

## Chapter 3 – Site Standards

### A. Residential Design Standards.

1. **Purpose and Applicability.**
  - a. *Purpose.* The purpose of the residential design standards is to provide for a set of regulations above the building codes that have been enacted by the County to create a high-quality development that will be appealing to residents.
  - b. *Applicability.* These design standards shall apply to all single-family and two-family residential development in all major residential subdivisions platted after the effective date of this UDO.
2. **Exterior Materials.** A primary dwelling's exterior materials, excluding windows, entry doors, overhead doors, and associated trim, shall include the following in any combination:
  - a. Brick, stone, or other traditional masonry media laid individually and adhered by mortar;
  - b. Wood siding, cement-based siding, resin-bound engineered wood siding, or an equivalent-quality siding material;
  - c. Galvanized or galvalume metal panel or siding; glass, stucco, or pre-cast concrete panel; or
  - d. Exterior Insulation and Finish System (EIFS) and heavy-grade vinyl siding (minimum 0.044-inch), which are permitted only on a dwelling's rear elevation, and may account for no more than 40 percent of that rear elevation's area. However, single-family dwellings in the DR and MR zoning districts may employ EIFS or heavy-grade vinyl siding on any of a dwelling's elevations, but on no more than 50 percent of a dwelling's total elevation area.
3. **Windows.** There shall be at least two windows per floor on building facades facing a street, a rear lot line, or common area, and at least one window per floor on building facades facing a side lot line. To count toward this requirement, a window must have an area of at least eight square feet.
4. **Eaves.** Primary dwellings shall provide minimum 12-inch eaves, measured from framing, along all facades.
5. **Roofs.**
  - a. Roofs shall be surfaced with asphalt shingle, industry-approved synthetic shingle, slate, shake, standing seam metal, or tile.
  - b. Sloped main roofs shall have a minimum pitch of 6/12 **or greater**. However, lower-pitched roofs historically associated with a clearly established architectural idiom, such as Craftsman, Prairie, Italianate, Federal, Spanish and bungalow, shall be permitted at the Administrator's discretion.

- c. Flat roofs shall require parapet screening, which shall completely obscure from ground view all rooftop mechanical equipment and facilities and shall be constructed of the same material as the primary façade.

**6. Attached Garages.**

- a. No more than two car bays may share a common garage door.
- b. A dwelling's aggregate garage door width may not exceed 40 percent of the total width of the dwelling. However:
  - 1) There is no aggregate garage door width limitation for side entry (45- to 90-degree) attached garages, for attached garages offset 20 feet or more behind the front façade of a dwelling, or for three-car attached garages.
  - 2) Aggregate garage door width may be up to 50 percent of the total width of the dwelling if at least two of the following architectural elements are provided: decorative garage door, garage door windows, embellishing masonry, or similar enhancing architectural elements.

**7. Architectural Diversity.**

- a. Adjoining lots shall not be developed with the same primary dwelling building model. Here, "primary dwelling building model" shall refer to the dwelling's architectural elevations, rather than its interior floor plan.
- b. No more than 30% of the lots on a block may be developed with the same primary dwelling building model.
- c. Variety in primary dwelling building models shall be based on architectural articulation, fenestration, use of exterior materials and colors, massing and silhouette, with regard to all four building elevations.
- d. The developer may propose an alternative method for meeting these architectural diversity regulations. Such method may be approved by the Administrator if it is deemed to meet or exceed the purpose of these regulations. The Administrator's decision may be formally appealed to the Board of Zoning Appeals.

**B. Parking, Loading, and Stacking.**

**1. Purpose and Applicability.**

- a. *Purpose.* The purpose of this Section 3.B is to ensure that:
  - 1) Adequate off-street parking is provided;
  - 2) Standards are established for the functional design of off-street parking facilities;
  - 3) Sufficient parking is provided in nonresidential areas that are near residential neighborhoods, so that the character and quality of life in the residential neighborhoods are protected from overflow parking;
  - 4) Adequate loading areas are provided that do not interfere with the function of other vehicular use areas;

- 5) Adequate stacking areas are provided to ensure safe and efficient circulation within sites that contain drive-in or drive-through uses; and
  - 6) Access to sites is managed to maintain the desired function and safety of the adjacent street(s).
- b. *Applicability.* Off-street parking and loading provisions of this Section 3.B shall apply as follows:
- 1) For all structures erected and all uses of land established after the effective date of this UDO, accessory parking and loading facilities shall be provided as required by these regulations.
  - 2) When the intensity of use of any structure or premises is increased through the addition of dwelling units, floor area, beds, seating capacity, or other unit of measurement, parking and loading facilities as required herein shall be provided for such increase in intensity or use.
  - 3) Whenever the existing use of a structure is changed to a new use, parking or loading facilities shall be provided as required for such new use.
  - 4) Off-street parking facilities required herein shall not be used for the repair, dismantling, or wrecking of any vehicles, equipment or material.
  - 5) Off-street parking and loading spaces shall be provided on the same lot as the use served except as otherwise provided in the UDO. Adequate area shall be provided to permit any maneuvering necessary to reach off-street parking and loading areas.

## 2. Required Off-Street Parking.

- a. *Number of Off-Street Parking Spaces.* The number of off-street parking spaces for each new use shall be provided in accordance with Table 3.1, *Off-Street Parking Requirements*.
- b. *Cumulative Calculation.* In determining the number of parking spaces required for more than one use on a particular parcel of property, the Administrator may determine the total number of parking spaces required by adding the amount of spaces required for each specific activity as listed in Table 3.1, *Off-Street Parking Requirements*.
- c. *Rounding.* When computing the number of parking spaces, any fraction shall be rounded up to the next highest number.
- d. *Similar Uses.* The parking lot requirements for a use not specifically listed in Table 3.1, *Off-Street Parking Requirements*, shall be the same as for a listed use of similar parking demand generation, as determined by the Administrator.
- e. **Maximum Parking.** For all non-residential uses, A- a maximum amount of parking of one hundred thirty percent (130%) of the required number of parking spaces as indicated in accordance with Table 3.1, *Off-Street Parking Requirements*, may be provided for a particular use. This requirement does not apply to non-residential uses.
- f. *Variables for Calculating the Required Parking.* The variables used for parking calculations are measured as follows:

**Commented [BD1]:** Discussion point to ensure that you are comfortable with this revised approach.

- 1) *Per Dwelling Unit (DU)*. The phrase "per DU" means that the number of parking spaces is calculated based on the number of dwelling units.
- 2) *Per Bedroom (BR)*. The phrase "per BR" means the number of parking spaces is calculated based on the number of bedrooms.
- 3) *Gross Square Feet*. The phrase "gross square feet" means the total amount of square footage within a building or buildings.
- 4) *Dedicated to the Use*. The phrase "dedicated to the use" means the total amount of property that is being maintained for a particular use regardless of whether that property is inside a building, surrounding a structure, or outside away from any structure.
- 5) *Usable Floor Area*. The phrase "usable floor area" means the total square footage within a building that is open to the public.

Table 3.1, Off-Street Parking Requirements	
Land Use	Parking Spaces Required
<b>RESIDENTIAL USES</b>	
<b>Residential – Primary</b>	
Single Detached Dwelling	2 spaces per DU
Duplex (2 du)	2 spaces per DU
Townhouse (3 to 10 du)	2 spaces per DU
Apartment (> 3 du)	2 spaces per DU
Manufactured Home Park	1 space per BR + 1 space for each five manufactured homes
Retirement Housing	1 space per 2 beds
<b>Residential – Accessory</b>	
Accessory Dwelling Unit, Attached	1 space per BR
Accessory Dwelling Unit, Detached	1 space per BR
<b>Commercial Uses of the Home</b>	
Child Care Home	1 additional space in addition to those spaces required for the residential use
Home Business	1 space per employee not living in the home
Short-Term Rental	1 space per BR designated for the use in addition to those spaces required for the residential use
<b>NONRESIDENTIAL USES</b>	
<b>Agricultural Uses</b>	
Agritourism	1 space per 400 gross square feet dedicated to the use
Dairy	1 space per 1,500 sq. ft. gross square feet
Farm Equipment and Repair Store	1 space per 1,500 sq. ft. gross square feet
Grain Elevator	1 space per every employee of the largest shift
Greenhouse / Nursery	1 space per 1,500 sq. ft. gross square feet
Landscaping Supply Store	1 space per 1,500 sq. ft. gross square feet
Livestock Production	1 space per 1,500 sq. ft. gross square feet
Sawmill / Timber Processing	1 space per every employee of the largest shift

<b>Table 3.1, Off-Street Parking Requirements</b>	
<b>Land Use</b>	<b>Parking Spaces Required</b>
<b>Automobile and Related Service Uses</b>	
Automobile / Vehicle Sales and Rental	1 space per 300 gross square feet
Automobile / Vehicle Repair and Service	3 spaces per bay
Car Wash	1 space per 2 bays for self-service vehicle washes (not including the bays); 1 space per unattended automated wash; 5 spaces per attended, automated wash with detail or hand-finishing services
<b>Civic, Institutional, and Health Care Uses</b>	
Cemetery	1 space per acre
Child Care Center	1 space for per four clients at building's maximum capacity plus one per employee on the largest shift
Correctional Institution	1 per every employee on largest shift plus 1 per every 20 potential inmates
Governmental Service (Police, Fire, Emergency Medical Services)	1 space per every 300 sf plus 1 per vehicle stored on-site plus 1 per employee on the largest shift
Hospital / Rehabilitative Care	2 spaces per every exam or outpatient/inpatient bed, procedure/operating room, plus 1 per laboratory or recovery room, plus 1 per every 2 employees on the largest shift
Library	1 space per 300 gross square feet
Museum / Gallery	1 space per 300 gross square feet
Medical and Dental Office / Clinic	1 space per 200 square feet of gross floor area
Park and Recreation Facilities, Active	12 spaces per athletic field plus 1 per 1,000 sq. ft. of indoor or outdoor play area
Park and Recreation Facilities, Passive	12 spaces per acre
Place of Public Assembly, Indoor	1 space for each two and one-half guests allowed on-site – OR – 1 space per every 3 seats
Research Laboratory	1 space per 400 gross square feet
Schools (K-8)	2 spaces per classroom plus 1 space per 3 persons by seating capacity in the largest assembly area
Schools (9-12)	1 space per 3 persons by seating capacity in the largest assembly area – OR - 12 spaces per classroom if no assembly area
Senior Services Care Center	1 space for per four clients at a building's maximum capacity plus one per employee on largest shift
<b>Commercial Uses</b>	
Adult Entertainment Business	1 space per 300 gross square feet
Bank, Credit Union, and Financial Services	1 space per 300 gross square feet
Bar / Brewery	1 space per every 4 seats
Building Materials and Hardware Store	1 space per 400 gross square feet
Grocery	1 space per 300 gross square feet

<b>Table 3.1, Off-Street Parking Requirements</b>	
<b>Land Use</b>	<b>Parking Spaces Required</b>
Heavy Equipment Sales and Rentals	1 space per 200 sq. ft. of usable floor area in offices, waiting area, customer service area plus 1 per rental vehicle
Kennel	1 space per every 12 cages, plus 1 per employee on largest shift
Manufactured Home Sales	1 space per 800 sq. ft. of usable floor area plus 2 per service bay
Motel / Hotel	1 space per room or suite in addition to one space per employee on the largest shift
Office, General	1 space per 200 square feet of gross floor area
Personal Services	1 space per every station, chair or activity area or 1 per 300 square feet, whichever is greater
Recreational Vehicle Park and Campground	1 parking space located on each site, plus one off-street space for each employee on largest shift
Refueling Station	1 space per 4 pump stations or Level 3 charging stations, plus 3 spaces per service bay, plus 1 space per 200 sf. of gross floor area for an attached convenience store
Repair Service	1 space per 300 gross square feet
Restaurant	1 space per every 4 seats
Retail Sales	1 space per 300 gross square feet
Self-Storage, Mini-Warehouse	1 space per 25 storage units + 1 space per 300 sf. of office space
Shooting / Archery Range, Outdoor	1 space per station plus 1 space per employee on largest shift
Travel Center	1 space per 4 pump stations or Level 3 charging stations, plus 3 spaces per service bay, plus 1 space per 200 sf. of gross floor area for an attached convenience store
Veterinary Clinic and/or Service	1 space per every 12 cages, plus 1 per employee on largest shift
<b>Commercial Recreation and Amusement Services Uses</b>	
Bowley Alley	3 spaces per lane
Driving Range (Outdoor)	2 spaces per platform plus 1 space per employee on largest shift
Miniature Golf (Outdoor)	2 spaces per hole plus 1 space per employee on largest shift
Skating Rink / Playground (Indoor)	1 space per 3 seats plus 1 space per employee on largest shift
Swimming Pool (Outdoor)	1 space per 100 sf. of swimming pool (surface of water)
Indoor Commercial Amusement (If not listed above)	1 space per 300 gross square feet
Outdoor Commercial Amusement (if not listed above)	12 spaces per acre

Table 3.1, Off-Street Parking Requirements	
Land Use	Parking Spaces Required
<b>Industrial and Manufacturing Uses</b>	
Contractor's Shop	1 space per 300 square feet of gross floor area plus 1 space per 500 square feet of storage yard
Industrial and Manufacturing Product Sales and Supply	1 space per 400 gross square feet
Junkyard / Salvage Yard	1 space per employee on the largest shift
Manufacturing, Heavy ( <i>includes handling of explosive and/or foul materials</i> )	1 space per 400 gross square feet
Manufacturing, Light ( <i>includes product assembly and processing</i> )	1 space per 400 gross square feet
Mineral Extraction	1 space per employee on the largest shift
Warehousing and Storage, Indoor	1 space per 400 gross square feet
<b>Transportation and Utility Uses</b>	
Airport / Heliport	1 square per 500 gross square feet of the terminal
Cargo Terminal	1 space per 400 gross square feet
Cellular Communications Facilities (CCF)	1 space per employee on largest shift
Communication, television, and radio towers	1 space per employee on largest shift
Landfill	1 space per employee on largest shift
Passenger Terminal	1 space per 300 gross square feet
Solar Energy System, Commercial	1 space per employee on largest shift
Wind Energy System, Commercial	1 space per employee on largest shift

**3. Location of Parking Facilities.**

- a. The off-street parking areas required for residential buildings or uses shall be located on the same lot as the building or use served. In major residential subdivisions, the parking requirements for one- and two-family residential uses may not occupy more than fifty percent (50%) of the front yard area.
- b. ~~The required off-street parking spaces for any number of separate buildings or uses may be provided collectively on one lot, provided the total number of such spaces shall be not less than the sum of requirements for the various individual buildings or uses computed separately in accordance with this Sec. 2.B.~~ When two or more uses are located within the same building or structure or when two or more uses are located in different buildings or structures but on the same lot, off-street parking spaces equal in number to the sum of the separate requirements for each use shall be provided unless the shared parking regulations in accordance with Sec. 3.B.8, Shared Parking, are used to reduce the total number of parking spaces.
- c. Off-street parking areas for any business, industrial, or institutional use shall not be located closer than thirty (30) feet to any lot or parcel located in a residential district or used for residential purposes.

- d. Parking spaces shall not be located within twenty (20) feet of the existing or proposed street right-of-way line. Increased setback distances from residential districts or uses are required, as indicated above.

**4. Surfacing.**

- a. *Generally.* Off-street parking and vehicular use areas shall be surfaced, graded, and constructed with Portland cement concrete (PCC) or asphalt. Such surface must protect against potholes, erosion, and dust and provide for adequate drainage.
- b. *Exceptions.*
  - 1) A permeable parking surface may be used on 20 percent of the total surface area of the required lot provided that the location of the permeable surface is not used in a drive aisle.
  - 2) Within the storage yards of uses within the IN district, less durable surfaces for portions of off-street parking facilities are permitted provided that:
    - (a) The perimeter of such areas is defined by curbing, bricks, stones, railroad ties, or other similar devices;
    - (b) Surfaces with loose materials are set back at least 25 feet from public street right-of-way;
    - (c) The material does not generate an inordinate amount of dust;
    - (d) The proposed location is proximate to on-site storm water control devices; and
    - (e) The area does not exceed 25 percent of the required parking area for the site.

**5. Parking Lot and Parking Space Dimensions.**

- a. Required parking spaces for all uses shall be a minimum width of ~~ten (10)~~ **nine (9)** feet and a minimum length of twenty (20) feet, except parallel parking spaces which shall have a minimum length of twenty-two (22) feet.
- b. All parking lots for non-residential and multifamily residential uses shall be separated from adjoining non-paved surfaces with a continuous concrete curb at least six (6) inches in height.
- c. All parking lots shall be designed to provide adequate storm water drainage, including onsite detention capabilities.
- d. Curbed traffic islands are to be located on both ends of each parking row to facilitate safe traffic circulation within the parking lot.
- e. Required off-street parking spaces shall be so designed, arranged and regulated as to have individual spaces marked, be unobstructed and have access to an aisle or driveway so that any vehicle may be moved without moving another and so that no maneuvering directly incidental to entering or leaving a parking space shall be on any public right-of-way.
- f. All parking areas shall be provided with circulation aisles of adequate dimension to ensure efficient internal circulation. The following standards shall apply:



Table 3.2, Parking Space Dimensions

Angle of Parking Relative to Circulation Aisle	Circulation Aisle Width	One- or Two-Way Circulation
0 degrees (parallel parking)	12 feet	One
30 degrees	12 feet	One
45 degrees	14 feet	One
60 degrees	18 feet	One
90 degrees (perpendicular parking)	24 feet	Two

- g. All signage within parking areas shall conform to the standards within the Sign Regulation section of this Sec. 3-D, *Signs*.
- h. Lighting within parking areas shall conform to Sec. 3-E, *Lighting*.
- 6. **Maintenance.**
  - a. Off-street driveways, parking surfaces, access aisles, and traffic control devices shall be kept in good condition and free of weeds, dirt, trash, and debris.
  - b. All parking space lines or pavement markings on hard surfaced lots shall be kept clearly visible and distinct.
- 7. **Parking for Persons with Disabilities.** ~~All non-residential uses that are open to the general public shall be required to comply with all Americans with Disabilities Act (ADA) requirements for parking spaces, pedestrian amenities on the property, and entrances and exits to any buildings on the property.~~ The number and dimensions of ~~handicapped- ADA compliant~~ parking spaces, ~~which shall be located directly adjacent to the building served, and are to be provided in conformance with the requirements of the Americans with Disabilities Act,~~ as follows:

Table 3.3, Americans with Disabilities Act (ADA)

Number of Parking Spaces in Lot	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,100	2 percent of total spaces
1,001 and over	20, plus 1 for each 100 spaces over 1,000 spaces

\*For every 8 accessible spaces, at least one must be a van-accessible space.

8. ~~Shared and Offsite Parking.~~

**Commented [DB2]:** need better language for calculation – example one use 100 space, second use 25 space – 50% of total is 75 spaces – less than the required first use

**Commented [BD3R2]:** Based on feedback we are considering adding in a Shared Parking Demand table. This allows for an enhanced result for shared parking that works well. However, we desire to ensure that everyone is comfortable with the approach. We plan on showing how this table works at the next OAC meeting and receiving feedback from the presentation.

~~a. Joint use of up to fifty percent (50%) of required parking areas may be permitted for two or more uses located on the same parcel or adjacent parcels, provided that the developer or owner can demonstrate to the Administrator that the uses will not substantially overlap in hours of operation or in demand for shared spaces. This shall be guaranteed by a recorded written agreement from the owner or owners, and binding on all future owners, and shall be submitted to the Administrator.~~

~~b. Shared parking areas shall be located not more than three hundred (300) feet from the uses they are intended to serve and shall be connected to that use by a defined pedestrian walkway.~~

~~Any subsequent change in land uses among the shared parking users shall require adequate parking as defined in Table 3.1, *Off-Street Parking Requirements*.~~

**9. Site Access.**

a. Driveway entrances and exits to parking lots shall be located a minimum of seventy (70) feet from the centerlines of intersecting streets to prevent hazards in the street and impeding the flow of traffic in the parking lot.

b. Entrances shall be designed to allow vehicles entering the site to be stored to prevent backup on the adjacent street.

c. Parking lot entrances and exits shall be consolidated, when possible, to limit the number of access points to the site.

d. In instances where parking areas are one hundred (100) feet or wider, the parking lot entrance shall be a minimum of fifty (50) feet from the nearest existing access drive.

~~d-e. Where feasible cross access between two adjoining properties that have a commercial use shall be provided.~~

**10. Off-Street Loading.**

a. General Regulations.

~~1) Every building which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles shall be required to have off-street loading zones in accordance with requirements of this UDO.~~

~~2) All required off-street loading facilities which serve a structure or use that has been erected, altered, enlarged, or intensified after the effective date of this UDO shall be located on the same lot as the structure or use of land to be served.~~

~~3) All required off-street loading facilities shall be located according to front, side or rear yard requirements of the principal structure or use which it serves.~~

~~4) Off-street loading facilities shall be located in a manner to prevent vehicle maneuvering in or blockage of rights-of-way.~~

b. Required Number of Parking Spaces. All Nonresidential Uses having at least 10,000 square feet of gross floor area shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or on the lot

adjacent to a private service drive. Where such loading space is located adjacent to a residential district, the space shall be enclosed on three sides. Loading spaces shall be provided in accordance with the table below.

Table 3.4, Required Loading Spaces for Nonresidential Uses	
Square Feet of Gross Floor Area	Minimum Required Spaces
<u>0 to 10,000</u>	<u>None</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>100,000 to 200,000</u>	<u>3</u>
<u>Each additional 100,000</u>	<u>1 additional</u>

- c. Relationship to Parking Regulations. Areas designated as off-street loading facilities ~~may~~ shall not be used to satisfy the parking requirements established in Table 3.1, *Off-Street Parking Requirements*.
- d. Loading Space Dimensions. Each loading berth (excluding the required space within the industrial district) shall have minimum dimensions of not less than twelve (12) feet in width, ~~sixty-five (65) feet eighteen (18) feet~~ in length and ~~fourteen (14) fifteen (15)~~ feet vertical clearance, exclusive of access drives, aisles and maneuvering space.
- e. Pavement Requirements. All open off-street loading berths shall be improved with concrete pavement or comparable hard surface pavement.

**11. Stacking Requirements.**

- a. *Generally.* Stacking spaces are used to measure the capacity of a drive-through lane to hold automobiles while transactions are taking place at drive-through stations, car washes, or other commercial uses. Stacking spaces measure eight feet wide by 20 feet long and provide direct access to a service window or wash bay. The position in front of a drive-through station (e.g., a service window, ATM, wash bay, or station at a drive-through bank) or automobile stall is counted as a stacking space.
- b. *Requirements.* Uses that include drive-through service or a car wash shall not have fewer than the following numbers of stacking spaces:
  - 1) *Drive through restaurants:*
    - (a) If two service windows are provided (one for payments and one for pick-up):
      - (1) Four stacking spaces to each menu board;
      - (2) Four stacking spaces between the menu board and the first window (including the position at the first window); and
      - (3) Two spaces between the first window and the second window (including the position at the second window).
    - (b) If one service window is provided (for both payments and pick up):
      - (1) Six stacking spaces to each menu board; and
      - (2) Five stacking spaces between the menu board and the service window.

- 2) *Car Wash*: Two stacking spaces per drive-through station
- 3) *Other Commercial Uses*: Three stacking spaces per drive-through station.

c. *Design*.

- 1) Stacking lanes shall be clearly marked and shall not interfere with on-site or off-site traffic circulation.
- 2) Stacking areas shall not be located between the façade of a building and the public street upon which the building fronts.
- 3) Stacking lanes shall be designed with an abutting eight-foot-wide bypass lane.

C. **Landscaping and Buffering**

D. **Signs**

E. **Lighting**

1. **Purpose and Applicability.**

- a. *Purpose*. The purpose of this Section is to provide regulations for outdoor lighting that will:

- 1) Permit the use of outdoor lighting for valid purposes such as nighttime safety, security, enjoyment, and commerce while also ensuring that the light source emitted is not too bright;
- 2) Minimize adverse off-site impacts of lighting such as obtrusive light and light trespass;
- 3) Conserve energy and resources to the greatest extent possible; and
- 4) Assist in protecting the natural environment to the adverse impact of night lighting.

- b. *Applicability*.

- 1) *Generally*. Unless exempted below in Subsection E.1.b.2 of this Section, all outdoor lighting must comply with the requirements of this Section.
- 2) *Exemption*. The following are not regulated by this Section:
  - (a) Lighting attached to or to better identify signage (See Sec. 3.D, *Signs*);
  - (b) Lighting within the public right-of-way for the principal purpose of illuminating streets;
  - (c) Temporary lighting used by law enforcement, fire, and other emergency services;
  - (d) Lighting required by law to be installed on motor vehicles;
  - (e) Lighting for public monuments and statues provide the lighting does not constitute a hazard for the operation of motor vehicles on a public street;

**Commented [DB4]:** Our team is currently drafting both Section C. Landscaping and Buffering and Section D. Signs

- (f) Temporary lighting for theatrical, television, performance areas and construction sites, provided the lighting does not constitute a hazard to the operation of motor vehicles upon a public street;
  - (g) Underwater lighting in swimming pools and other water features; and
  - (h) Temporary lighting and seasonal lighting, including fairs and firework displays provided that individual lamps are less than seven watts and 45 lumens.
2. **Lighting Design.** All lighting shall be shielded so the source of illumination (bulb or direct lamp image) is not visible property the property line.
3. **Footcandle Measurements.**
- a. All exterior lighting shall have the following maximum footcandle requirements:
    - 1) Property that is zoned residential or is a residential use: 0.3 footcandle.
    - 2) Property that is zoned non-residential and not a residential use: 0.5 footcandle.
  - b. The intensity of illumination shall be measured at the property line of any neighboring property.
4. **Parking Lot Lighting.** Parking facilities, including parking lots, spaces, drive aisles, entrances, and stairways must provide an even distribution of lighting to illuminate the entire parking lot and reduce the number of dark spots and shadow creation for pedestrian and motorist safety. Light fixtures shall be designed and installed to prevent glare from being cast outside of any parking lot.
5. **Canopy Lighting.** Canopy lighting for uses that have sheltered outside work or service areas, such as vehicle gas and fueling stations, must recess all luminaries into the canopy so that they cannot be viewed off-site from an eye height of four feet (to protect automobile drivers from glare).

#### F. **Property and Environmental Standards.**

1. **Purpose and Applicability.**
- a. *Purpose.* In the interest of protecting public health, safety, and welfare, and to lessen the risk of injury to property the following standards have been established.
  - b. *Applicability.* The requirements of this Section 3.F apply to all land uses within the County. No use shall be altered to conflict with these standards.
2. **Outdoor Storage of Vehicles and Other Materials.**
- a. **Inoperable Vehicles.** No more than one (1) unlicensed, inoperable, or partially dismantled vehicle may be stored on a property in an agricultural, residential, or industrial zoning district.
  - b. **No Dumping.** No person shall dump or allow the accumulation of solid waste on his/her property with the exception of compost piles and materials defined as inert solid waste to be used during fill operations and not for long-term storage. No person shall dump any solid waste or inert solid waste along County roadways or within County property except in an approved and properly permitted solid waste disposal facility.

c. Trailers and Recreational Vehicles.

- 1) Generally. In platted major residential subdivisions, one (1) trailer or recreational vehicle may be stored in the side or rear yard on a hard surfaced drive. Such vehicles, parked or stored, shall not be connected to water, gas, or sanitary sewer facilities, and shall not be used for living or housekeeping purposes.
- 2) Vehicles Over One Ton. Parking or outdoor storage of trucks and/or trailers over one (1) ton rated capacity, step vans, cargo vans, buses, mobile homes, or manufactured units, except temporary parking for the delivery of goods and/or services, shall not be permitted within any platted major residential subdivision.

**3. Visual Clearance on Corner Lots.**

- a. Site Line Obstructions. No fence, wall, hedge, tree, shrub, or other object which obstructs sight lines and elevations between two and one-half (2½) and eight (8) feet above the street shall be placed, planted, or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points thirty-five (35) feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. The same sight line limitations defined in Section XXX, above, shall apply to any area within ten (10) feet of the intersection of a street right-of-way line with the edge of any driveway pavement or alley line.
- b. Private Driveways. No portion of a private driveway for a corner lot shall be permitted on dedicated rights-of-way within seventy (70) feet of the centerline intersections of streets adjacent to the corner lot.

**4. Fire Protection.**

- a. Flammable or Explosive Materials. When any activity involving the handling or storage of flammable or explosive materials is conducted firefighting equipment and prevention measures acceptable to the local fire department shall be readily available and apparent.
- b. Incombustible to Moderate Burning Materials. The storage, utilization, or manufacture of materials or products ranging from incombustible to moderate burning, as determined for liquids by a closed cup flash point of not less than 187 degrees Fahrenheit, is permitted subject to compliance with all other applicable standards of this Section 3.F.
- c. Free Burning to Intense Burning Materials. The storage, utilization, or manufacture of materials or products ranging from free or active burning to intense burning, as determined for liquids by a closed cup flash point of less than one hundred eighty-seven (187) degrees Fahrenheit but not less than one hundred five (105) degrees Fahrenheit, is permitted subject to compliance with all other applicable performance standards and provided the following conditions are met:
  - 1) Said materials or products shall be stored, utilized, or produced within completely enclosed buildings or structures having incombustible exterior walls; and

- 2) All such buildings or structures shall be set back at least forty (40) feet from lot lines or, in lieu thereof, all such buildings or structures shall be protected throughout by an automatic sprinkler system complying with installation standards prescribed by the American Insurance Association; or, if the materials, goods, or products are liquids, the protection thereof shall be in conformity with standards prescribed by the American Insurance Association.
- d. *Flammable and Explosive Materials.* The utilization in manufacturing processes of materials which produce flammable or explosive vapors or gases, determined for liquids by a closed cup flash point of less than one-hundred five (105) degrees Fahrenheit, shall be permitted provided that:
- 1) A final manufactured product does not itself have a closed cup flash point of less than one-hundred eight-seven (187) degrees Fahrenheit;
  - 2) The use and storage of such materials shall be in conformity with standards prescribed by the American Insurance Association and the requirements of any other ordinances;
  - 3) The storage of more than fifty thousand (50,000) gallons of materials or products having a closed cup flash point of less than one hundred five (105) degrees Fahrenheit (exclusive of storage of finished products in original sealed containers) is prohibited; and
  - 4) The storage of more than one hundred thousand (100,000) gallons of materials or products having a closed cup flash point of less than one hundred eighty (180) degrees Fahrenheit (exclusive of storage of finished products in original sealed containers) is prohibited.
5. **Heat and Radiation.**
- a. *Heat.* Any operation producing intense heat shall be conducted within a completely enclosed building in such a manner so as not to create a public nuisance or hazard.
  - b. *Radiation Hazards.* All operations using or storing radioactive materials, whether or not licensed by the Atomic Energy Commission, shall comply with all applicable Federal, State and local statutes.
6. **Electrical Disturbance and Vibration.**
- a. *Electrical Disturbance.*
    - 1) In all districts, no use, activity, or process shall be conducted which produces electric and/or magnetic fields which adversely affect public health, safety, and welfare, including, but not limited to, interference with normal radio, telephone, or television reception from off the premises where the activity is conducted.
    - 2) In all districts, no use, activity, or process shall be conducted which causes any interference with public safety communications.

- 3) In all districts, structures, including communications facilities, shall be constructed and/or maintained so as to prevent interference with existing public safety communications.
  - 4) In all districts, structures, including communications facilities, shall be constructed and/or maintained so as to provide for in-building public safety communications coverage.
  - b. *Vibration.* No use shall cause vibrations or concussions detectable beyond property boundary lines without the aid of instruments.
7. **Smoke and Particulate Matter.**
- a. *Danger to the Public.* The emission of smoke or particulate matter by established commercial or industrial land uses, in such manner or quantity as to endanger or be detrimental to the public health, safety, comfort, or welfare, is not permitted.
  - b. *Density Greater than No. 2.* For the purpose in the grading of the density of smoke, the Ringelmann Chart, published and used by the United States Bureau of Mines, shall be employed. The emission of smoke or particulate matter of a density greater than No. 2 on the Ringelmann Chart is prohibited at all times, except as otherwise provided hereinafter. The emission, from all sources within any lot area, of particulate matter containing more than ten (10) percent by weight of particles having a diameter larger than forty-four (44) microns is prohibited.
  - c. *Pollution Amounts.* Dust and air pollution, within lot boundaries, shall be kept to a minimum by appropriate landscaping, paving, oiling, fencing or other acceptable means. The emission of more than eight (8) smoke units (as defined by the United States Bureau of Mines) per hour per stack is prohibited, including smoke of a density in excess of Ringelmann No. 2. However, during one (1) one- hour period in each 24-hour day, each stack may emit up to sixteen (16) smoke units when blowing soot or cleaning flues. Only during fire-cleaning periods, however, shall smoke of Ringelmann No. 3 be permitted, and then for not more than three (3) minutes.
8. **Noise.**
- a. *Control of Noise Levels.* No use shall produce noise in such a manner as to be objectionable because of volume, frequency, intermittence, shrillness, or vibration, based on the Maximum Permitted Sound Levels table in subsection 8.b., below. Said noise shall be muffled or otherwise controlled so as not to become detrimental, provided however, that public safety sirens and related apparatus used solely for public purposes, as well as agricultural uses, athletic events, fairs, concerts, construction activities, fireworks displays, and like events, shall be exempt from this standard.
  - b. *Sound Levels.* Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American National Standards Institute, ANSI S1.2-1962 "American Standards Meter for the Physical Measurement of Sound." Measurements shall be made using the flat network of the sound level meter. Impulsive type noises shall be subject to the performance



standards hereby prescribed, provided that such noises shall be capable of being accurately measured with such equipment.

Table 3.4, Maximum Permitted Sound Level (Decibels)			
Octave Band (Frequency Cycles per Second)	Within Residential Districts	Within Business Districts	Within Industrial Districts
0 to 75	72	75	75
75 to 150	67	70	74
150 to 300	59	63	69
300 to 600	52	57	64
600 to 1200	46	52	58
1200 to 2400	40	45	52
2400 to 4800	34	40	47
Above 4800	32	38	43

c. **Noises Measured.** Noises capable of being measured, for the purpose of this Section, shall be those noises which cause rapid fluctuations of the needle of the sound level meter, with a variation of no more than plus or minus two (2) decibels. Noises incapable of being so measured, such as those of an irregular or intermittent nature, shall be controlled so as not to become a nuisance to adjacent uses. At no point on the boundary of a property in a particular zoning district shall the sound intensity level of any individual operation or plant exceed the decibel levels in the designated octave bands described in the table above. Where the emitting and receiving premises are in different zoning districts, the limits governing the more restrictive district shall apply to any regulated noise entering that district.

9. **Water and Waste Pollution.** There shall be no discharge, at any point, into any sewerage system, or stream, or into the ground, of any materials in such a way or of such a nature or temperature as will contaminate or otherwise cause the emission of hazardous materials except in accordance with applicable State and local statutes.