

8. Parking Lot Landscaping: Parking lots exceeding 5,000 square feet (including all parking spaces, lanes, drives and other areas devoted to vehicular use) shall be landscaped with at least one (1) landscape island. For each additional 5,000 square feet (or each additional 20 spaces, whichever is greater) an additional landscape island shall be required. Landscape islands shall be at least 180 square feet in size, with a minimum width of three (3) feet. Landscape islands shall be landscaped with one (1) shade canopy tree and three (3) shrubs for every eight (8) parking spaces. Canopy trees shall be a minimum of twelve (12) feet in height with a minimum caliper of 2 inches at four and one-half (4 ½) feet above the ground. [amended 10/00]

The Zoning Administrator may allow the substitution of bump-outs or other landscaping elements in lieu of landscape islands, as long as the square footage, width, and landscaping requirements are still met. [amended 10/00]

9. Loading Area Screening: All loading areas shall be fenced and screened whenever abutting a residential use or district.

10. Mechanical Equipment Screening: (this subsection does not apply to single-family residential uses, or to any use in an industrial land use category unless it abuts a residential area.) When located outside of a building, support equipment including air conditioning and heating devices, and water and gas meters, but not including plumbing or exhaust vents or chimneys, are to be screened to the height of the particular piece of equipment, as follows:

- a. Roof-Mounted Equipment: To be screened by architectural features from the view of abutting streets and parcels.
- b. Equipment at Grade: When located on the ground adjacent to a building, mechanical equipment is to be screened by landscaping, a solid wall or fencing from the view of the street or surrounding properties.

11. Outdoor Storage Screening: Outdoor open storage of any equipment, vehicles and materials, including waste and waste receptacles, shall be screened from public right-of-way and residential uses or districts. Such storage shall not be located in the required front setback. Commercial and industrial uses do not have to screen from one another. Front yard fencing over 4 feet in height in commercial and industrial zones shall adhere to the required front setback. A screen of up to six (6) feet but not less than four feet may be required as part of a site plan review approval. [amended 10/02]

12. Fencing, all Districts: The placement of a fence requires a development permit or site plan approval. Fencing shall be properly maintained. Fencing materials used as screening shall consist of the following:

- a. Solid board fences of standard commercial construction. The finished side of the wood shall face abutting properties.

- b. Open mesh fencing with woven slats, provided that is of standard commercial construction.
  - c. Masonry walls designed and constructed to facilitate maintenance and not modifying natural drainage in such a way as to endanger adjacent property that is of standard commercial construction.
13. Placement: A wall, fence or yard enclosure may be erected on the lot line.
14. Height limitations: [amended 10/02]
- a. Side and rear yards: In residential districts a wall, fence or yard enclosure may be up to six (6) feet in height behind any building line of a structure which abuts a street (see Figure 2.9).
  - b. Front yards: In any residential front yard (in front of any building line of a structure which abuts a street), the height of a fence shall not exceed three (3) feet, unless an open fence is provided (e.g., chain link, picket) in which case it may be a maximum height of four (4) feet when such fence does not reduce visibility or interfere with clear vision at intersections, alleys and drives. Corner lot exemption: Corner lots may have a six-foot tall fence on the secondary front yard (along the street that does not contain the main entrance to the home) as long as clear vision is maintained.
  - c. Commercial and industrial districts: A wall, fence or yard enclosure may be up to eight (8) feet in height behind the front building line of a structure. In a front yard (in front of any building line of a structure which abuts a street), the height shall not exceed six (6) feet and shall not reduce visibility or interfere with clear vision at intersections, alleys and drives.
15. Barbed wire: No person shall place, string or maintain barbed wire as part of any fence, other work or structure in any zoning district unless approved by the Planning Commission as part of an authorized special use. No barbed wire shall be permitted in any historic district.
16. Corner Clearance: [amended 8/05] The following regulations shall apply to all landscaping, fences, walls, screens, or similar devices at street intersections or driveways:
- a. No fence, wall, sign or screen or any planting shall be erected or maintained in such a way as to obstruct vision or interfere with traffic visibility on a curve, or within twenty-five (25) feet of the right-of-way of a street.
  - b. No fence, wall, sign or screen or any planting shall be erected or maintained in such a way as to obstruct vision, between the height of three (3) and ten (10) feet, within twenty-five (25) feet of the right-of-way of a street.

- c. No structure, hazard or obstruction shall be placed or maintained in the right-of-way, except as may be approved by the city.
17. Fire Hazard: No fence or wall shall be approved which constitutes a fire hazard either of itself or in connection with the existing structures in the vicinity, nor which will interfere with access by the Fire Department in case of fire to buildings in the vicinity or which will constitute a hazard to street traffic or to pedestrians.
18. Waterfront Walls and Fences: No fences or walls shall be erected in the waterfront setback. Obscuring walls and fences shall not be placed parallel to the waterfront. Approved fences and walls shall be limited to three (3) feet in height in waterfront yards.
19. Exceptions to Fencing and Screening Requirements:
- a. Buildings Abutting Lot Lines: Required screening or fencing may be omitted along any lot line where a building wall exists immediately abutting the lot line.
  - b. Existing Screening: Any fence, screen, wall or hedge which does not conform to the provisions of this Section and which is legally existing at the effective date of this Ordinance may be continued and maintained, provided there is no physical change other than necessary maintenance and repair in such fence, screen, wall, or hedge except as permitted in other sections of this Ordinance.
  - c. Planning Commission Modification: Landscaping may be waived or modified provided the Planning Commission first makes a finding that specifically identified characteristics of the site or site vicinity would make required landscaping, fencing or screening unnecessary or ineffective, or where it would impair vision of natural amenities.
20. Outdoor lighting in all districts [amended 1/05; amended 1/07]: Outdoor lighting in newly developed commercial and industrial uses, subdivisions, condominium projects and planned unit developments, or replacement lighting for such developments and institutional uses, shall be designed and constructed in such a manner to insure that: [amended 7/98]
- a. Direct or directly reflected light is confined to the development site.
  - b. All light sources and light lenses are shielded.
  - c. No light sources or light lenses are directly visible from beyond the boundary of the site.
  - d. Lighting fixtures shall be a down-type having one hundred percent (100%) cut off. The light rays may not be emitted by the installed fixture at angles above the horizontal plane passing through the lowest point on the light fixture from which the light is emitted, as certified by the manufacturer's photometric test. The

following exceptions apply [amended 03/11]:

1. Commercial and institutional uses may illuminate building facades without one hundred percent cut off provided the light lenses are shielded by a non-translucent fixture, only allowing the light to shine upwards or downwards. Light shining upwards must be contained to the building with no spillage to the night sky or adjacent properties. Lighting sources must be placed far enough from building edges or there must be an architectural element present to prevent the light from spilling off the building into the night sky or adjacent properties.
  2. Commercial and institutional buildings may illuminate building facades from the ground up as long as the light is contained directly on the building with no spillage to the night sky or adjacent properties. Light lenses must be shielded and not visible from adjacent properties.
- e. All exterior lighting luminaries operating at greater than 100 watts shall contain lamps having a minimum efficacy of 60 lumen/watt.
  - f. Lighting shall be equipped with baffling or other devices to assure that the above requirements are achieved.
  - g. The applicant shall submit the specifications for the lights, poles, fixtures and light sources to the City for approval prior to installation.
  - h. The height of light poles shall not exceed twenty-five (25) feet as measured from average grade.

#### SECTION 2334: SIGNS

1. **Purpose and Intent:** The purpose of these requirements is to provide a framework within which the identification and informational needs of all land uses can be harmonized with the desires and aesthetic standards of the general public. It is a basic tenet of this Section that unrestricted signing does not benefit either private enterprise or the community-at-large. It is intended through the provisions contained herein to:
  - a. Give recognition to the legitimate needs of business, industry and other activities, in attaining their identification and informational objectives.
  - b. Reflect the primary purpose of signing as being the identification of a particular user or use on a property, but not necessarily every activity or service performed thereon.
  - c. Promote signs that are visible and can be readily seen from moving vehicles with the least amount of distraction and to prevent confusion that may cause abrupt, unsafe vehicular maneuvers.