

## **Article II.**

### **Olive Boulevard Corridor Development.**

**55.100. Effect.** This Article together with Article I of this Chapter shall apply as and in the areas set forth in Section 55.110 hereof, provided that in the event of a conflict between requirements of this Article and Article I, the provisions of this Article shall govern (Ord. 2129).

**55.105. Intent and Purpose.** To enhance the visual appearance and to preserve the value of properties along Olive Boulevard, the City's primary commercial corridor, this Article has been established to protect, preserve and enhance the visual and architectural appearance of the parcels and structures along Olive Boulevard within the City (Ord. 2129).

**55.110. Applicability.** The standards of this Article shall apply to all real property located within six hundred fifty (650) feet from the centerline of Olive Boulevard, or actual depth of such property, whichever is greater. The following properties and uses shall be exempt from the standards of this Section:

- (a) Properties zoned SR, Single-Family Residential District.
- (b) Improvements or repairs to existing developments that do not result in an increase in floor area and changes in use that do not result in an increase in intensity (Ord. 2129).

**55.115. Building Design Regulations.**

(a) Purpose and Findings. The Building Design Regulations specified in this Section are intended to foster aesthetically pleasing buildings, which will protect and preserve the appearance, character, general health, safety and welfare of the City. Specifically, these regulations are intended to heighten the design of architecture in the City and to preserve the value of properties located along the Olive Boulevard Corridor. These standards are considered reasonable basic standards, providing sufficient flexibility to encourage creativity and are not intended to limit the ingenuity of the design professional. The Council of the City makes the following determinations and findings:

- (1) The Building Exterior Renderings requirements are necessary for the Planning and Community Design Commission and the City to exercise sound judgment and make rational decisions about building development and how the architecture of new buildings impacts the City and the surrounding environment.
- (2) The materials selected for use by the City represent the character and quality of architecture of the City.
- (3) The Building Design Standards are those the City believes best reflect the architectural values of the community, preserve and enhance the existing surrounding environment and preserve the value of properties located along the Olive Boulevard Corridor.

(b) Building Exterior Renderings. Detailed building exterior renderings shall be required and approved for all projects requiring site plan review, community design review and architectural approval as set forth in the Municipal Code and the Zoning Ordinance. All building exterior renderings submitted for approval shall contain or have attached thereto the following information:

- (1) A complete wall elevation scaled at no less than one inch equals twenty feet (1"=20') of every side of the building, including front, sides and rear. For structures not defined by a specific wall plane, the Building Commissioner or his designee shall determine the information required.
  - (2) Two (2) cross sections of the site and building at a scale no less than one inch equals twenty feet (1"=20').
  - (3) A detailed wall elevation at a scale of one inch equals ten feet (1"=10') depicting a wall plane of building materials used.
  - (4) An exterior building finish materials list and a table identifying each exterior building finish material used, area per building plane and percentage of exterior finish material use per building plane.
  - (5) A colored site perspective or axonometric at a scale no less than one inch equals twenty feet (1"=20') depicting the front and a side elevation of the building.
  - (6) A title block indicating the preparer, property owner, date, scale and north arrow.
  - (7) An electronic file of the building exterior renderings.
  - (8) The applicant is encouraged to provide the City with any other forms of graphic material which would help portray the concept of the design.
- (c) Material Standards.
- (1) The following materials are prohibited from use as an exterior finish:
    - a. Exposed concrete masonry units (CMU);
    - b. Concrete finishes or precast concrete panels (such as tilt-up walls) that are not exposed aggregate, hammered, or sandblasted;
    - c. Manufactured building systems, such as "Butler Buildings";
    - d. Exposed vinyl siding;
    - e. Exposed plywood siding;

- f. Exposed aluminum siding;
  - g. Exposed reflective glass;
  - h. Exposed asphalt shingle roofing or siding; and
  - i. Exposed chain-link fencing.
- (2) The following exterior finish materials are conditionally permitted to be used as a building accent material, subject to the approval of the Planning and Community Design Commission. The total aggregate use of said materials may not exceed twenty-five (25) percent of the total exterior wall area for each building plane:
- a. Oversized brick;
  - b. Ceramic tile;
  - c. Split-faced block;
  - d. Dryvit, stucco or EIFS (Exterior Insulated Finish);
  - e. Corrugated metal siding;
  - f. High-end wood siding, such as cedar; and
  - g. Glass block.
- (3) The use of substantial amounts of standard and customary brick masonry is strongly encouraged. Other acceptable materials include the following:
- a. Natural or cast stone;
  - b. Architectural precast concrete;
  - c. Architectural, metal-panel systems such as Alucobond, Robertson, choice3;
  - d. Transparent glass curtain wall and storefront systems, such as Kawneer, EFCO, Visionwall;
  - e. Metal roofing, including standing seam, copper, pre-finished and Tourne-metal;
  - f. Natural or composite slate roofing;

- g. Real or composite terra cotta tile roofing;
  - h. Wood shake roofing; and
  - i. Nonexposed single membrane roofing such as EPDM.
- (d) Building Design Standards.
- (1) Form, Scale and Proportion. The form and proportion of all buildings shall be consistent with the scale, form and proportion of existing development in the immediate area.
  - (2) Masses and Voids. The rhythm of structural mass to voids, such as windows and glass doors, of a front facade shall relate to the rhythms established in adjacent buildings.
  - (3) Front and Street Side Exterior Walls. Front and street side exterior walls, excluding windows, doors and overhead doors, consisting of a single undifferentiated plane with a single texture or color is highly discouraged. Visual interest may be accomplished through variations in building plane, materials, colors, entrance canopies, and other design features.
  - (4) Visual Interest. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. The use of different textures, complementary colors, shadow lines and contrasting shapes may also be used to provide visual interest.
  - (5) Streetscape. It is encouraged that building setbacks help maintain a consistent streetscape. Such a streetscape can be reinforced through a combination of tiered building massing, screen wall, berms and plantings.
- (e) Screening of Equipment.
- (1) Roof-mounted Equipment. Roof mounted equipment, including ventilators and satellite dishes shall be completely screened from view (one hundred (100) percent opacity) or isolated so as not to be visible from any public right-of-way or residential zoning district within three hundred (300) feet of the subject lot. Roof screens, when used, shall be coordinated with the building to maintain a unified appearance.
  - (2) Equipment at Ground Level. All electrical and mechanical equipment and trash containers located at ground level shall be screened from view (one hundred (100) percent opacity) or isolated so as not to be visible from the right-of-way of an arterial street or residential zoning district within three hundred (300) feet of the subject lot. Such screens and enclosures, when used, shall be coordinated with the building to maintain a unified appearance (Ord. 2129).

### **55.120. Landscaping and Buffering Regulations.**

(a) Purpose. The landscaping and buffering requirements specified herein are intended to foster aesthetically pleasing development which will protect and preserve the appearance, character, general health, safety and welfare of the City and preserve the value of properties located along the Olive Boulevard Corridor. Specifically, these regulations are intended to increase the compatibility of adjacent uses by requiring a buffer or screen between uses, and in doing so, minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions and other objectionable activities or impacts conducted or created by an adjoining or nearby use.

(b) Landscape Plan. A landscape plan shall be required and approved for all projects requiring site plan and architectural approval as set forth in this Code and the Zoning Ordinance. Landscape plans shall be prepared on sheets no larger than twenty-four by thirty-six inches (24" x 36"), and scaled at a size no smaller than one inch equals twenty feet (1"=20'). All landscape plans shall contain or have attached the following information:

- (1) A title block indicating the preparer, property owner, date, scale and north arrow.
- (2) The location and dimensions of all existing and proposed structures, natural features, detention areas, parking lots and drives, roadways and right-of-way, sidewalks, bicycle paths, ground signs, refuse disposal areas, bicycle parking areas, fences, retaining walls, free standing electrical equipment, utility easements, conservation easements and ground lighting, tot lots and other recreational facilities, and other freestanding structural features as determined necessary by the Building Commissioner or authorized designee.
- (3) The location, quantity, size, root ball condition (e.g. B/B or potted), and type, both scientific and common, of all proposed materials.
- (4) The designation, location, quantity, size and both botanic and common names of all existing plant material intended to remain on the site that is to be developed.
- (5) The location of all proposed berming indicating contours at one-foot contours and percent of slope.
- (6) Specification of the type, boundaries, size and spacing of all proposed ground cover.
- (7) Elevations of all fences, bridges, retaining walls, trash enclosures or other similar details proposed for location on the site.
- (8) The location and general type of all existing trees over six (6) inch caliper (measured at a height of three (3) feet above ground level) and, in addition, designation of those to be retained.

An electronic file of the landscape plans shall also be submitted at the time of application.

(c) Landscape Material Standards, Installation and Maintenance.

(1) Standards. The following standards shall be considered the minimum required planting standards for all trees and landscape material:

a. Plant units. Many of the landscape standards of this Article are expressed in terms of the number of "plant units" required. The following table provides the breakdown of plant unit equivalencies.

Type of Plant Material	Equivalent Plant Units
Medium or Large Deciduous Tree	10
Small Deciduous or Ornamental Tree	5
Conifer or Upright Evergreen	5
Shrub	1

b. Plant quality. Plants installed to satisfy the requirements of this Article shall conform to or exceed the plant quality standards of the most recent edition of American Standard for Nursery Stock, published by the American Association of Nurserymen. Plants shall be nursery-grown and adapted to the local area.

c. Artificial plants. No artificial plants or vegetation shall be used to meet any standards of this Section.

d. Trees.

1. Types:

Required. Where required or permitted, trees shall be of the following types: ornamental, evergreen or large deciduous trees. A list of recommended trees classified by type is available through the Department of Public Works. Use of species native to Missouri is preferred.

Species mix. When more than ten (10) trees are required to be planted to meet the standards of this Section, a mix of species shall be provided. In order to promote diversity in the urban forest, the number of species to be planted shall vary according to the overall number of trees required to be planted in accordance with following requirements:

Required Number of Trees	Minimum Number of Species
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11-20	2
21-30	3
31-40	4
41+	5

2. Sizes:

Medium and large deciduous trees. Medium and large deciduous trees planted to satisfy the standards of this Article shall have a minimum diameter of two and one-half (2 1/2) inches, measured at a point that is at least six (6) inches above ground level.

Small deciduous or ornamental trees. Small deciduous and ornamental trees planted to satisfy the standards of this Article shall have a minimum diameter of one and one-half inches (1 1/2) inches, measured at a point that is at least six (6) inches above ground level.

Conifers and upright evergreens. Conifers planted to satisfy the standards of this Article shall have a minimum height of five (5) feet.

- e. Shrubs (deciduous and conifer). Shrubs planted to satisfy the standards of this Article shall be of a minimum size of three (3) to five (5) gallon container depending upon species and spacing. Spacing shall be from three (3) feet to five (5) feet apart depending upon species and size.
- f. Ground treatment. The ground area within required landscape areas shall receive appropriate landscape treatment and present a finished appearance and reasonably complete coverage upon planting. The use of pebbles or gravel is prohibited unless authorized by the Planning and Community Design Commission.

The following standards shall apply to the design of ground treatment:

- 1. Groundcover. Groundcover appropriate for the area may be planted in lieu of turf grass. Groundcover shall be of a size and spacing to provide a minimum of fifty (50) percent coverage after the first full growing season and complete coverage at maturity. Edging shall be provided for all groundcover.
- 2. Mulch. Mulch shall be installed and maintained at a minimum depth of two (2) inches and a maximum depth of four (4) inches on all planted areas except where groundcover plants are fully established. Mulch may be used as a permanent ground treatment in those landscape designs where groundcover or grass is

inappropriate.

3. Grass seed and sod. Turf areas shall be planted with species suitable as permanent lawns. Turf areas shall be sodded or seeded. In areas where grass seed is used, maintenance shall be provided until coverage is complete, and complete coverage shall be provided after the first full growing season. Zoysia grass shall not be allowed.
- g. Fences and walls. Fences and walls used to screen residential developments from adjacent streets and land uses shall be of uniform appearance and design throughout the subject development.
  - h. Use of existing plant material.
    1. General. Preservation of existing and viable planting, where feasible, is highly encouraged. Vegetation and plant material that exists on a site prior to development may be used to satisfy the landscape standards of this Section provided that such material meets size, variety and location requirements of this Section.
    2. Tree credits. Existing trees that satisfy the standards of this Section may be substituted for any of the trees required in accordance with the following standards:

Tree credit formula. Existing trees shall be credited according to the following formula. Fractional measurements shall be attributed to the next lowest category.

Diameter of Tree at 6-inches above ground	Credits
6 or more	10
3 to 4 inches	5
Less than 3 inches	0

3. Trees excluded from credits. No credits shall be permitted for the following types of trees:
  - Trees that are not properly protected from damage during the construction process; and
  - Trees that are dead, dying, diseased or infested with harmful insects.
  - Existing trees of a species specifically prohibited in this Section.

(2) Installation, Maintenance and Replacement.

- a. Installation. All landscaping shall be installed according to sound nursery practices in a manner designed to encourage vigorous growth. All landscape material, living and non-living, shall be healthy and in place prior to issuance of final Occupancy Certificate. A temporary Occupancy Certificate may be issued prior to installation of required landscaping if written assurances and financial guarantees satisfactory to the Building Commissioner are submitted ensuring that planting will take place when planting season arrives. The amount of the financial guarantee shall be equal to two (2) times the estimated cost of the plant material based on written cost estimates provided by the developer.
  - b. Maintenance and replacement. Trees, shrubs, fences, walls and other landscape features depicted on the plans approved by the City shall be considered as elements of the project in the same manner as parking, building materials and other details are elements of the plan. The landowner, or successors in interest, or agent, if any, shall be jointly responsible for the following:
    1. Regular maintenance of all landscaping in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticulture practices. It is encouraged that a copy of proposed maintenance guidelines be furnished to the project owner for the planning design as installed;
    2. The repair or replacement of required landscape structures (e.g., walls, fences) to a structurally sound condition;
    3. The regular maintenance, repair or replacement, where necessary, of any landscaping required by this Article, including the removal and replacement of any dead trees or plantings within thirty (30) days of notification by the City; and
    4. Continuous maintenance of the site as a whole.
- (d) Design Criteria.
- (1) The arrangement of trees and shrubs shall be done in a manner that provides the maximum visual separation between adjacent land uses. Plant materials shall be massed in groups to achieve a naturalistic and pleasing effect. Selection of plant materials and locations of plantings shall be made with consideration to avoid interference with existing overhead utility lines.

- (2) Existing vegetation which satisfies the landscape requirements of this Section may be credited for landscaping materials required. Such vegetation shall meet the specifications for new plant materials and be located within the area for which credit is allocated. Where credit has been given, the developer shall note on the landscape plan the landscape materials which would have been required if the existing vegetation did not exist. If any of the vegetation dies, the developer shall install the corresponding plant materials as described in the landscape plan.
- (3) Required screening shall not be interrupted for any reason except for required sidewalks, driveways and pedestrian or bicycle paths.
- (4) The scale and nature of landscape material shall be appropriate to the site and structures. Larger scaled buildings, for example, shall generally be complemented by plants which will grow to a larger scale.
- (5) Plant material shall be selected for its form, texture, color and concern for ultimate growth. Use of Silver Maples, Box Elders, Russian Olives, Lombardy Poplars and other weak wooded species shall be avoided.
- (6) Dense evergreen and deciduous shrubs shall be incorporated into site landscape treatments, particularly in those areas screening parking lots from public rights-of-way or property zoned for residential use.
- (7) Plant material shall be placed intermittently along long expanses of building walls, fences and other barriers to create a softening effect.
- (8) Detention/retention basins and ponds shall be landscaped along the perimeter of the high water level of the basin or pond. Such landscaping shall include shade and ornamental trees, evergreens, shrubbery, hedges and/or other live planting materials.
- (9) Earthen berms and existing topography shall, whenever practical, be incorporated into the site landscape treatment. Berms shall be stabilized to prevent erosion and of such a slope to allow maintenance.
- (10) To present a healthy, neat and orderly appearance, all landscape areas, including interior parking lot islands, and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained. Such system shall be required for all new developments and redevelopment projects. For sites proposing additions and/or expansions, an underground irrigation system shall be installed, operated and maintained where physically practical and reasonable, as determined by the Planning and Community Design Commission.
- (e) Landscaping Along a Right-of-Way. Where a parcel abuts a public or private

street right-of-way, the areas set forth below shall be Right-of-Way Landscape Area. The width of the Right-of-Way Landscape Area and landscaping standards shall be provided in accordance with the following:

(1) Olive Boulevard:

- a. The first twenty (20) feet from the right-of-way line shall be Right-of-way Landscape Area.
- b. A minimum of seventy-five (75) planting units shall be planted for every one hundred (100) lineal feet of right-of-way length.
- c. At least one third (  $1/3$ ) of the required planting units shall consist of street trees.
- d. The total planting units may be reduced by one third (  $1/3$ ) for the following:
  1. If the applicant provides a berm that is at least two and one half (  $2\frac{1}{2}$ ) feet higher than the finished elevation of the parking lot; or
  2. If the applicant provides a three (3) foot high ornamental fence or knee wall consisting of brick, stone or finished concrete.
- e. Street trees shall be evenly spaced and may not exceed a lineal distance of thirty (30) feet.
- f. Street trees shall not be planted within three (3) feet of the right-of-way.
- g. Street trees shall not be planted beyond fifteen (15) feet from the right-of-way.
- h. A minimum six (6) foot wide sidewalk shall be provided within the Right-of-Way Landscape Area.
- i. No sidewalk shall be placed within the five (5) feet of the street curb. Where proposed development or construction subject to this Article contains an existing sidewalk which does not comply with this Section, the developer shall replace the sidewalk to conform to the requirements of this Section.

(2) Other public or private rights-of-way:

- a. The first ten (10) feet from the right-of-way line shall be Right-of-Way Landscape Area.

- b. A minimum of eighty (80) planting units shall be planted for every one hundred (100) lineal feet of right-of-way length.
- c. At least one third ( 1/3) of the required planting units shall consist of street trees.
- d. The total planting units may be reduced by one third ( 1/3) for the following:
  - 1. If the applicant provides a berm that is at least two and one half (2 1/2) feet higher than the finished elevation of the parking lot; or
  - 2. If the applicant provides a three (3) foot high ornamental fence or knee wall consisting of brick, stone or finished concrete.
- e. Street trees shall be evenly spaced and may not exceed a lineal distance of thirty (30) feet.
- f. Street trees shall not be planted within three (3) feet of the right-of-way.
- g. Street trees shall not be planted beyond ten (10) feet from the right-of-way.
- h. A minimum five (5) foot wide sidewalk shall be provided within the Right-of-Way Landscape Area.
- i. No sidewalk shall be placed within the first five (5) feet from the street curb. Where proposed development or construction subject to this Article contains an existing sidewalk which does not comply with this Section, the developer shall replace the sidewalk to conform to the requirements of this Section.

(f) Off-street Parking Area Landscaping. All interior and off-street parking areas containing more than ten (10) off-street parking spaces shall provide landscaping in accordance with the following:

- (1) Perimeter Off-Street Parking Area Screening: Landscape standards for landscaping along the perimeter of an off-street parking area shall be provided as follows:
  - a. The outer perimeter edge of all off-street parking areas shall provide a minimum of thirty (30) planting units for every one hundred (100) linear feet of parking edge.
  - b. The average height of all shrub planting at the time of placement shall be three (3) feet. In no case shall any shrub be less than eighteen (18) inches

in height at the time of planting.

- c. Planting units shall be located within five (5) feet of the parking edge.
  - d. Right-of-Way Landscape Area planting units shall not count towards meeting the counting requirements of the Perimeter Off-Street Parking Lot Screening.
  - e. In instances where a shared/joint entrances or a cross access agreement is recorded or where a shared parking agreement is provided between two (2) adjacent nonresidential uses, the Planning and Community Design Commission may reduce the landscaping requirements for abutting parking areas.
- (2) Interior Off-Street Parking Area Landscaping. Landscape standards for landscaping within the interior of an off-street parking area shall be provided as follows:
- a. At least twenty (20) planting units shall be provided for each ten (10) parking spaces within an off-street parking area. Seventy-five (75) percent of the required plant units shall be medium or large deciduous trees.
  - b. All landscaping areas that are not dedicated to trees shall be landscaped with grass, groundcover, shrubs or other appropriate landscape treatment.
  - c. Sand, pebbles, gravel or pavement shall not be considered appropriate landscape treatment.
  - d. Interior off-street parking area landscaping shall generally be dispersed throughout the parking lot and shall be designed to delineate vehicular or pedestrian circulation patterns.
  - e. No more than ten (10) continuous parking stalls shall be permitted without a planting area island.
  - f. All planting area islands shall be protected by a minimum six (6) inch raised concrete curb to prevent damage by vehicles and vehicle overhang.
  - h. Interior parking area islands shall be a minimum of one hundred sixty two (162) square feet in area and shall be a minimum of nine (9) feet in width, as measured from back of curb to back of curb.
  - i. The soil contained in a parking area island shall be mounded to provide additional visual relief in the off-street parking area and to improve drainage for plant materials.

j. Interior parking islands shall contain at least one shade tree.

(g) Side Yard Landscape Requirements. All nonresidential or multifamily residential developments shall provide a Side Yard Landscape area. The Side Yard Landscape area landscaping shall be provided as follows:

(1) Abutting a nonresidential property.

- a. Within the required zoning side yard setback area, a landscape area a minimum of ten (10) feet in width shall be provided.
- b. At least fifty (50) planting units shall be provided for every one hundred lineal (100) feet abutting a nonresidential use.
- c. In instances where a shared/joint entrances or a cross access agreement is recorded or where a shared parking agreement is provided between two (2) adjacent nonresidential uses, the Planning and Community Design Commission may reduce the landscaping requirements for abutting Side Yard Landscape areas.

(2) Abutting a residential property.

- a. Within the required zoning buffer or transitional yard, a landscape area of a minimum of twenty (20) feet shall be provided.
- b. Solid landscape screening to a minimum of six (6) feet in height above the nearest grade of the parking lot shall be provided along the length of the abutting property line. If determined necessary by the Planning and Community Design Commission, due to topographical changes between the abutting commercial and residential property, the minimum height of the required screening may be increased to eight (8) feet.
- c. At least one hundred (100) planting units shall be provided for every one hundred (100) lineal feet of parking area abutting a nonresidential use.
- d. At least sixty (60) percent of the required planting unit shall consist of conifers, evergreens and evergreen shrubs.

(h) Rear Yard Landscape Requirements. All nonresidential or multifamily residential developments shall provide a Rear Yard Landscape area. The Rear Yard Landscape area landscaping shall be provided as follows:

(1) Abutting a nonresidential property.

- a. Within the required zoning rear yard setback, a landscape area a minimum of ten (10) feet in width shall be provided.

- b. At least fifty (50) planting units shall be provided for every one hundred (100) lineal feet of parking area abutting a nonresidential use.
  - c. In instances where a shared/joint entrances or a cross access agreement is recorded or where a shared parking agreement is provided between two (2) adjacent nonresidential uses, the Planning and Community Design Commission may reduce the landscaping requirements for Rear Yard Landscape areas.
- (2) Abutting a residential property.
- a. Within the required buffer or transitional yard, a landscape area of a minimum of twenty (20) feet shall be provided.
  - b. Solid landscape screening to a minimum of six (6) feet in height above the nearest grade of the parking lot shall be provided along the length of the abutting property line. If determined necessary by the Planning and Community Design Commission, due to topographical changes between the abutting commercial and residential property, the minimum height of the required screening may be increased to eight (8) feet.
  - c. At least one hundred (100) planting units shall be provided for every one hundred (100) lineal feet of parking area abutting a nonresidential use.
  - d. At least sixty (60) percent of the required planting unit shall consist of conifers, evergreens and evergreen shrubs.
- (i) Building Perimeter Landscaping.
- (1) Width. A landscaped area a minimum of eight (8) feet in width shall be located around the front and side of all buildings.
- (2) Exceptions. The Planning and Community Design Commission may grant an exception to the requirements of this paragraph where one or more of the following conditions exist:
- a. There are two (2) or more primary entrances along the building plane. A minimum eight (8) foot wide sidewalk must be provided in lieu of the building perimeter landscaping; or
  - b. The area within twenty (20) feet of a dock or service garage door may be exempted from building perimeter landscaping; or
  - c. If service docks and garages are located along the rear of the building and if additional screening is provided above those required within this

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- (3) Coverage. Required building perimeter landscaping shall remain open and free of all paving except where walks to buildings and other similar paving is required.
- (4) Planting materials. Landscaping shall be provided along all front and side facades except where sidewalks and driveways are located. Such landscaping shall be comprised of a combination of shade trees, ornamental trees, evergreens and shrubs. Particular attention shall be paid toward transitions between the building and ground plane, visual breaks along monotonous building facades, and enhanced walkways, entrances, seating areas, bus stops or any other pedestrian areas; separate and buffer pedestrian and public areas from cruise lanes, drives and parking areas, and provide direction to focal areas and main entrances.
- (5) Ground cover. Except where occupied by planting beds, foundation landscaping areas may be sodded planted with groundcover, contain decorative stone or mulch.

(j) Deviations and Variations. Innovative landscaping treatments are encouraged and shall be considered as a positive attribute in connection with any request for a deviation from the percentage and landscape material requirements of this Article. Deviations which do not exceed ten (10) percent of the minimum requirements may be authorized should a determination be made that the purposes of this Article are met. Requests for variations shall be considered in accordance with the procedures for variances as set forth in the Zoning Ordinance.

(k) Changes to Approved Landscape Plan. Any change or deviation to an approved landscape plan shall be in conformance with the provisions for amendments as contained in this Article (Ord. 2129).

### **55.125. Exterior Lighting Design Regulations.**

(a) Purpose. The exterior lighting design regulations specified in this Section are intended to foster aesthetically pleasing development which will protect and preserve the appearance, character, general health, safety and welfare of the City and will preserve the value of properties located within the Olive Boulevard Corridor. Specifically, these regulations are intended to control glare and light trespass, minimize obstructive light, conserve energy and resources while maintaining safety, security, and productivity, and curtail the degradation of the nighttime visual environment.

(b) Definitions.

(1) Fixture. The assembly that holds the lamp (bulb) in a lighting system, including elements designed to give light output control, such as a reflector (mirror) or refractor (lens), the ballast, housing and attachment parts.

(2) Footcandle. A unit of illuminance amounting to one lumen per square foot.

- (3) Full-cut off. A light fixture which cuts off all upward transmission of light.
- (4) Fully shielded. A fully shielded luminaire is a luminaire constructed or shielded in such a manner that all light emitted by the luminaire, either directly from the lamp or indirectly from the luminaire, is projected below the horizontal plane through the luminaire's lowest light emitting part as determined by photometric test or certified by the manufacturer.
- (5) Glare. The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted, or which causes annoyance, discomfort or loss in visual performance and visibility.
- (6) High intensity discharge (HID) lighting. A family of bulb type including mercury vapor, metal halide, high pressure and low pressure sodium, which glow when an electric current is passed through a gas mixture inside the bulb.
- (7) Horizontal (or vertical) footcandles. The amount of light striking a vertical or horizontal plane.
- (8) Illuminance. The quantity of light, or luminous flux, arriving at a surface divided by the area of the illuminated surface, measured in lux or footcandles.
- (9) Inventory of lights. A list of lamps indicating the bulb type, bulb wattage and manufacturer through which the rated lumens can be determined.
- (10) Light source. The bulb and lens, diffuser or reflective enclosure.
- (11) Light trespass. Light projected onto a property from a fixture not located on that property.
- (12) Lumen. Measure of brightness of the illumination exiting a bulb, provided by the manufacture.
- (13) Luminance. The physical quantity corresponding to the brightness of a surface (e.g. a lamp, luminaire, sky, or reflecting material) in a specified direction. The luminous intensity of an area of the surface divided by that area measured in candelas per square meter.
- (14) Luminaire. A complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps and to connect the lamp to the power supply.
- (15) Lux (lx). The SI unit of illuminance. One lux equals one lumen per square meter.
- (16) Non-cutoff. A light fixture which does not cut off all upward transmission of

light.

- (17) Obtrusive light. Spill light which, because of quantitative, directional or spectral context, gives rise to annoyance, discomfort, distraction or reduction in the ability to see essential information.
- (18) Spill light. Light emitted by a lighting installation that falls outside the boundaries of the property on which the installation is sited.

(c) Exterior Lighting Plan. An Exterior Lighting Plan shall be required and approved for all projects requiring site plan and architectural approval under the Municipal Code or the Zoning Ordinance. Exterior Lighting Plans shall be prepared on sheets no larger than twenty-four (24) by thirty six (36) inches, and scaled at a size no smaller than one inch equals twenty (20) feet. All Exterior Lighting Plans shall contain or have attached the following information:

- (1) A title block indicating the preparer, property owner, date, scale and north arrow.
  - (2) The location of all exterior lighting sources, including, but not limited to pole lights, wall lights, ground lights and doorway lights.
  - (3) A table providing a complete inventory of lighting of all exterior light fixtures, including fixture type, lumen and luminaire to be used on the site.
  - (4) Dimension and height of all pole lights located on the property.
  - (5) A photometric survey, showing horizontal footcandles measured on the ground plane. Light measurements shall be taken in a grid format with one-foot intervals. Grid and measurements shall extend ten (10) feet beyond the property line.
- (d) Lighting Design Standards.
- (1) All luminaries of eighteen hundred (1800) or more lumens shall be full cutoff as installed. For luminaires under eighteen hundred (1800) lumens, the bulb shall be frosted glass or shall be installed behind a translucent cover.
  - (2) The maximum illumination level at five (5) feet inside an adjacent residential parcel or right-of-way, or beyond, from light emitted from an artificial light source shall be 0.1 horizontal footcandles and 0.1 vertical footcandles. Maximum illumination at ten (10) feet inside an adjacent commercial or industrial parcel or on a roadway, or beyond shall not exceed 0.1 horizontal footcandles or 0.1 vertical footcandles.
  - (3) No line of sight to a bulb is permitted five (5) feet or more beyond a residential or public right-of-way property line by an observer viewing from a position that is level with or higher than the ground below the fixture. Compliance shall be achieved with fixture shielding, directional control designed into the fixture,

fixture location, fixture height, fixture arm or a combination of these factors.

- (4) The total height of all light poles, including the base, pole and fixture, shall be limited to sixteen (16) feet.
- (5) All light pole fixtures shall be full cut off fixtures, parallel with the ground at a zero (0) tilt, and shall not have any light source projecting beyond the plane of its cover.
- (6) All wall pack fixtures located on an exterior wall plane must be full cut-off and may not have the bulb projecting beyond the plane of its cover.
- (7) Flood lights or spot lights attached to light pole or any light fixture extending above a building wall are prohibited, unless requested by civil authorities for public safety. No flood light may be aimed higher than forty-five (45) degrees above a horizontal plane parallel with the ground.
- (8) The nighttime use of white lighting or white strobe lighting on any communication tower is prohibited. (Nighttime white strobe lighting is not required by the FAA) Applicants must show proof of any such FAA requirements.
- (9) The Planning and Community Design Commission may, by request, approve the use of architectural up lighting or down lighting to highlight an exterior building surface (Ord. 2129).