -1: Number of Parking Spaces Required	
Farmers Market	As determined by the Development Services Department based on the proposed use and location
Food Truck/Mobile Food Unit	N/A
Seasonal Sale	As determined by the Development Services Department based on the proposed use and location

- B. Uses Not Listed.** In the case where a use, structure, or premise does not have an identified parking requirement in Table XXXX, the minimum number of required parking spaces of the most similar use shall apply as determined by the Development Services Department.
- C. Units of Measurement.** For the purposes of this section, the following units of measurement shall apply³⁰:
 1. Where floor area is designated as the standard for determining parking space requirements, floor area shall be the gross floor area used or intended to be used by tenants or for service to the public as customers, patrons, clients, or patients, including areas occupied by fixtures and equipment, used for the display or sale of merchandise. It shall not include areas used principally for non-public purposes, such as storage, incidental repair, processing or packing of merchandise, show windows, offices incidental to the management or maintenance of stores or buildings, toilet or rest rooms, utilities, dressing rooms, or alteration rooms.
 2. Where seating capacity is the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated, or when fixed seats are not indicated, the capacity shall be determined as being one seat for each 20 square feet of floor area of the assembly room.
 3. In hospitals, bassinets shall not be counted as beds.
 4. In places of public assembly in which patrons or spectators occupy benches, pews, or other such seating facilities, each twenty four inches of such seating facilities shall be counted as one seat.
 5. Fractional numbers shall be rounded up to the next whole number.

³⁰ New method for determining parking requirements

6. The parking spaces required for mixed uses shall be sum of the parking required for each use considered separately.
7. Developments that include two or more buildings or uses, may share a parking area as long as the total number of parking spaces provided meets the minimum number of parking spaces for each use individually. This shall not apply when the parking area exceeds a distance of 1,000 feet from the subject establishment. A signed parking agreement is required between all applicable parties.
8. Parking spaces that are provided in a garage shall count towards the parking requirement.

D. Modification of Requirements³¹

1. **Administrative Adjustments.** The Development Services Department may approve a reduction in the number of required parking spaces up to 10 percent as part of the site plan review. The applicant shall provide written justification for the reduction based on the parking demand of the proposed use, number of typical patrons or employees, shared parking availability, or other similar reason.

E. Location Requirements. Accessory off-street parking facilities shall be located as hereinafter specified.

1. Accessory off-street parking spaces shall be located on the same lot as those in which the principal use is permitted.
2. Accessory off-street parking spaces shall be set back a minimum of five feet from all property lines.
3. Where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building such facility is required to serve.
 - a. **One and two family dwellings.** On the same lot with the building they are required to serve.
 - b. **Office, retail commercial, service, institutional and other residential uses.** Within 300 feet from the building they are required to serve.
 - c. **All other uses.** Within 1,000 feet from the building they are required to serve.

³¹ New

F. Parking Space and Aisle Size Requirements³². The minimum width for a circulation aisle and each off-street parking space, open or enclosed, shall conform with the following regulations.

Table 1151.3 -2: Parking Space and Aisle Dimensions				
Parking Orientation	A	B	C	D
	One-Way Aisle Width	Two-Way Aisle Width	Minimum Space Width	Length of Space
Parallel Space	12 feet	20 feet	9 feet	21 feet
45 degrees	13 feet	20 feet	9 feet	20 feet
60 degrees	18 feet	22 feet	9 feet	20 feet
90 degrees	22 feet	24 feet	9 feet	20 feet

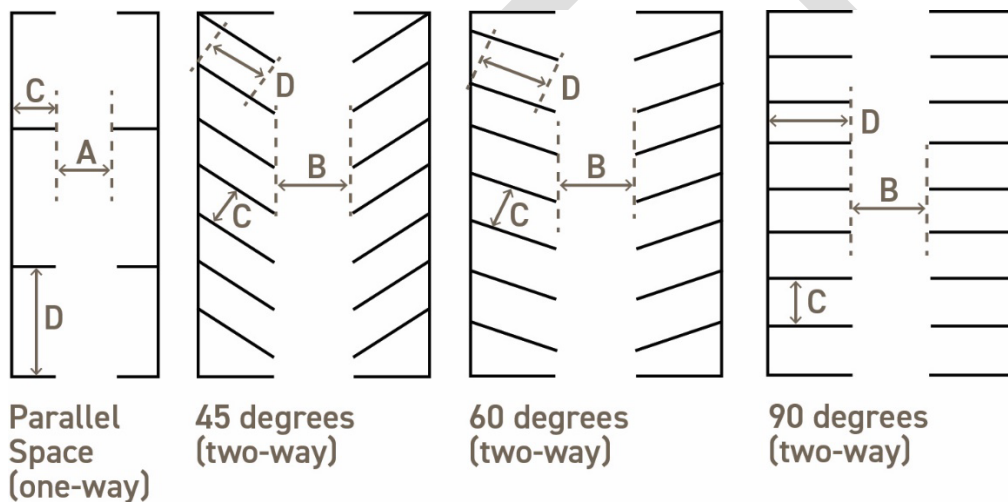


Figure 8: Illustration of parking angles and related dimensional references

G. Access

1. There shall be adequate provision for ingress and egress.
2. Where a lot does not abut on a public or private street, alley or easement of access, an access drive shall be provided to parking areas or spaces required and the width shall be as follows:
 - a. The access drive shall be a minimum of eight feet wide for residential uses.

³² New table and standards

- b. The access drive shall be a minimum of 10 feet wide for any nonresidential use.
- 3. Such access drives shall not be located in any A or R District except when provided in connection with a use permitted in an A or R District.

H. Stacking Spaces³³

- 1. **Applicability.** Establishments which by their nature create lines of customers waiting to be served within motor vehicles shall provide stacking spaces that are on the same lot as the use, in addition to the required number of parking spaces per Table XXXX. The required stacking spaces shall not extend into or be within the public right-of-way, access drives, or circulation areas. Stacking spaces shall meet the following requirements set forth in the following table.

Table 1151.3 -3: Stacking Space Requirements		
Activity	Minimum Number of Required Stacking Spaces	Measured From
Food and beverage use with drive-thru or pick-up window	12 for a single lane 6 per lane for 2 or more lanes	Pick-up window
Financial institutions or ATMs	6	Teller, window, or ATM
Motor Vehicle fueling	2 per fuel pump	Pump island
Pharmacy	5 for a single lane 3 per lane for 2 or more lanes	Pick-up window
Motor Vehicle washing, automatic	6 per lane	Outside of washing bay
Motor Vehicle washing, self-service	4 per lane	Outside of washing bay
Other	As determined by the Development Services Department	

- 2. **Dimensions.** Each stacking space shall have an area not less than 160 square feet (measured 8 feet in width by 22 feet in depth) exclusive of access drives and parking aisles.

³³ New

- 3. Modifications.** The Development Services Department may require additional stacking spaces than specified in this section for uses that have extremely high-demand use periods that cause long waiting lines, such as fast food restaurants or drive-thru coffee shops. In such cases, the Development Services Department shall work with the applicant to ensure that the site plan can accommodate the anticipated intensity of demand.
- I. Parking Requirements for Physically Disabled.** All off-street parking lots shall provide parking spaces for the physically disabled as required by the Ohio Basic Building Code and shall include all necessary markings, striping, and signage.
- J. Naturalized Drainage³⁴.** Parking areas may include utilize bioswales and bioretention strategies as part of an overall stormwater drainage and management plan.



Figure 9: Image of a bioswale within a parking area

- K. Residential Off-Street Parking Facilities.** Accessory off-street parking facilities for single family and two family dwellings, in any zoning district, shall be limited to 35 percent of the front yard.
- L. Residential Turnarounds.** Residential lots fronting or abutting on a regional or primary thoroughfare as defined in the comprehensive plan shall provide a turnaround to ensure that vehicles do not have to back up into the adjacent thoroughfare.

³⁴ New

- M. Parking of Recreational Vehicles in Residential Areas.** All parking of recreational vehicles in A or R Zoning Districts and on property used for residential purposes in any other zoning district shall be subject to the following:
1. No part of a recreational vehicle shall be parked or extend nearer than two feet from a public right-of-way or other property line, whether or not such part or extension of the recreational vehicle actually touches the ground or a surface on the ground.
 2. All recreational vehicles shall be parked on a completely paved surface in accordance with Section XXXX, which paved surface shall cover completely all areas beneath any part of the recreational vehicle, excluding the area beneath any pull-out or other extension while extended and which is retracted when the recreational vehicle is used on the public roadways. Canoes of any length and rowboats ten feet or less in length which are stored in a rear yard or on a corner lot in the side or rear yard away from the street are excluded from this subsection.
 3. All recreational vehicles shall be maintained in a clean and sanitary condition, in good structural and mechanical repair and fully operational for their intended use with all current licenses and registrations required for their operation and use upon public roadways and/or waterways as applicable.
 4. All watercrafts, personal watercrafts, and vessels, except canoes of any length and rowboats ten feet or less in length, must be parked on a trailer which is suitable and licensed for use upon the public roadways.
 5. No recreational vehicle shall be occupied as a permanent or temporary residence and shall have no permanent electric, water or gas connections and no connections of any kind to a public or private sanitary sewer system.
 6. No personal property of any kind or description, except wheel blocks and jack stands, may be placed or stored on the ground or surface under any part of a recreational vehicle, including pull-outs. Grass or vegetation, if any, under a recreational vehicle, including pull-outs, shall be cut, and maintained at the same height as the other parts of the abutting grass or vegetation.
 7. The requirements of this subsection do not apply to recreational vehicles that are stored completely within an enclosed permanent structure.

- N. Traffic and Pedestrian Visibility.** On any lot, no fence, structure, or planting shall be erected or maintained which interferes with reasonable sight distance for pedestrians or motor vehicle operators along sidewalks and/or streets, on private property, and for motor vehicle ingress and egress to and from adjoining property.
- O. Parking of Commercial Vehicles.**³⁵ No commercial vehicle shall be parked or stored on any street or any residential premises in any A or R District or property used for residential purposes for any period of time greater than four hours unless enclosed within a garage. However, one commercial vehicle shall be permitted to be parked or stored in or upon a driveway in an A or R District or property used for residential purposes provided it does not exceed eight feet in height and/or 20 feet in length, and is not a bus, cement truck, box truck, box van, semi-tractor, semi-trailer, or any non-recreational trailer used for commercial purposes, stake bed truck, step van, tank truck, tar truck, dump truck, tow truck, wrecker, or similar.
- P. Inoperative and/or Unlicensed Motor Vehicles and Trailers.** No person, firm or corporation owning or occupying a lot or land within the City shall place, cause to be placed or allow to remain an inoperative and/or unlicensed motor vehicle or trailer on such premises for a period exceeding seventy-two hours, except where such use is specifically authorized for the district in which such motor vehicle or trailer is located.
- Q. Electric Vehicle Charging Stations**³⁶. Electric vehicle (EV) charging stations are subject to the following:
1. Level 1 and Level 2 EV charging stations are allowed as an accessory use to any permitted principal use in any district. Level 3 EV charging stations are allowed as an accessory use to any multi-family residential use or any non-residential use.
 2. The location of such spaces shall be approved by the Superintendent of Building and Zoning.
 3. EV charging station spaces shall be reserved and designated for the charging of electric vehicles only. Information regarding amperage and voltage levels, time limits, cost, tow-away provisions, and contact information must be posted at the spaces.
 4. EV charging station spaces may be located in any yard.

³⁵ New

³⁶ New

5. EV charging stations shall not interfere with vehicle, bicycle, or pedestrian access and circulation, or with required landscaping

1151.4 Development and Maintenance of Off-Street Parking Areas

- A. **Applicability.** The requirements of this Section shall apply to all off-street parking areas and areas dedicated to the storage and display of vehicles.
- B. **Screening and Landscaping.** Off-street parking areas shall be screened and landscaped as required in Section XXX(landscaping for parking areas).
- C. **Minimum Distances and Setbacks.** Off-street parking facilities shall be set back a minimum of five feet from any adjoining street right-of-way line. No part of any parking area for more than five vehicles shall be closer than ten feet to any dwelling, school, hospital, or other institution for human care located on an adjoining lot unless screened by an opaque masonry wall.
- D. **Surfacing.** All off-street parking areas including driveways, entrances, exits, lanes, and aisles shall be surfaced with an asphalt or cement binder pavement so as to provide a durable, dustless surface; shall be so graded and drained as to dispose of all surface water accumulated within the area; and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles. All improvements made shall be in conformance with the Design, Construction, and Materials Specification Handbook.
- E. **Lighting.** Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises and shall comply with Section XXXX (Outdoor Lighting).

1151.5 Off-Street Loading Space

- A. **Required**
 1. In any district in connection with any building or part thereof hereafter erected or altered, which is to be occupied by industrial, warehousing, wholesale commercial, retail commercial, service or other uses requiring the receipt or distribution by truck of materials or merchandise, there shall be provided and maintained off-street and loading spaces.
 2. The number of off-street loading spaces shall be as deemed necessary by the Development Services Department.
- B. **Minimum Size.** Each loading space shall be not less than 10 feet in width, 25 feet in length, and 14 feet in height.

- C. Location.** Loading spaces shall be on the same premises with the building they are intended to serve. They may be located in the front yard in the M Districts if they are located a minimum of 100 feet from the property line and they may occupy any part of any required side or rear yard, provided no such loading space is located closer than 50 feet from any other lot located in any A or R District unless wholly within a completely enclosed building or enclosed on all sides by a well maintained wall or solid fence not less than six feet in height that is uniformly painted. Such loading area shall not conflict with any of the required landscaping for the site, as determined by Chapter XXXX(landscaping).
- D. Access.** There shall be adequate provisions for ingress and egress. Where a lot does not abut on a public or private street, alley or easement of access, there shall be provided an access drive leading to the loading spaces required hereunder; such access drive shall not be less than 18 feet in width and shall not be located in any A or R District except where provided in connection with a use permitted in an A or R District.

1151.6 Modifications

The Board of Zoning Appeals may, on appeal, authorize a modification, reduction, or waiver of the foregoing requirements if it should find that, in the particular case appealed, the peculiar nature of the residential, office, retail commercial, service, wholesale commercial, industrial, institutional, recreational, or other use, or the exceptional shape or size of the property, or other exceptional situation and condition would justify such an action.

CHAPTER 1152. LANDSCAPING AND BUFFERING

1152.1 Purpose

The purpose of this chapter is to establish regulations to protect and promote the public interest and welfare by requiring buffering between uses of different intensities, screening vehicle headlights from adjacent roads, providing environmental benefits such as cleaner air quality and a reduction in noise, heat and glare, improving surface drainage, beautifying and enhancing built and undeveloped areas, advancing the aesthetic quality of the community, and maintaining property values and the quality of life in the City.

1152.1 Applicability³⁷

- A. This chapter shall apply to all new property development, redevelopment, and substantial expansions of existing parking areas, except for single family (attached and detached) dwellings, and two family dwellings.
- B. When a use change results in a different buffering requirement, as set forth in Table XXXX, the use shall be required to install the required buffer per the regulations herein.
- C. In all zoning districts, all areas not occupied by structures, pathways, parking lots, or loading areas shall be covered with plantings, grass, or other natural ground cover. Hardscape, such as rock, shall only be permitted as necessary to convey stormwater run-off or as a minor accessory to plantings, grass, or other natural ground cover.
- D. Parking lots and parking lot expansions of 10 or less parking spaces are exempt from the requirements of this chapter.
- E. Substantial expansions of existing parking areas shall be defined as an addition of 10 or more off-street parking spaces. The landscaping regulations contained within this chapter related to off-street parking shall apply to the expansion area only. The existing parking area will not be required to meet the regulations contained herein.
- F. Parking lot areas and parking spaces contained entirely within a parking garage shall not be subject to the landscaping regulations of this chapter.

³⁷ New

1152.2 Landscape Plan Required³⁸

- A.** Any development that requires landscaping, per the previous applicability subsection, shall submit a landscape plan as part of a site plan application. Landscape plans shall be drawn to scale and shall include the following information:
1. North arrow and scale bar;
 2. Name of applicant, owner, and preparer;
 3. Date the plans are submitted and revised;
 4. Existing and proposed improvements including buildings, structures, roads, parking areas, sidewalks, and other similar permanent improvements;
 5. Existing plant material to be removed or retained (subject to Section XXXX(tree preservation));
 6. Property lines and easements;
 7. A table showing the square footage of the internal parking and vehicular use area, five percent of the square footage of the vehicular use area, the total square footage of the internal landscaping, the number of parking spaces provided, and the number and types of landscaping materials with their planting heights/size provided;
 8. A table indicating the buffering requirements per Table XXX, including the lineal footage of property lines or frontage that requires buffering and the type of buffering being utilized.
 9. Plan for the location of all landscaping materials;
 10. Typical planting details and notes;
 11. Irrigation plan, if applicable;
 12. Identification of sustainable landscaping and infrastructure elements which could include, but is not limited to, rain barrels, bioswales, drought tolerant plan species, on-site water management, or other similar elements; and

³⁸ New

13. Any other information as requested by the Development Services Department.

1152.3 Buffering Requirements

- A. The following table identifies the buffering requirements between land uses of varying intensities.

Table 1152.3 -1: Buffering Requirements ³⁹			
When...	Is Proposed to Abut...	A Minimum Buffer Width Shall be Provided of...	Consisting of a...
Any agricultural, single family, or two-family use	An agricultural, single family, or two family use	N/A	N/A
Any multi-family residential use	An agricultural, single family, or two family use	20 feet in width	6 foot tall screen per Subsection (B)
Any public or institutional use	An agricultural, single family, two family, or multi-family use	20 feet in width	6 foot tall screen per Subsection (B)
Any office, commercial use, or mixed use	An agricultural, single family, two family, or multi-family use	25 feet in width	6 foot tall screen per Subsection (B)
Any industrial use	An agricultural, single family, or two-family use	40 feet in width	6 foot tall screen per Subsection (B)
	A multi-family residential use	30 feet in width	6 foot tall screen per Subsection (B)
	A public or institutional, commercial, or mixed use	20 feet in width	6 foot tall screen per Subsection (B)
Any use in the SE zoning district	An agricultural, single family, two family, or multi-family residential use	40 feet in width	6 foot tall screen per Subsection (B)
	A public or institutional, office, commercial, or mixed use	20 feet in width	6 foot tall screen per Subsection (B)

- B. **Buffering Options⁴⁰**. When buffering is required, the following options may be utilized to meet the requirement.

1. One deciduous tree planted every 30 lineal feet plus a continuous row of minimum six foot high evergreen hedge or plantings;

³⁹ New table – changed from zoning district regulations to use regulations

⁴⁰ New

2. Six foot tall wall or opaque fence plus one deciduous tree planted every 30 lineal feet;
3. A double row, staggered planting of minimum six foot tall high evergreen trees planted every 15 lineal feet;
4. A six foot tall earthen berm with deciduous trees planted every 30 lineal feet.
5. Chain link fences, with or without slats, may not be used to meet the buffering requirements of this zoning code.

C. Buffering Requirements

1. Provisions for such buffer areas and construction of required buffers or screens shall be the responsibility of the property owner or developer introducing the new use.
2. Natural buffers consisting of vegetation having a mature height greater than six feet may be required in cases where the difference in topography and/or intensity of the two uses being screened merits such action.
3. All buffer areas shall be unobstructed from ground to sky, except for required screens and natural plantings, and planted in grass or other natural ground cover upon which no activity, use, or structure shall be placed. Screening and buffering will extend along the common property line forward to the building line of the adjoining use except when the new use conducts primary and/or accessory activities excluding driveways of two lanes or less forward of the primary building of the adjoining use. In that situation, the screening and buffering shall be extended to provide screening and buffering between such primary and/or accessory activity and the adjoining property. The height of such screen may be adjusted to prevent limits to visibility that may affect safety.
4. Where plants are utilized as part of a buffer, such plants shall provide a minimum of 60 percent winter opacity and an 80 percent summer opacity within five years after installation. The Development Services Department shall have authority to determine whether such plantings will provide the appropriate levels of opacity within five years recognizing the growth of natural vegetation. Screens other than plantings must provide a minimum of 80 percent opacity at all times.

1152.4 Easements, Rights-of-Way, and Setbacks⁴¹

Required landscaping may be placed wholly or partially in utility or other easements provided that all requirements can be fulfilled and the holder of the easement(s) grants approval. If the City of Fairfield or other designated utility company removes the landscaping in order to access the easement area, all landscaping shall be replaced by the property or business owner at their expense.

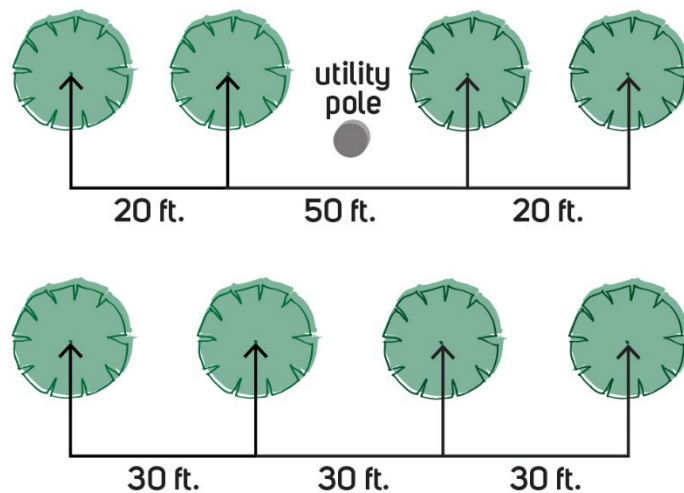
1152.5 Plant Species

- A. The plant species used shall be identified as appropriate for this region of the United States Department of Agriculture's Plant Hardiness Zone Map (Zone 6a) and approved by the City.
- B. Invasive species to this region shall not be used.
- C. Drought tolerant plants that require less water consumption, and which are appropriate for this region, are encouraged.
- D. A variety of plant species is required within a site.

1152.6 Planting and Installation Requirements

- A. Deciduous trees shall be planted at a minimum size of 1.5" in diameter, measured six inches above grade.
- B. Shrubs that are to be used in buffering or screening shall be planted a minimum size of 24 inches in height. Shrubs used in the interior of parking areas, along building frontages, or in other such manners may be of any minimum height or size.
- C. Evergreen trees that are to be used in buffering or screening shall be planted at a minimum size of six feet in height.
- D. Trees that are required along a lineal frontage can be clustered or spaced in a non-uniform manner in order to avoid utility infrastructure, signage, access drives, or other such items. Such alternate spacing shall not reduce the number of required trees.
- E. Tree spacing requirements along a lineal frontage should be measured from the center-point of the proposed tree to the center-point of the adjacent tree.

⁴¹ Whole page is new



Example based on a requirement of 1 tree per 30 lineal feet of frontage

Figure 10: Graphic representation of clustering trees per (D) and measuring trees from center-point to center-point per (E)

- F. When a privacy fence is used for screening purposes, such fence shall be constructed out of wood or a composite material that imitates wood. When a wall is used for screening purposes, such wall shall be constructed out of brick or stone or a composite material that imitates brick or stone. Fences and walls shall conform to the requirements of Chapter XXXX.
- G. Existing landscaping can be used to meet the requirements of this chapter if such landscaping is identified on the landscape plan and meets the planting and material specifications of the landscaping and buffering requirements.

1152.7 Parking and Vehicular Use Area Landscaping Requirements

- A. **Perimeter Requirements.** When any off-street parking lot for any multi-family dwelling use, non-residential use, or mixed use development is proposed to abut a public street, single family or two family dwelling then a minimum buffer shall be provided that consists of the following:
 1. A minimum width of five feet shall be placed adjacent to the parking lot.
 2. One deciduous tree located every 30 feet (a minimum of one tree is required); and
 3. Shrubs planted every three lineal feet.

- B. Interior Requirements⁴².** All parking areas, greater than 10 spaces, shall adhere to the following landscaping requirements:
1. All parking lots shall contain a landscaped area equal to five percent of the entire parking lot. Each area shall contain shrubs, flowers, trees, and/or grass.
 2. Trees shall be provided at a rate of one tree per 20 parking spaces, any fractional number shall be rounded up to the next whole number.
 3. Landscape areas shall be distributed throughout the parking area. Rows of parking spaces shall be interrupted, at a minimum, every 20 spaces by a planting island that is a minimum of eight feet wide and 18 feet in length.
 4. In the case where landscaping requirements shall interfere with the parking requirements of Chapter XXXX, flexibility in the landscaping requirement and/or parking requirement may be permitted by the Planning Commission.

1152.8 Tree Preservation⁴³

- A. Tree Identification.** During the planning stages of development, property owners and applicants shall consider utilizing existing trees in their site plan. Site grading, location of structures, and parking locations should be planned with consideration of their impact on existing trees. The landscape plan shall identify the following, in addition to the requirements of Section XXXX:
1. Deciduous hardwood trees with 6 caliper inches or greater;
 2. Evergreen trees with 8 caliper inches or greater;
 3. Ornamental trees with 2 caliper inches or greater;
- B. Tree Replanting.** The replanting of trees is required for those trees where removal is necessary to facilitate development. For development of new sites, trees must be replaced at a rate of $\frac{1}{2}$ of the total caliper inches removed. On redevelopment sites, trees must be replaced at a rate of one caliper inch of replacement for every inch removed.
- C. Exemptions.** Certain situations are except from tree replacement including:
1. Trees removed during an emergency;

⁴² 2-6 are new

⁴³ New – modeled after Springdale’s tree preservation ordinance

2. Trees located in the area of proposed buildings;
3. Trees on existing developed single family lots;
4. Trees that are less than 12 caliper inches on lots less than 20,000 square feet, except those which were planted as part of site's landscape plan.
5. Dead or diseased trees as verified by the Development Services Department.

1152.9 Modifications

Modifications may be granted from the policies and requirements of these standards by the Planning Commission if there is an undue hardship or special circumstance that makes the modification request necessary. Such requests shall be submitted in writing to the Development Services Department and shall include justification for the modification that addresses what unusual or extraordinary circumstance exists that necessitates the request, if the modification still meets the intent of the policies and requirements of this Section, and that the request will not adversely affect or impact other properties in the vicinity. The Planning Commission may approve the modification if they deem it justified based on the written request.

1152.10 Maintenance

All landscaping, screening materials, and landscape areas shall be maintained in good condition and kept free from debris, litter, junk, rubbish, weeds, overgrowth, and deceased planting materials. Property owners are responsible the maintenance of landscaping, including, but not limited to, appropriate trimming of natural vegetation, painting, and general repair. Property owners shall also replace any dead, dying, or missing planting materials with materials of a like kind and species.

1152.11 Enforcement

Violation of these installation and maintenance provisions shall be grounds to issue a zoning citation per section XXXX and require the replacement of the landscape materials.

CHAPTER 1153. FENCES, HEDGES, AND WALLS

1153.1 Purpose

The purpose of this chapter is to establish regulations for fences, hedges, walls, and similar enclosures for lots within the City.

1153.2 Applicability

- A. All newly established fences, hedges, and walls shall comply with the regulations contained within this chapter.
- B. The following regulations apply to all uses in all zoning districts.

1153.3 Location Regulations

- A. **Interior Lots.** Fences, hedges, and walls, may be located on interior lots per the following:
 - 1. Decorative fences, hedges, and walls are permitted in the front yard of a lot, subject to the following:
 - a. Decorative fences include split rail, picket, wrought iron, or other decorative varieties, but not including chain link.
 - b. Decorative fences, hedges, and walls cannot form an enclosure or boundary within the property.
 - c. A cumulative total of 16 lineal feet of decorative fences, hedges, and walls shall be permitted within the front yard and shall be limited to sections of a maximum of eight feet in length.
 - d. Decorative fences, hedges, and walls must be set back a minimum of one foot from the public right-of-way.
 - e. The maximum height of all decorative fences, hedges, and walls in the front yard is four feet.
 - f. Decorative fences in the front yard shall have a maximum opacity of 50 percent.
 - 2. Fences, hedges, and walls are permitted in the side yard.
 - 3. Fences, hedges, and walls are permitted in the rear yard.

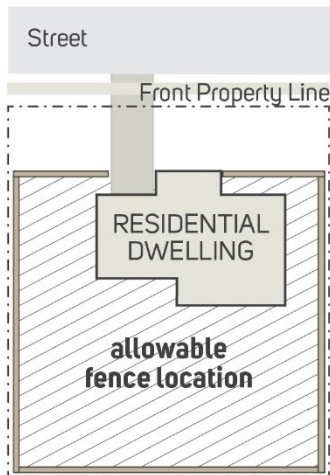


Figure 11: Graphic representation of allowable fence locations on interior lots

B. Corner Lots. Fences, hedges, and walls may be located on corner lots per the following:

1. Fences, walls, and hedges within the front yard of the front property line shall conform with Subsection XXX (fences in a front yard).
2. Fences, hedges, and walls within the front yard of the side street property line shall be set back from the side street property line a minimum distance that is equal to the required front yard setback.
3. Fences, hedges, and walls are permitted in the side and rear yards.

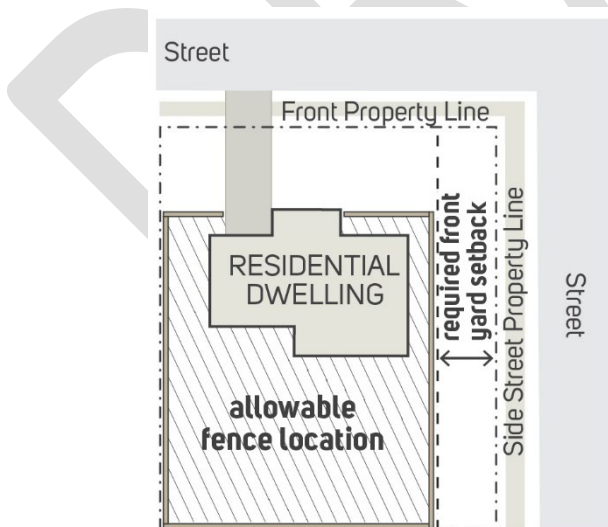


Figure 12: Graphic representation of allowable fence locations on corner lots

- C. Double Frontage Lots.** Fences, hedges, and walls may be located on double frontage lots per the following:
1. Fences, hedges, and walls within the front yard of the front property line shall conform with Subsection XXX (fences in a front yard).
 2. Fences, hedges, and walls within the front yard of the rear street property line that have more than 50 percent opacity shall be set back a minimum of 30 feet from the rear street property line. Fences, hedges, and walls that have a maximum of 50 percent opacity, shall be set back five feet from the rear street property line.
 3. Fences, hedges, and walls are permitted in the side yards.

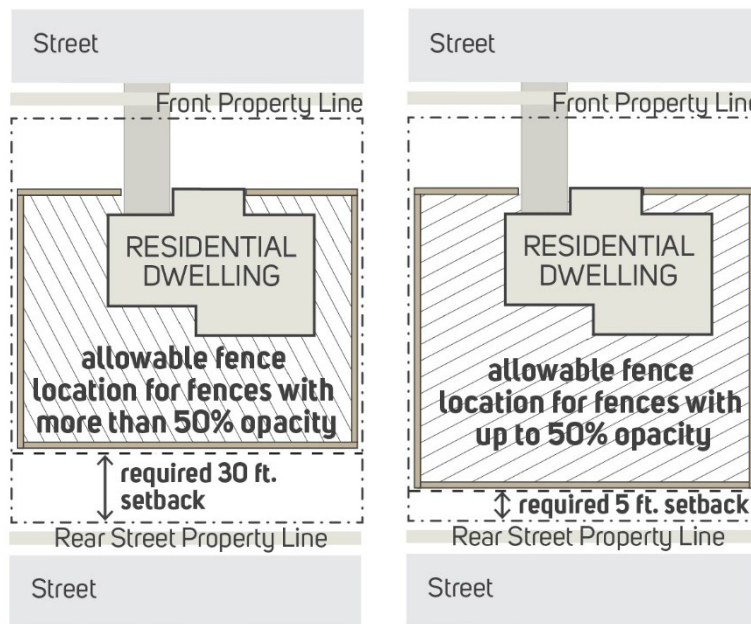


Figure 13: Graphic representations of allowable fence locations on double frontage lots

1153.4 Design Regulations

- A. Height.** No fence, hedge, or wall shall exceed six feet in height above the elevation of the ground where located, unless specifically exempted in this code.
1. **Measurement.** Fences and walls shall be measured from the surface of the ground to the highest point of the fence or wall. If a fence or wall is located on a hill or slope, the maximum height of fence shall remain six feet in height for its entire length. This can be done through installing a stepped fence or a contour fence.

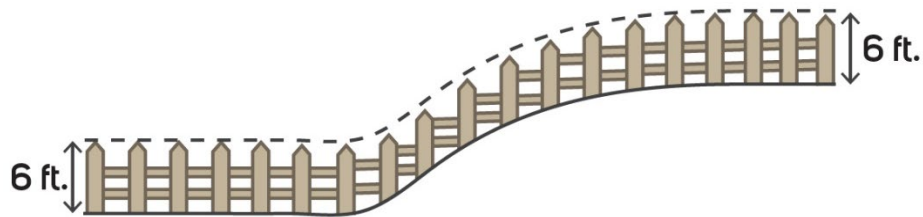


Figure 14: Graphic representation of a stepped fence on a hill or slope

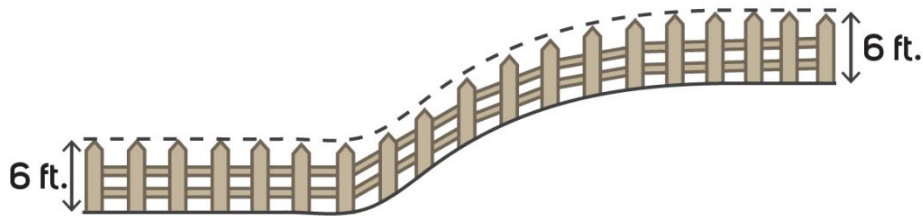


Figure 15: Graphic representation of a contour fence on a hill or slope

B. Materials and Fence Design

1. Any fence that has 50 percent or more opacity shall have the posts and supporting rails located on the inside of the fence or shall be constructed so that the slats of the fence alternate on the inside and outside of the posts and supporting rails.
2. Electric fences are prohibited, unless for burglar alarms or for retaining livestock.
3. Barbed wire fences are prohibited, unless:
 - a. Used for retaining livestock, but not permitted to abut any public street or sidewalk.
 - b. Placed at the top of fences at least six feet high enclosing a business or manufacturing premises, and when so used shall be at least seven feet above the ground and the supporting arms shall extend inwards toward the enclosed property.

1153.5 Review Process

- A. A zoning certificate per Section XXXX shall be applied for and obtained prior to erection of any fence four feet or less in height.
- B. A building permit per Section XXXX shall be applied for and obtained prior to erection of any fence over four feet in height.

1153.6 Retaining Walls⁴⁴

- A. Retaining walls may be located in any required yard provided such walls are necessary to properly maintain/retain an elevation of the yard and provided such walls do not exceed at any point, forty-eight inches in height above the elevation of the surface of the ground at such point, except that retaining walls in rear or side yards may be no more than seventy-two inches in height.
- B. Retaining walls must be shown on any plot plan submitted and shall not be deemed approved if not accurately shown on the plot plan.
- C. The Superintendent of Building and Zoning may require that a retaining wall be designed by a registered design professional if determined to be necessary for the safety of the wall in the discretion of the Superintendent.

⁴⁴ To be updated by staff

CHAPTER 1154. OUTDOOR LIGHTING

1154.1 Purpose

The purpose of this section is to regulate the spillover of light and glare on operations of motor vehicles, pedestrians, and land uses in the proximity of the light source. Regulations take into consideration safety concerns as well as the nuisance and the hazard aspects of glare.

1154.2 Applicability

- A. The following regulations shall apply to any outdoor lighting located in any district.
- B. Street lighting is regulated by Section XXXX.
- C. The following types of lights are prohibited in the City:
 1. Search lights;
 2. Beacons;
 3. Laser source lights;
 4. Any high-intensity or flashing light not associated with emergency services or public safety, and
 5. LED, neon tubing, or rope lights that are being used as building accent lighting and/or window trimming.

1154.3 Exemptions

The following lighting scenarios are exempt from the regulations contained herein:

- A. Holiday lighting of a temporary nature.
- B. All temporary emergency lighting needed by police, fire, medical, or other emergency service vehicles, and public service vehicles. This includes vehicular lights, which are exempt from the requirements of this section including flashing or blinking lights;
- C. Street and traffic lights; and
- D. All lighting required by the Federal Aviation Agency (FAA) or any other federal regulatory agency.

1154.4 Lighting Plan

- A.** A lighting plan, including a photometric plan, shall be submitted for any building, structure, or use of land that requires the review and approval of a parking plan, as specified in Section XXXX. A lighting plan may also be required, at the determination of the Development Services Department, when a zoning certificate is filed. The lighting plan shall be reviewed and approved by the Development Services Department and shall provide the following information:
1. The locations of all site lighting including on-building, security, flood, parking lot lighting, and other lights that may be proposed.
 2. The minimum and maximum intensity/illumination for the site, measured in foot candles.
 3. Details of the proposed outdoor lighting fixtures including the manufacturer, model, and style of the fixture.
 4. The proposed height of all freestanding lighting fixtures.
- B.** A lighting plan is not required in the M-1 and M-2 Districts, unless the subject property is within 100 feet of an A or R District or property used for residential purposes. Lighting in the M-1 and M-2 Districts shall still comply with the requirements of this Chapter.

1154.5 Outdoor Lighting Regulations

A. Height

1. All lighting fixtures attached to an exterior of a structure shall not exceed the height of the structure.
2. All freestanding lights with cut-off fixtures shall not exceed a maximum height of 24 feet above grade.
3. All freestanding lights without cut-off fixtures (decorative) shall not exceed 12 feet.

B. Lighting Styles and Design

1. Illumination

- a. The maximum illumination permitted on-site is 15 footcandles.

- b. The maximum illumination permitted at the property line in each district type and use, as demonstrated by a photometric drawing, shall be shown in Table XXXX (Illumination Levels).

Table 1154.3 -1: Illumination Levels	
Zoning District/Use	Maximum Illumination Level at the Property Line
A and R Districts (single family and two family uses)	0.00 footcandles
R Districts (multi-family), B, C, D, SE, and M Districts	0.50 footcandles

- c. Where a zoning district or use abuts another district or use with a different maximum illumination requirement, the maximum illumination requirement permitted at the property line shall be that of the less intense illumination.

2. Design

- a. All exterior light poles and fixtures shall be bronze, gray, or black in color.
- b. All exterior light (not including decorative fixtures) shall be full-cutoff fixtures.



Figure 16: Graphic representations of a cut-off lighting fixture (left) and a decorative fixture (right)

- 3. **Shielding.** All outdoor lighting for non-residential uses shall be located, screened, or shielded so they are pointed down and away from all property lines and so that adjacent lots are not directly or indirectly illuminated. This can be achieved by utilizing cut-off lighting fixtures.

4. Color and Glare

- a.** No outdoor lighting shall be of such an intensity or color distortion as to cause glare or to impair the vision of drivers or pedestrians.
- b.** No outdoor lighting shall be of such an intensity, location, or color distortion as to cause glare or negatively affect residential uses.
- c.** Uniform lighting shall be provided to prevent various intensities of lighting throughout the parking area.