

HOGAN PROPERTY

PUD AMENDMENT NO. 2

A PART OF THE NW 1/4 OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 66 WEST
6th PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 10

LEGAL DESCRIPTION

TWO PARCELS OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 17, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 TO BEAR NORTH 89°19'34" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

PARCEL 1
THENCE SOUTH 45011'48" EAST A DISTANCE OF 42.08 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 104TH AVENUE AND THE POINT OF BEGINNING OF PARCEL 1;

THENCE NORTH 89°19'34" EAST AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST 104TH AVENUE, A DISTANCE OF 1312.00 FEET;

THENCE SOUTH 00°18'38" WEST, LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF EAST 104TH AVENUE, A DISTANCE OF 630.02 FEET

THENCE SOUTH 89°19'34" WEST A DISTANCE OF 1312.22 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE NORTH 00°19'43" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 630.09 FEET TO THE POINT OF BEGINNING OF PARCEL 1.

PARCEL1 CONTAINS AN AREA OF 20.297 ACRES (884,142 SQUARE FEET), MORE OR LESS.

PARCEL 2
THENCE SOUTH 01038'49" EAST A DISTANCE OF 870.04 FEET TO THE POINT OF BEGINNING OF PARCEL 2;

THENCE NORTH 89°1 9'34" EAST A DISTANCE OF 1312.29 FEET

THENCE SOUTH 00°18'38" WEST A DISTANCE OF 532.02 FEET;

THENCE SOUTH 89°19'34" WEST A DISTANCE OF 1312.46, TO A POINT ON THE SAID EASTRIGHT-OF-WAY LINE;

THENCE NORTH 00°19'43" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 532.02 FEET, TO THE POINT OF BEGINNING OF PARCEL 2.

PARCEL 2 CONTAINS AN AREA OF 16.026 ACRES (698,107 SQUARE FEET), MORE OR LESS.

TOTAL AREA OF 36.323 ACRES (1,582,249 SQUARE FEET), MORE OR LESS.

VICINITY MAP

SCALE: 1"=2,000'



SHEET INDEX

1. TITLE SHEET
2. PUD PLAN AND NOTES
- 3.-10. RESIDENTIAL STANDARDS

PURPOSE OF AMENDMENT

1. THIS AMENDMENT UPDATES THE USES AND STANDARDS FOR PARCELS B-E AND COMBINES THEM INTO ONE RESIDENTIAL PLANNING AREA. PREVIOUS STANDARDS FOR THOSE PLANNING AREAS NO LONGER APPLY AND HAVE BEEN REMOVED. NEW STANDARDS FOR A RESIDENTIAL AREA HAVE BEEN ADDED. LEGAL DESCRIPTION AND BOUNDARY HAS BEEN UPDATED TO INCLUDE AN ADJACENT PARCEL CURRENTLY OWNED BY THE 27J SCHOOL DISTRICT, WHICH IS ANTICIPATED TO BE INCORPORATED INTO THE RESIDENTIAL PLANNING AREA.

APPROVAL CERTIFICATE

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

CHAIRPERSON

APPROVED BY THE CITY OF COMMERCE CITY,CITY COUNCIL THIS ____ DAY OF _____, 20__.

ATTEST:

CITY CLERK

MAYOR

CLERK AND RECORDER:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 20__.

COUNTY CLERK AND RECORDER

OWNERS CERTIFICATE:

EUNICE HOGAN, BEING THE OWNER OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

EUNICE HOGAN

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF ADAMS) SS.
CITY OF COMMERCE CITY)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNERS CERTIFICATE:

_____, BEING A REPRESENTATIVE FOR THE 27J SCHOOL DISTRICT, THE OWNER OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

27J SCHOOL DISTRICT

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF ADAMS) SS.
CITY OF COMMERCE CITY)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DEVELOPMENT TEAM

APPLICANT / DEVELOPER

ATLANTIC URBANA
ACQUISITION COMPANY III LLC
CONTACT: HANK PARKER
1005 E ST ELMO RD
AUSTIN, TX 78745
HP@URBANMOMENT.COM
210.240.2495

PLANNER / LANDSCAPE ARCHITECT

NORRIS DESIGN
CONTACT: SAMANTHA POLLMILLER
1101 BANNOCK ST
DENVER, CO 80204
SPOLLMILLER@NORRIS-DESIGN.COM
303.892.1166

SURVEYOR / CIVIL ENGINEER

HARRIS KOCHER SMITH
CONTACT: RACHEL PATTON
1290 BROADWAY
DENVER, CO 80203
RPATTON@HKSENG.COM
303-623-6300



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6th PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 10

PUD PLANNING AREA MAP

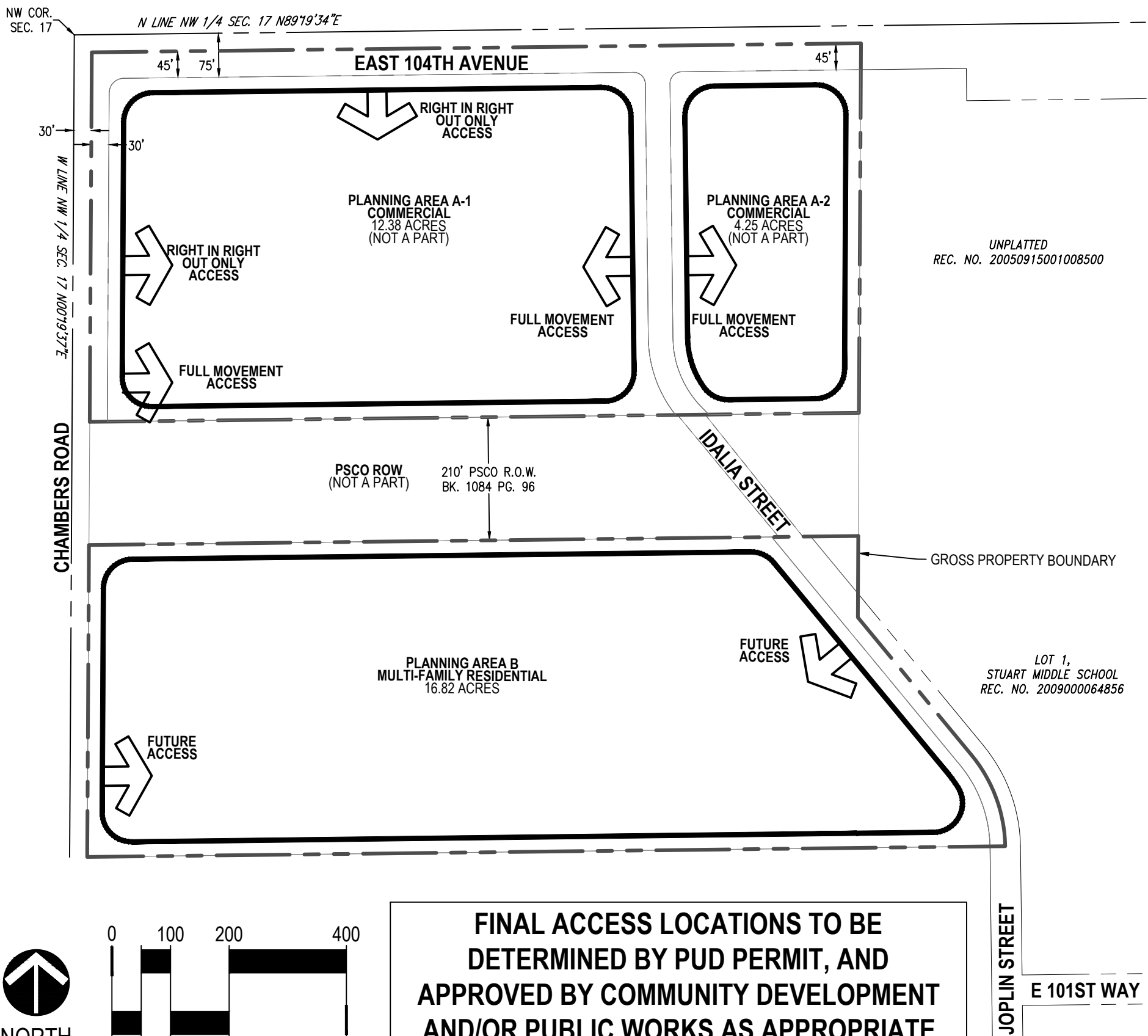
DEVELOPMENT STANDARDS

PLANNING AREA	B
LAND USE	RESIDENTIAL (10)
LAND USE PARCEL AREA	16.82

NUMBERS IN PARENTHESIS REFER TO NOTES.

GENERAL NOTES:

1. REFERENCE THE FIRST PUD AMENDMENT FOR DETAILS REGARDING PA-A, RECEPTION NUMBER 2008000005061.
2. PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BEGINNING WITH SITE GRADING AND INFRASTRUCTURE EXTENSIONS BEFORE VERTICAL CONSTRUCTION. THE PROJECT IS EXPECTED TO BE BUILT IN A SINGLE PHASE.
3. PARCEL YIELD MAXIMUMS MAY VARY UP TO 10%.
4. PARCEL ACREAGE SHAPES, AND LOCATION ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING; PARCEL ACREAGE MAY CHANGE UP TO FIFTEEN PERCENT (15%) WITHOUT A MAJOR AMENDMENT TO THIS PUD ZONE DOCUMENT. SUCH CHANGES WILL RESULT IN CORRESPONDING CHANGES TO THE PARCEL YIELDS SHOWN IN THE LAND USE SCHEDULE.
5. ALL RIGHT-OF-WAY DIMENSIONS ARE SUBJECT TO FINAL ON-SITE AND OFF-SITE TRAFFIC ANALYSES DURING THE PUD PERMIT AND SHALL BE APPROVED BY PUBLIC WORKS. ALL ROADWAY DESIGN WILL MEET CITY OF COMMERCE CITY ROADWAY STANDARDS.
6. ALL DEVELOPMENT TO OCCUR WITHIN THE PROPERTY SHALL MEET OR EXCEED THE STANDARDS ESTABLISHED IN THE CITY OF COMMERCE CITY ZONING ORDINANCES. DEVELOPMENT TO OCCUR WITHIN THE PROPERTY SHALL BE SUBJECT TO CITY OF COMMERCE CITY APPROVAL PROCESS UNDER THE CITY'S ZONING ORDINANCES AND THE STANDARDS OUTLINED IN THIS PUD ZONE DOCUMENT. FOR ANY INSTANCES WHERE THE STANDARDS STATED IN THIS PUD ZONE DOCUMENT DIFFER FROM THOSE IN THE CITY OF COMMERCE CITY CODES AND ORDINANCES, THIS PUD ZONE DOCUMENT SHALL GOVERN, INCLUDING LAND USE.
7. OFF STREET PARKING SPACES MAY BE WITHIN GARAGES AND/OR ON DRIVEWAYS.
8. BUILDING HEIGHT SHALL MEAN THE VERTICAL DISTANCE FROM THE AVERAGE ESTABLISHED STREET GRADE IN FRONT OF THE LOT OR THE AVERAGE FINISHED GRADE AT THE FRONT OF THE BUILDING LINE, WHICHEVER IS HIGHER. TO THE UPPERMOST POINT OF THE ROOF STRUCTURE, NOT TO INCLUDE ANY ROOF MOUNTED MECHANICAL AND SCREENING.
9. SETBACKS AND BUILDING HEIGHTS MUST MEET COMMERCE CITY DEVELOPMENT STANDARDS AS ADOPTED OR AMENDED.
10. ALL RESIDENTIAL AREA STANDARDS CAN BE FOUND STARTING ON SHEET 3.



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SHEET 3 OF 10

MULTI-FAMILY DWELLING STANDARDS

INTRODUCTION AND GENERAL PURPOSE

THE FOLLOWING PUD STANDARDS AND GUIDELINES ARE INTENDED TO CREATE A FRAMEWORK FOR CHARACTER AND BEST PRACTICES FOR DESIGN WITHIN THE HOGAN PUD AND SHALL BE APPLIED TO PA-B ONLY. IN INSTANCES WHERE THIS PUD FALLS SILENT, THE COMMERCE CITY LAND DEVELOPMENT CODE SHALL PREVAIL. ALL ITEMS NOT SPECIFICALLY ADDRESSED WITHIN THIS DOCUMENT SHALL MEET LDC REQUIREMENTS. THE STANDARDS LISTED HEREIN ARE INTENDED TO PROVIDE FUTURE DEVELOPMENT WITH A CLEAR INTENT FOR THE COMMUNITY WHILE ALSO PROVIDING FLEXIBILITY TO RESPOND TO MARKET CHANGES OVER TIME.

ALLOWED USES:

PERMITTED LAND USES:

USES PERMITTED BY RIGHT:

- COMMUNITY GARDENS
- PUBLIC LANDS, PARKS, AND BUILDINGS
- HOUSEHOLD LIVING*
- OUTDOOR VENDORS (WITHIN DESIGNATED AREAS OF THE PUD TO BE DETERMINED AT TIME OF DEVELOPMENT PERMIT)
- RESIDENTIAL ACCESSORY USES (PER "ACCESSORY USES" TABLE BELOW)

USES CONDITIONALLY PERMITTED:

- UTILITIES

NOT LISTED = NOT PERMITTED

*HOUSEHOLD LIVING IS DEFINED AS A MIX OF MULTI-FAMILY RESIDENTIAL LIVING UNITS THAT MAY BE ARRANGED IN DETACHED BUILDINGS OR ATTACHED BUILDINGS CONTAINING TWO OR MORE UNITS THAT SHARE A COMMON LEGAL PARCEL(S). ALL OTHER DEFINITIONS SHALL REFERENCE THE CCLDC.

ACCESSORY USES			
STRUCTURE	LOCATIONAL REGULATIONS	SIZE, HEIGHT RESTRICTIONS	ADDITIONAL REGULATIONS
DETACHED GARAGES	• FRONT AND SIDE ON STREET SETBACK--CAN BE NO FARTHER FORWARD THAN THE FRONT FAÇADE (OR SIDE FAÇADE IF SIDE ON STREET), BUT IN NO CASE CLOSER THAN 20 FEET FROM THE PUBLIC RIGHT-OF-WAY. • 5-FOOT SIDE SETBACK • 5-FOOT REAR SETBACK NO MINIMUM SETBACK FROM INTERNAL PRIVATE STREETS OR CIRCULATION REQUIRED.	• 20-FOOT MAXIMUM HEIGHT	THE COLOR, STYLE AND TYPE OF MATERIALS USED IN THE CONSTRUCTION OF THE EXTERIOR PORTION OF THE GARAGE MUST MATCH THOSE OF THE PRINCIPAL STRUCTURE. FOR A GARAGE TO MATCH THE PRINCIPAL STRUCTURE, THE FOLLOWING CRITERIA SHALL APPLY: • THE ROOFLINE, THE TYPE OF ROOFING MATERIAL, AND THE COLOR OF THE ROOFING MATERIAL SHALL BE THE SAME OR SIMILAR TO THE PRINCIPAL STRUCTURES. IF THE PRINCIPAL STRUCTURES HAVE A FLAT ROOF, THE GARAGE MAY BE ALLOWED TO HAVE A PITCHED ROOF IF CITY STAFF DETERMINES THAT IT IS AESTHETICALLY HARMONIOUS WITH THE PRINCIPAL STRUCTURE. THE ROOF SHALL BE ALLOWED TO BE A PITCHED ROOF OR FLAT ROOF. • ALL SIDES SHALL BE A COLOR AND MATERIAL THAT IS THE SAME OR SIMILAR TO THE PRINCIPAL STRUCTURES. • ANY PROPOSED TRIM STYLE AND COLOR SHALL BE THE SAME OR SIMILAR TO THE TRIM ON THE PRINCIPAL STRUCTURES.

CARPORTS		• 450 SQUARE FEET MAXIMUM SIZE PER VEHICULAR PARKING SPOT • 15 FEET MAXIMUM HEIGHT.	CARPORTS MAY BE PREFABRICATED METAL STRUCTURES. DESIGN OF THE CARPORT SHOULD COMPLIMENT THE ARCHITECTURE OF THE PRIMARY STRUCTURES.
OUTDOOR RECREATIONAL COURTS (BASKETBALL, TENNIS, PICKLEBALL)	3 FEET FROM ALL PROPERTY LINES.	FENCING IMMEDIATELY AROUND A COURT MAY NOT EXCEED 12 FEET IN HEIGHT.	COURT LIGHTING MUST BE FULL-CUT OFF FIXTURES AND SHALL BE TURNED OFF BY 9:00PM. COURT AREA MUST BE PAVED.

LOT STANDARD, SETBACKS, AND DENSITIES

MULTI-FAMILY RESIDENTIAL DIMENSIONAL STANDARDS

- PURPOSE AND INTENT.* THE PURPOSE OF THE MULTI-FAMILY RESIDENTIAL DIMENSIONAL STANDARDS IS TO PROVIDE A HIGH-DENSITY RESIDENTIAL DISTRICT THAT ALLOWS THREE OR MORE RESIDENTIAL DWELLINGS ON A SINGLE LOT.

BULK STANDARDS	
STANDARD	REQUIREMENT
MINIMUM GROSS FLOOR AREA	- 0 BEDROOMS: 400 SQUARE FEET - 1 BEDROOM: 550 SQUARE FEET - 2 BEDROOMS: 700 SQUARE FEET - 3 BEDROOMS: 850 SQUARE FEET - 4 BEDROOMS: 1,000 SQUARE FEET
MINIMUM DENSITY	6 DWELLING UNITS PER GROSS ACRE
MAXIMUM DENSITY	24 DWELLING UNITS PER GROSS ACRE
MINIMUM FLOOR AREA RATIO	N/A
MAXIMUM FLOOR AREA RATIO	N/A
MINIMUM LOT AREA	N/A
MAXIMUM LOT AREA	N/A
MINIMUM LOT FRONTAGE	100 FEET
MINIMUM SETBACK FROM CHAMBERS ROAD	20 FEET
MINIMUM SETBACK FROM IDALIA/JOPLIN STREET	20 FEET
MINIMUM SETBACK FROM NORTH BOUNDARY LINE OF PA-B	15 FEET
MINIMUM SETBACK FROM SOUTH BOUNDARY LINE OF PA-B	15 FEET
MAXIMUM BUILDING HEIGHT	30 FEET
MINIMUM LANDSCAPED AREA	15 PERCENT OF GROSS AREA OF PA-B. LANDSCAPED AREAS MAY INCLUDE COMMON AREAS, RESIDENT YARDS, PUBLIC OR PRIVATE RECREATIONAL FACILITIES, COMMUNITY GARDENS, OR LANDSCAPED AREAS (INCLUDING XERIC LANDSCAPES AND OPEN SPACES). PRIVATE PARKS AND OPEN SPACE REQUIREMENTS ARE DEFINED IN A SEPARATE SECTION OF THIS PUD.
BUILDING LOCATION	N/A
MINIMUM BUILDING SEPARATION*	10 FEET

*BUILDING SEPARATION SHALL MEAN THE HORIZONTAL DISTANCE FROM ONE BUILDING TO ANOTHER BUILDING LOCATED ON THE SAME OR ADJACENT BUILDING SITE OR LOT, EXCLUDING ARCHITECTURAL APPURTENANCE SUCH AS EAVES.



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SHEET 4 OF 10

MULTI-FAMILY DWELLING STANDARDS

PARKING SETBACKS

PARKING AREAS SHALL BE SET BACK FROM ALL RESIDENTIAL BUILDINGS AND SURROUNDING ROADWAYS, AS FOLLOWS:

PARKING SETBACKS	
PARKING AREA MINIMUM SETBACK FROM:	REQUIREMENT
ARTERIAL ROADS	20 FEET
COLLECTOR ROADS	15 FEET
NORTHERN PROPERTY LINE	5 FEET
SOUTHERN PROPERTY LINE	15 FEET
RESIDENTIAL BUILDINGS	5 FEET

ROADWAY LAYOUT AND CIRCULATION STANDARDS

STREETS AND CIRCULATION

THE PLAN FOR GENERAL CIRCULATION AND THE DEVELOPMENT OF ALL STREETS SHALL BE PREPARED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- CLASSIFICATION.** THE ARRANGEMENT OF ARTERIAL, COLLECTOR, AND LOCAL STREETS SHALL CONFORM TO THE MAJOR THOROUGHFARE SYSTEM AND POLICIES OF THE CITY AND THIS PUD. PRIVATE ROADWAYS WITH RETAINED OWNERSHIP BY THE DEVELOPER SHALL ADHERE TO THOSE STANDARDS DEFINED WITHIN.
- TOPOGRAPHY.** STREETS SHALL BE RELATED APPROPRIATELY TO THE TOPOGRAPHY. LOCAL STREETS MAY DEViate FROM THE DENVER GRID TO A CURVILINEAR, GRIDIRON, OR MODIFIED-GRID SYSTEM IF THE TOPOGRAPHY PREVENTS A GRID NETWORK. GRADES OF STREETS SHALL CONFORM AS QUICKLY AS POSSIBLE TO THE ORIGINAL TOPOGRAPHY. STEEP GRADES AND CURVES SHALL BE AVOIDED.
- GENERALLY, STREETS SHALL BE LAID OUT TO INTERSECT, AS NEARLY AS POSSIBLE, AT RIGHT ANGLES.
- NO MORE THAN TWO PUBLICLY DEDICATED ROW STREETS SHALL INTERSECT AT ONE POINT.
- CONNECTIVITY.** IN ORDER TO PROMOTE CONNECTIVITY TO ADJACENT PROPERTIES, A MINIMUM OF TWO ACCESS POINTS INTO THE COMMUNITY SHALL BE PROVIDED. STREETS IN A PROPOSED SUBDIVISION MUST CONNECT, WHERE FEASIBLE, TO EXISTING STREETS IN ABUTTING PLATTED SUBDIVISIONS. CONNECTIONS TO THE FRONTERRA SUBDIVISION SHALL BE LIMITED SO AS TO REDUCE THRU-TRAFFIC. CONNECTIONS TO OTHER PLATTED DEVELOPMENTS ARE ENCOURAGED.
- PRIVATE STREETS.** PRIVATE STREETS SHALL MEET THE DESIGN STANDARDS DEFINED HEREIN:
 - ALL ROADWAYS IN PA-B OF THIS PUD SHALL BE PRIVATE STREETS. THE DESIGN OF SUCH STREETS SHALL BE REVIEWED WITH LATER APPLICATIONS SUCH AS PUD PERMIT AND DEVELOPMENT INFRASTRUCTURE PERMIT.
 - ALL PRIVATE ROADWAYS SHALL MEET REQUIREMENTS FOR EMERGENCY ACCESS AND CIRCULATION.

FIRE AND EMERGENCY ACCESS

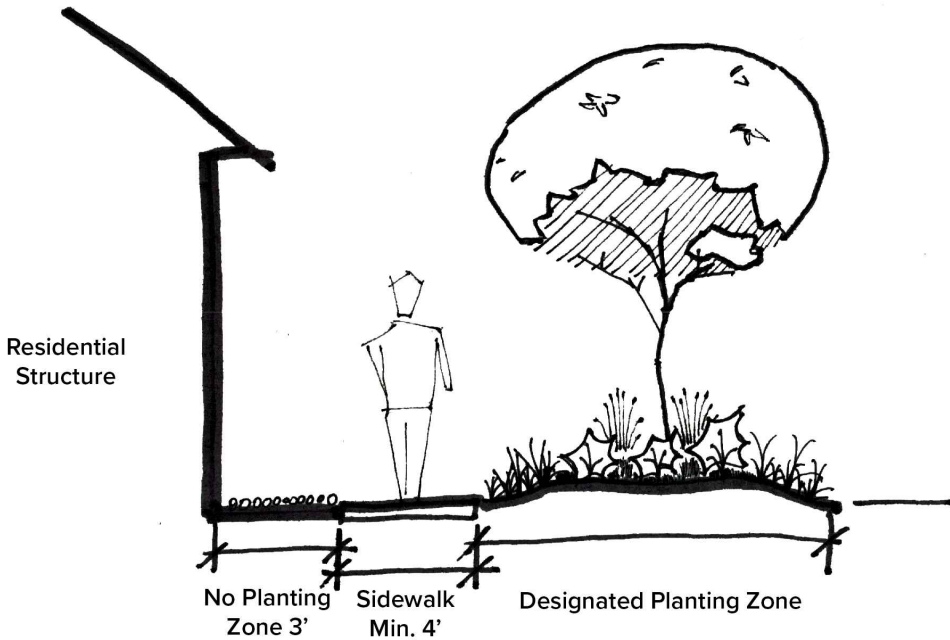
- ALL DEVELOPMENTS SHALL CONTAIN ADEQUATE ACCESS FOR FIRE PROTECTION AND OTHER EMERGENCY SERVICE VEHICLES.
- MANEUVERABILITY.** PUBLIC AND PRIVATE STREETS, ALLEYS, PARKING LOTS, AND OTHER VEHICULAR ACCESS ROADS THAT MAY BE NEEDED FOR FIRE AND EMERGENCY SERVICE ACCESS SHALL BE CONSTRUCTED TO ENSURE EMERGENCY VEHICLE MANEUVERABILITY AS FOLLOWS:
 - ARTERIAL AND COLLECTOR STREETS SHALL CONTAIN AT LEAST 20 FEET OF UNOBSTRUCTED WIDTH;
 - LOCAL STREETS, BOTH PUBLIC AND PRIVATE, SHALL CONTAIN AT LEAST 16 FEET OF UNOBSTRUCTED WIDTH;
 - DRIVEWAYS, PRIVATE STREETS, AISLES, TURN-AROUND AREAS, AND RAMPS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 13 FEET 6 INCHES FOR THEIR ENTIRE LENGTH AND WIDTH;
 - STREETS, PARKING LOTS, ALLEYS, OR OTHER VEHICULAR ACCESS TO BUILDINGS THAT ARE 3 STORIES OR GREATER, AS MEASURED FROM ANY SIDE OF THE BUILDING, SHALL INCLUDE AT LEAST 20 FEET OF UNOBSTRUCTED WIDTH; AND
 - CUL-DE-SACS AND ALTERNATIVE TURNAROUNDS. CUL-DE-SACS SHALL HAVE A MINIMUM TURN AROUND OF 100 FEET IN DIAMETER. THE MINIMUM TURNING RADIUS FOR FIRE ACCESS SHALL BE 25 FEET INSIDE AND 50 FEET OUTSIDE.
- FIRE ACCESS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS OF THE APPLICABLE FIRE DISTRICT.

CIRCULATION DESIGN STANDARDS

MULTI-FAMILY DETACHED AND ATTACHED RESIDENTIAL BUILDING TYPES ARE EXEMPT FROM CERTAIN ACCESSIBILITY AND CIRCULATION REQUIREMENTS, PER IRC.

WALKWAY STANDARDS

- SIDEWALKS.**
 - PRIVATE DRIVES. IF INCLUDED, SIDEWALKS MAY BE EITHER ATTACHED OR DETACHED ALONG PRIVATE DRIVES LOCATED INTERNAL TO THE COMMUNITY. DETACHED WALKS APPROACHING INDIVIDUAL RESIDENCES SHALL BE A MINIMUM OF 3 FEET WIDE. DETACHED WALKS SERVING AS A SPINE BETWEEN UNITS OR ALONG PRIVATE DRIVES SHALL BE A MINIMUM OF 4 FEET WIDE. WHEN WALKS ARE ATTACHED AND ADJACENT TO HEAD-IN PARKING, ADDITIONAL WIDTH MAY BE REQUIRED.
 - COLLECTOR STREETS. DETACHED SIDEWALKS ALONG COLLECTOR STREETS SHALL BE A MINIMUM OF FIVE FEET IN WIDTH, AND TREE LAWNS SHALL BE A MINIMUM OF SIX FEET WIDE.
 - ARTERIAL STREETS (CHAMBERS ROAD). DETACHED SIDEWALKS ALONG ARTERIAL STREETS SHALL BE A MINIMUM OF 12 FEET IN WIDTH. TREE LAWNS SHALL BE A MINIMUM OF 5.5 FEET IN WIDTH.
 - ENHANCED PEDESTRIAN WALKWAYS. DESIGNATED PEDESTRIAN CORRIDORS INTENDED TO SERVE AS PRIMARY INTERNAL CIRCULATION ROUTES CONNECTING RESIDENTIAL BUILDINGS TO OPEN SPACE AREAS, AMENITIES, AND COMMON FACILITIES. ENHANCED PEDESTRIAN WALKWAYS SHALL BE DESIGNED WITH ENHANCED PAVING, LANDSCAPING, OR ARCHITECTURAL FEATURES DISTINGUISHING IT FROM STANDARD SIDEWALKS OR INTERNAL PEDESTRIAN PATHS. ENHANCED PEDESTRIAN WALKWAYS SHALL BE A MINIMUM OF 5-FOOT WIDE.
- VEHICLE/WALKWAY SEPARATION.** WALKWAYS THAT ARE PARALLEL OR ADJACENT TO A DRIVEWAY OR STREET (PUBLIC) SHALL BE RAISED 6 INCHES AND CURBED, OR SEPARATED FROM THE DRIVEWAY/STREET BY A 5.5-FOOT MINIMUM LANDSCAPED STRIP. SPECIAL DESIGNS MAY BE PERMITTED IF THIS 5.5-FOOT SEPARATION CANNOT BE ACHIEVED.
- HOUSING/WALKWAY SEPARATION.** PEDESTRIAN WALKWAYS SHALL BE SEPARATED A MINIMUM OF THREE FEET FROM ALL RESIDENTIAL LIVING AREAS ON THE GROUND FLOOR, EXCEPT AT BUILDING ENTRANCES. SEPARATION IS MEASURED FROM THE WALKWAY EDGE TO THE CLOSEST DWELLING UNIT. THE SEPARATION AREA SHALL BE LANDSCAPED IN CONFORMANCE WITH THE LANDSCAPING STANDARDS OF THIS PUD. WHERE LANDSCAPING IS NOT PERMITTED DUE TO IRRIGATION AND FOUNDATION CONFLICT, PLANTING REQUIREMENTS CAN BE PROVIDED ON THE OPPOSITE SIDE OF THE WALK.



- WALKWAY SURFACE.** WALKWAY SURFACES SHALL BE CONCRETE, ASPHALT, BRICK/MASONRY PAVERS, OR OTHER DURABLE SURFACE THAT MAKES A SMOOTH SURFACE TEXTURE.
- CONNECTIVITY.** WALKWAYS AND CIRCULATION SHALL BE DESIGNED IN A MANNER THAT PROVIDES CONNECTIONS THROUGH THE SITE FOR RESIDENTS TO ACCESS FROM THEIR HOMES THE ADJACENT SCHOOLS, TRANSIT STATIONS, AND OFF-SITE DESTINATIONS.
- EXCEPTIONS.** IT MAY BE DETERMINED, BASED UPON FACTS IN THE APPLICATION AND OTHER PUBLIC RECORDS, THAT A WALKWAY IS IMPRACTICAL DUE TO PHYSICAL OR TOPOGRAPHICAL CONDITIONS (E.G., EXTREMELY STEEP SLOPES, SENSITIVE LANDS, AND SIMILAR PHYSICAL CONSTRAINTS); BUILDING OR OTHER EXISTING DEVELOPMENT ON ADJACENT PROPERTIES THAT PHYSICALLY PREVENT A CONNECTION NOW OR IN THE FUTURE, CONSIDERING THE POTENTIAL FOR REDEVELOPMENT; AND SITES WHERE THE PROVISIONS OF RECORDED LEASES, EASEMENTS, COVENANTS, RESTRICTIONS, OR OTHER AGREEMENTS RECORDED AS OF THE EFFECTIVE DATE OF THIS SECTION PROHIBIT THE WALKWAY CONNECTION.



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SHEET 5 OF 10

MULTI-FAMILY DWELLING STANDARDS

PARKING STANDARDS

OFF-STREET PARKING REQUIREMENTS	
1-BEDROOM UNITS	1.5 SPACES
2-BEDROOM UNITS	1.75 SPACES
3 OR MORE BEDROOM UNITS	2 SPACES
VISITOR PARKING	15% OF TOTAL REQUIRED RESIDENTIAL UNIT SPACES
PRIVATE AMENITY / LEASING OFFICE	1 SPACE / 250 SF
OUTDOOR VENDOR AREA	1 SPACE / 250 SF

7. CARPORT PARKING AND LOADING REQUIREMENTS
- 7.1. GARAGES AND CARPORTS. SPACE WITHIN A CARPORT OR GARAGE MAY BE USED TO SATISFY RESIDENTIAL OFF-STREET PARKING REQUIREMENTS.
- 7.2. ELECTRIC VEHICLE (EV) CHARGING STATIONS. PARKING SPACES THAT ARE DEDICATED FOR USE AS ELECTRIC VEHICLE CHARGING STATIONS SHALL NOT COUNT TOWARD THE MAXIMUM PARKING SPACE REQUIREMENT.

BICYCLE PARKING REQUIREMENTS

BICYCLE PARKING MAY BE ACCOMMODATED WITHIN UNITS BY INDIVIDUAL RESIDENTS. PUBLICLY ACCESSIBLE AREAS SUCH AS THE OUTDOOR VENDOR AREA AND LEASING/ PRIVATE AMENITY CENTER SHALL PROVIDE BICYCLE PARKING FOR GUESTS AT A RATE OF 10% OF THE REQUIRED VEHICLE PARKING PER OFF-STREET PARKING REQUIREMENTS TABLE ABOVE. A MINIMUM OF 8 SPACES SHALL BE PROVIDED AT BOTH THE OUTDOOR VENDOR AREA AND THE LEASING/PRIVATE AMENITY CENTER. ADDITIONAL BICYCLE PARKING, DISPERSED THROUGHOUT THE COMMUNITY AS ADDITIONAL AND GUEST PARKING, IS ENCOURAGED.

PARKING STANDARDS

LAYOUT

1. EACH OFF-STREET PARKING SPACE SHALL OPEN DIRECTLY ONTO AN AISLE OR DRIVEWAY THAT IS NOT A PUBLIC STREET OR A PUBLIC ALLEY.
2. PARKING LOTS SHALL HAVE CLEARLY DEFINED CIRCULATION ROUTES FOR BOTH AUTOMOBILE AND PEDESTRIAN TRAFFIC.
3. AISLES, SIDEWALKS, AND DRIVEWAYS SHALL NOT BE USED FOR PARKING VEHICLES.
4. PARKING SPACES SHALL BE DESIGNED TO PERMIT ENTRY AND EXIT WITHOUT MOVING ANY OTHER VEHICLE.
5. NO PARKING SPACE SHALL BE LOCATED SO AS TO BLOCK ACCESS BY EMERGENCY VEHICLES.
6. ONE-WAY DEAD-END PARKING LOTS SHALL COMPLY WITH FIRE AND EMERGENCY ACCESS STANDARDS.
7. STANDARD PARKING SPACES SHALL BE 9' X 18'.

GARAGE AND PARKING GUIDELINES

1. *NUMBER OF GARAGES.* AT LEAST 25 PERCENT OF REQUIRED OFF-STREET PARKING SHOULD BE PROVIDED IN EITHER A GARAGE OR CARPORT, RATHER THAN SURFACE LOTS.
2. *GARAGE AND PARKING PLACEMENT.* WHERE SURFACE LOTS, DETACHED GARAGES, OR CARPORTS ARE USED, THEY SHALL BE LOCATED BEHIND OR BETWEEN BUILDINGS, RATHER THAN ADJACENT TO PUBLIC STREETS, WHERE POSSIBLE.
3. SURFACE PARKING, GARAGES AND CARPORTS IN VIEW OF PUBLIC STREETS SHALL BE SCREENED WITH EITHER LOW WALL (36" MIN. IN HEIGHT), EARTHWORK (36" MIN. IN HEIGHT), LANDSCAPE MATERIALS (MIX OF EVERGREEN AND DECIDUOUS)OR SIMILAR MEANS OF SCREENING PER CITY PLANNING AND ENGINEERING'S APPROVAL.
4. *GUEST PARKING.* DEVELOPMENTS SHALL BE DESIGNED TO HAVE GUEST PARKING IN A LOCATION CONVENIENT TO THE BUILDING THAT THE PARKING IS INTENDED TO SERVE. THROUGH ACCESS DRIVES MAY BE DESIGNED TO PERMIT ON-STREET PARALLEL OR HEAD IN PARKING FOR GUESTS, PROVIDED THE DESIGN MEETS CITY STANDARDS.

OPEN SPACE AND PARKS STANDARDS

PRIVATE PARKS AND OPEN SPACE

1. *GENERAL REQUIREMENTS.* AT LEAST FIFTEEN PERCENT OF ALL USABLE LAND IN PA-B SHALL BE SET ASIDE AS PRIVATE PARKS OR

OPEN SPACE FOR THE USE AND ENJOYMENT OF THE INHABITANTS OF SUCH DEVELOPMENT. FOR PURPOSES OF THIS SECTION, "USABLE LAND" SHALL MEAN ALL LAND IN THE SUBDIVISION (INCLUDING PRIVATE STREETS AND OIL AND GAS SITES) EXCEPT FLOODPLAINS, PUBLIC RIGHT-OF-WAY DEDICATIONS, COMMERCIAL SITES, INDUSTRIAL SITES, PUBLIC SCHOOL SITES, PUBLIC LIBRARY SITES, POLICE STATION SITES, FIRE STATION SITES, AND PUBLIC PARKS, TRAILS, AND RECREATION FACILITIES.

2. *OWNERSHIP AND MAINTENANCE.* OWNERSHIP OF THE PRIVATE PARKS AND OPEN SPACE REQUIRED BY THIS SECTION SHALL BE RETAINED BY A PROPERTY OWNER AND THESE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH PROPERTIES.

PARK AND OPEN SPACE STANDARDS

GENERAL STANDARDS

1. ALL PRIVATE PARKS AND OPEN SPACE LANDS REQUIRED SHALL MEET THE FOLLOWING STANDARDS:
- 1.1. *CONNECTED.* TO THE MAXIMUM EXTENT FEASIBLE, PRIVATE PARKS AND OPEN SPACE SHALL BE ORGANIZED TO CREATE INTEGRATED SYSTEMS THAT CONNECT WITH EACH OTHER AND WITH THE FOLLOWING TYPES OF LANDS LOCATED WITHIN THE DEVELOPMENT:
- 1.1.1. PUBLIC PARKS LANDS;
- 1.1.2. DEDICATED SCHOOL SITES;
- 1.1.3. OTHER DEDICATED OPEN SPACES;
- 1.1.4. PORTIONS OF A REGIONAL TRAIL AND OPEN SPACE SYSTEM;
- 1.1.5. NEIGHBORHOOD SHOPPING AND ACTIVITY CENTERS; AND
- 1.1.6. ADJACENT EMPLOYMENT CENTERS.
- 1.2. *COMPACT AND CONTIGUOUS.* PRIVATE PARKS AND OPEN SPACE LAND SHOULD BE COMPACT AND CONTIGUOUS WHEN POSSIBLE AND PRACTICABLE IN THE CONTEXT OF THE SITE PLAN AS WELL AS THE SURROUNDING COMMUNITIES, UNLESS SPECIFIC TOPOGRAPHIC FEATURES REQUIRE A DIFFERENT CONFIGURATION.
- 1.3. *ACCESSIBLE.* PRIVATE PARKS AND OPEN SPACE SHALL BE REASONABLY ACCESSIBLE TO ALL OF THE RESIDENTS OF THE DEVELOPMENT AND TO THE GENERAL PUBLIC AT LARGE. *ACTIVELY-MANAGED PRIVATE RECREATIONAL FACILITIES, SUCH AS THE CLUBHOUSE, POOL, AND DOG PARK, WILL ONLY BE ACCESSIBLE TO RESIDENTS.*
- 1.4. *FENCES ON PERIMETER.* ONLY OPEN-STYLE FENCES WITH A MAXIMUM HEIGHT OF 42 INCHES SHALL BE ALLOWED ON THE PERIMETER OF PRIVATE PARKS AND OPEN SPACE.

REQUIRED FEATURES

PRIVATE PARKS AND OPEN SPACE LANDS, OTHER THAN OPEN SPACE LANDS PRESERVED AS NATURAL FEATURES OR AREAS, SHALL INCLUDE TREES, PLANTING BEDS, COURTYARDS, RECREATION OR PLAY AREAS.

DEVELOPMENT WITHIN PLANNING AREA B OF THIS PUD SHALL PROVIDE NOT LESS THAN TWO PASSIVE AND TWO ACTIVE FEATURES. BELOW IS A LIST OF ACTIVE AND PASSIVE FEATURES THAT MAY BE ELIGIBLE TO MEET THE REQUIREMENT. OTHER FEATURES NOT LISTED BELOW MAY BE APPROVED BY THE DIRECTOR OF PARKS AND RECREATION.

ACTIVE/PASSIVE FEATURES FOR PARKS AND OPEN SPACE	
ACTIVE FEATURE	PASSIVE FEATURES
PLAYGROUNDS	SEASONAL PLANTING AREAS
BASKETBALL/TENNIS COURT	SEATING, THROUGH THE USE OF BENCHES, TABLES, WALLS, OR OTHER SIMILAR STRUCTURES
VOLLEYBALL COURT	PEDESTRIAN-SCALE LIGHTING
ADULT FITNESS GROUNDS	GAZEBOS OR OTHER DECORATIVE SHELTERS
PUBLIC ART	PUBLIC ART
WATER FEATURES	WATER FEATURES
RECREATIONAL FEATURES/ PRIVATE PARKS	DETENTION FACILITIES (NO CREDIT PROVIDED)
DOG PARKS	PEDESTRIAN WALKS WHICH CONNECT DIFFERENT AREAS OF THE COMMUNITY AND ARE REMOVED FROM ROADWAYS OR VEHICLE AREAS
OUTDOOR VENDOR AREA	
TRAIL CORRIDORS (CAN BE LOCATED WITHIN UTILITY EASEMENTS)	



HOGAN PROPERTY

PUD AMENDMENT NO. 2

A PART OF THE NW 1/4 OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 66 WEST
6th PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

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MULTI-FAMILY DWELLING STANDARDS

MAINTENANCE

- THE OWNER(S) OF THE PROPERTY SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE PARKS AND OPEN SPACE LANDS AND THE FEATURES AND FACILITIES LOCATED THEREON, UNLESS THE CITY HAS AGREED, IN WRITING, TO ASSUME MAINTENANCE RESPONSIBILITIES.

GREENWAY LINKS AND LOCAL SERVICE TRAILS

COMPLIANCE WITH THE COMMERCE CITY PRAIRIEWAYS ACTION PLAN IS ENCOURAGED, WHERE POSSIBLE. A "GREENWAY LINK TRAIL" IS RECOMMENDED TO BE PROVIDED WITHIN THE EASEMENT LOCATED TO THE NORTH OF PLANNING AREA B, BUT SHALL BE COORDINATED, REVIEWED, AND APPROVED WITH THE EASEMENT HOLDER PRIOR TO CONSTRUCTION.

DEFINITION AND PURPOSE

GREENWAY LINKS TRAILS MEET LOCAL CIRCULATION NEEDS, LINKING NEIGHBORHOODS, SCHOOLS, SHOPPING, PARKS AND OTHER COMMUNITY DESTINATIONS. THEY ALSO CONNECT TO AND FEED INTO REGIONAL MULTI-USE TRAILS. THEY MAY BE PAVED OR UNPAVED.

MINIMUM STANDARDS

- BUILT ON A COMPACTED, PROPERLY GRADED SURFACE MEETING STATE AND NATIONAL DESIGN STANDARDS.
- 10 MINIMUM TRAIL TREAD
- TRAIL IMPROVEMENT SHALL EXTEND THE FULL LENGTH OF THE PROPERTY.
- MEANDER SENSITIVELY WITHIN A LANDSCAPED CORRIDOR, WHERE POSSIBLE.
- SIGNAGE IS PROVIDED AT ENTRY POINTS
- AVOID EXTENDED GRADES IN EXCESS OF 5%.
- CONSTRUCTED TO BE DURABLE AND EASY TO MAINTAIN.
- HAS ATTRACTIVE INTERFACE (INCLUDING LANDSCAPE BUFFERING, WHERE PERMITTED).
- CRUSHER FINES SURFACE IS ACCEPTABLE.

LANDSCAPE STANDARDS

RESIDENTIAL LANDSCAPE REQUIREMENTS	
LANDSCAPE APPLICATION	REQUIREMENT
LANDSCAPE AREA	ENTIRE AREA
TREES	MINIMUM OF 1 DECIDUOUS TREE AND 1 EVERGREEN TREE PER TWO UNITS.
SHRUBS	MINIMUM OF 6 SHRUBS PER TWO UNITS; 50% MUST BE DECIDUOUS.
MATERIAL	LANDSCAPE AREA MUST CONTAIN 75% LIVE PLANTS
TURF/ NATIVE GRASSES	MAX OF 50% OF LANDSCAPE AREA
MULCH	TWO TYPES REQUIRED
TREE-LAWN	YES-SPACED 40 FEET APART ALONG ALL PROPERTY STREET FRONTAGES

BUFFERYARD REQUIREMENTS		
PROPERTY EDGE	REQUIRED WIDTH	REQUIRED PLANTING PER 100 LINEAR FEET
WEST PA BOUNDARY	15 FEET	5 TREES AND 8 SHRUBS
EAST PA BOUNDARY	15 FEET	5 TREES AND 8 SHRUBS
NORTH PA BOUNDARY	5 FEET	5 TREES AND 10 SHRUBS
SOUTH PA BOUNDARY	10 FEET	8 TREES AND 10 SHRUBS

WATER CONSERVATION REQUIREMENT

ALL LANDSCAPING PLANS SHALL BE DESIGNED TO INCORPORATE WATER CONSERVATION MATERIALS AND TECHNIQUES. XERISCAPE LANDSCAPING IS ENCOURAGED BUT DOES NOT INCLUDE OR ALLOW ARTIFICIAL TURF OR PLANTS, MULCHED (INCLUDING GRAVEL) BEDS OR AREAS WITHOUT LANDSCAPE PLANT MATERIAL, PAVING OF AREAS NOT REQUIRED FOR WALKWAYS, PLAZAS OR PARKING LOTS, BARE GROUND, WEED COVERED OR INFESTED SURFACES. ARTIFICIAL TURF IS PERMITTED IN PUBLIC GATHERING AREAS SUCH AS EVENT OR RECREATION LAWNS ONLY.

SMART-WATER CONSERVATION LANDSCAPING PRINCIPLES INCLUDE THE FOLLOWING TECHNIQUES:

- GROUPING PLANTS WITH SIMILAR WATER REQUIREMENTS TOGETHER ON THE SAME IRRIGATION ZONES;
- LIMITING HIGH-IRRIGATION TURF AND PLANTINGS TO APPROPRIATE HIGH-USE AREAS WITH HIGH VISIBILITY AND FUNCTIONAL NEEDS;
- USE OF LOW-WATER DEMANDING PLANTS AND TURF WHERE PRACTICABLE;
- USE OF EFFICIENT IRRIGATION SYSTEMS;
- INCORPORATION OF SOIL IMPROVEMENTS;
- USE OF MULCHES; AND
- PROVISION OF REGULAR AND ATTENTIVE MAINTENANCE.

IRRIGATION REQUIRED

- ALL LANDSCAPE AREAS SHALL INCLUDE ADEQUATE, PERMANENT, AUTOMATIC IRRIGATION OF ALL PLANT MATERIAL, EXCEPT XERIC LANDSCAPING THAT DOES NOT REQUIRE PERMANENT IRRIGATION FOR SURVIVAL ONCE ESTABLISHED. IN SUCH CASE, THE LANDSCAPE PLAN MUST PROVIDE FOR TEMPORARY IRRIGATION TO ENSURE THE PROPER ESTABLISHMENT OF THE XERIC ELEMENTS.

THE FOLLOWING STANDARDS SHALL APPLY:

- 1.1. AUTOMATIC IRRIGATION ZONES SHALL BE RETROFITTED TO WATER THE REMAINING GRASS ADEQUATELY AND IRRIGATE THE NEW LANDSCAPE EFFICIENTLY;
- 1.2. DRIP IRRIGATION IS PREFERRED. IF OVERHEAD SPRAYS ARE USED, HIGH-EFFICIENCY NOZZLES SHALL BE REQUIRED.
- 1.3. TREES SHALL HAVE DEDICATED IRRIGATION.

SCREENING

- SCREENING AREAS OF LOW VISUAL INTEREST.* AREAS OF LOW VISUAL INTEREST OR VISUALLY INTRUSIVE SITE ELEMENTS (SUCH AS TRASH COLLECTION, OPEN STORAGE, SERVICE AREAS, AND UTILITY EQUIPMENT) SHALL BE SCREENED WHEN REASONABLY POSSIBLE FROM OFF-SITE VIEW. SUCH SCREENING SHALL BE ESTABLISHED ON ALL SIDES OF SUCH ELEMENTS EXCEPT WHERE AN OPENING IS REQUIRED FOR ACCESS.
- METHODS.* REQUIRED SCREENING SHALL BE PROVIDED IN THE FORM OF NEW OR EXISTING PLANTINGS, WALLS, FENCES, SCREEN PANELS, TOPOGRAPHIC CHANGES, BUILDINGS, HORIZONTAL SEPARATION, OR A COMBINATION OF THESE TECHNIQUES.
- MECHANICAL EQUIPMENT.* FOR ALL PRIMARY STRUCTURES EXCEPT SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USES (AND THEIR ACCESSORY STRUCTURES), ROOFTOP, WALL MOUNTED AND GROUND MOUNTED MECHANICAL EQUIPMENT AND APPURTENANCES SHALL BE SCREENED FROM ALL SIDES. SCREENING ENCLOSURES SHALL USE EITHER LANDSCAPING, OR AT LEAST ONE OF THE PREDOMINANT MATERIALS USED IN THE FACADES OF THE PRIMARY STRUCTURE AND ONE OF THE PREDOMINANT COLORS USED IN THE PRIMARY STRUCTURE. RESIDENTIAL AIR-CONDITIONER UNITS SHALL BE SCREENED IF REASONABLY POSSIBLE.
- TRASH RECEPTACLES.* ALL TRASH RECEPTACLES SHALL BE ENCLOSED WITH A SCREENING WALL OR FENCE THAT IS A MINIMUM OF SIX FEET IN HEIGHT ON ALL SIDES AND DESIGNED WITH A GATE FACING AWAY FROM STREETS OR ADJACENT LAND USES. ALL SCREENING MATERIALS SHALL BE WELL MAINTAINED AT ALL TIMES.
- MISCELLANEOUS UTILITY EQUIPMENT.* UTILITY METERS, ELECTRIC TRANSFORMERS, AND SIMILAR EQUIPMENT SHALL BE PLACED IN LOCATIONS THAT ARE NOT EXPOSED TO VIEW FROM THE STREET IF REASONABLE AND APPROVED BY THE UTILITY PROVIDER, OR THEY SHOULD BE FULLY, OPAQUELY SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES. ULTIMATE APPROVAL FOR LOCATION, SCREENING AND PAINTING TO REST WITH THE UTILITY PROVIDER.



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MULTI-FAMILY DWELLING STANDARDS

SPECIAL LANDSCAPE TREATMENT AREAS

- DETENTION/RETENTION AREAS.* THE LANDSCAPING OF DETENTION AND RETENTION PONDS SHALL BE REQUIRED AT 1 TREE AND 3 SHRUBS PER 50 LINEAR FEET OF POND PERIMETER.
- REQUIREMENTS FOR LANDSCAPING IN OR NEAR PUBLIC RIGHTS-OF-WAY*
 - TREE LAWNS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY ADJACENT TO THE TREE LAWN.
 - WHEREVER THE SIDEWALK IS SEPARATED FROM THE STREET BY A TREE LAWN, CANOPY SHADE TREES SHALL BE PLANTED AT 30- TO 40-FOOT INTERVALS (SPACING) IN THE CENTER OF ALL SUCH TREE-LAWN AREAS.
 - IN CASES WHERE THE SIDEWALK MEANDERS, GROUPING OR CLUSTERING OF TREES MAY BE ALLOWED PROVIDED THAT THE TOTAL NUMBER OF TREES ARE ACHIEVED.
 - WHEREVER THE SIDEWALK IS ATTACHED TO THE STREET, CANOPY SHADE TREES SHALL BE ESTABLISHED IN AN AREA RANGING FROM 3 TO 7 FEET BEHIND THE SIDEWALK AT 30- TO 40-FOOT SPACING.
 - WHEREVER THE SIDEWALK IS ATTACHED TO THE STREET AND IS 10 FEET OR MORE IN WIDTH, OR EXTENDS FROM THE CURB TO THE PROPERTY LINE, CANOPY SHADE TREES SHALL BE ESTABLISHED IN PLANTING CUTOUT AREAS OF AT LEAST 16 SQUARE FEET AT 30- TO 40-FOOT SPACING.
 - ORNAMENTAL TREES MAY BE PLANTED IN SUBSTITUTION OF THE CANOPY SHADE TREES WHERE OVERHEAD LINES AND FIXTURES PREVENT NORMAL GROWTH AND MATURITY.
 - THE TREE LAWN PLANTING DESIGN SHALL CONSIST OF TURF GRASS OR XERIC PLANT MATERIAL AND SHALL INCLUDE AN IRRIGATION SYSTEM APPROPRIATE FOR THE PLANTING DESIGN. TREE LAWN PLANTING DESIGNS IN INDUSTRIAL AREAS MAY PROPOSE PLANTING DESIGNS OTHER THAN TURF GRASS.
 - TREES MUST BE PLANTED IN THE CENTER OF THE PLANTING STRIP MEASURED FROM THE FRONT OF THE SIDEWALK AND BACK OF THE CURB.
 - NO STREET TREE SHALL BE PLANTED CLOSER TO THE STREET THAN TWO AND A HALF FEET FROM THE BACK OF THE SIDEWALK. NO TREE PLANTING SHALL BE PERMITTED WHERE THE DISTANCE BETWEEN A CURB AND A DETACHED SIDEWALK IS LESS THAN FIVE FEET.
 - LARGER MATURING TREES SHOULD BE PLACED 40 FEET APART AND SMALLER MATURING TREES MAY BE PLACED 30 FEET APART. THE DIRECTOR MAY REQUIRE WIDER SPACING IF NECESSARY FOR DEVELOPMENT OF THE TREE OR FOR SAFE USE OF THE STREET OR SIDEWALK. WHEN SPACE IS LIMITED OR TO ACHIEVE CERTAIN DESIGN EFFECT, CLOSER SPACING MAY BE CONSIDERED.

NO TREE SHALL BE PLANTED CLOSER THAN EIGHT FEET FROM ANY DRIVEWAY OR ALLEY NOR SHALL A TREE BE PLANTED IN SUCH A MANNER THAN ITS EVENTUAL GROWTH CANNOT BE REASONABLY CONTROLLED SO AS TO AVOID INTERFERENCE WITH OR OBSTRUCTION TO ANY IMPROVEMENTS INSTALLED FOR PUBLIC BENEFIT.

GENERAL LANDSCAPE MATERIALS, MAINTENANCE, AND REPLACEMENT STANDARDS

- TOPSOIL.* TO THE EXTENT REASONABLY FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING RE-VEGETATION AND LANDSCAPING.
- SOIL AMENDMENTS.* THE SOIL IN AREAS THAT HAVE BEEN COMPACTED OR DISTURBED DURING CONSTRUCTION OR OTHER ACTIVITIES SHALL BE THOROUGHLY LOOSENEED. ORGANIC SOIL AMENDMENTS SHALL ALSO BE THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF A MINIMUM OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET OF LANDSCAPE AREA AND BE TILLED TO A DEPTH OF AT LEAST SIX INCHES. SOIL AMENDMENTS SHALL BE REQUIRED IN XERIC LANDSCAPING AREAS THAT ARE CLEARED AND SET TO HOLD PLANT MATERIAL, THE USE OF GLYPHOSATES AND NEONICOTINOIDS IS PROHIBITED.
- PLANT MATERIALS.* PLANT MATERIALS SHOULD BE SELECTED FROM THE CITY'S APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS. PROHIBITED SPECIES REFERENCED IN THESE SPECIFICATIONS ARE NOT ALLOWED IN THE CITY.
- PLANT QUALITY.* ALL PLANTS SHALL BE A-GRADE OR NO. 1 GRADE, FREE OF ANY DEFECTS, AND SHALL BE OF NORMAL HEALTH, HEIGHT, LEAF DENSITY, AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT SIZE.* THE CALIPER OF DECIDUOUS TREES SHALL BE MEASURED SIX INCHES ABOVE THE BASE. PLANT MATERIAL SIZES SHALL MEET THE FOLLOWING REQUIREMENTS OF THE FOLLOWING TABLE:

MINIMUM PLANT MATERIAL SIZE REQUIREMENTS	
PLANT TYPE	MINIMUM SIZE
SHADE TREE	2-INCH CALIPER
EVERGREEN	6-FOOT HEIGHT
FRUIT TREE	5-FOOT HEIGHT
ORNAMENTAL TREE	1.5-INCH CALIPER
SHRUBS	5 GALLON
ORNAMENTAL GRASSES	1 GALLON

- GRADING.* PRIOR TO THE INSTALLATION OF THE REQUIRED LANDSCAPING AND IRRIGATION, ALL PROPOSED LANDSCAPE AREAS SHALL BE GRADED TO ALLOW FOR PROPER SITE DRAINAGE.
- INSTALLATION.* ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING SPECIFICALLY SERVING ANY BUILDING SEEKING CERTIFICATE OF OCCUPANCY SHALL EITHER BE INSTALLED OR THE INSTALLATION SHALL BE SECURED WITH A LETTER OF CREDIT, ESCROW OR PERFORMANCE BOND FOR 125 PERCENT OF THE VALUE OF THE LANDSCAPING PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
- MAINTENANCE.* TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
- REPLACEMENT.* ANY LANDSCAPE ELEMENT THAT DIES OR IS OTHERWISE REMOVED SHALL BE PROMPTLY REPLACED BASED ON THE REQUIREMENTS OF THIS LAND DEVELOPMENT CODE.

PROHIBITED PRACTICES AND ELEMENTS

- MONOCULTURE.* THE EXTENSIVE USE OF A SINGLE SPECIES OF TREES OR SHRUBS SHALL BE LIMITED AS OUTLINED IN THE TABLE BELOW TO MINIMIZE THE POTENTIAL FOR DISEASE OR PESTS TO STRIKE A PARTICULAR SPECIES RESULTING IN SIGNIFICANT SAME-SPECIES LOSS:

MONOCULTURE RESTRICTIONS	
NUMBER OF TREE PLANTINGS	MAXIMUM USE OF SAME SPECIES
10-19	50%
20-39	33%
40-59	25%
OVER 60	15%

- UNDESIRABLE DESIGN.* THE USE OF UNDERSIZED LANDSCAPE MATERIALS OR LANDSCAPE IN AN UNNATURAL SPACED DESIGN IS HIGHLY DISCOURAGED.
- FRUIT TREES ARE PROHIBITED IN TREE LAWNS, RIGHTS-OF-WAY, MEDIANS, AND LANDSCAPE ISLANDS.
- ARTIFICIAL TURF.* PARTIAL OR ENTIRELY SYNTHETIC MATERIAL DESIGNED AND MANUFACTURED TO SIMULATE LIVING TURF GRASS SHALL BE PERMITTED IN PUBLIC GATHERING AREAS SUCH AS EVENT OR RECREATION LAWNS ONLY.

ARCHITECTURAL AND DESIGN GUIDELINES AND STANDARDS

GENERAL STANDARDS

ALL NEW PRINCIPAL BUILDINGS WITHIN PA-B SHALL MEET THE FOLLOWING STANDARDS:

- VISUAL INTEREST.* ALL BUILDINGS SHALL CREATE VISUAL INTEREST IN WAYS THAT ARE COMPATIBLE WITH THE ARCHITECTURAL CHARACTER OF THE SURROUNDING AREA THROUGH THE USE OF SIMILAR ELEMENTS SUCH AS ROOFLINES, MATERIALS, COLORS, FENESTRATION. IN ADDITION, ALL SIDES OF A BUILDING SHALL HAVE ARCHITECTURAL VISUAL INTEREST (THREE HUNDRED SIXTY-DEGREE ARCHITECTURE).
- TEXTURE .* ALL BUILDINGS SHALL CREATE TEXTURE IN FACADES; SHALL AVOID LARGE, FLAT, UNBROKEN WALL PLANES; AND SHALL TAKE ADVANTAGE OF THE SUN TO BRING OUT CHANGES IN PLANE, MATERIAL, AND DETAIL THROUGH LIGHT AND SHADOW.
- FAÇADE DETAIL.* ALL BUILDINGS THAT FACE A STREET SHALL FEATURE AT LEAST THREE OF THE FOLLOWING DETAILS: USE OF REVEALS, BELT COURSES, CORNICES, EXPRESSION OF STRUCTURE OR ARCHITECTURAL BAYS, RECESSED WINDOWS OR DOORS, MATERIAL OR MATERIAL MODULE CHANGES, COLOR AND/OR TEXTURE DIFFERENCES, OR EXPRESSED MULLIONS.
- PUBLIC ENTRIES.* PRIMARY PUBLIC ENTRIES AT THE LEASING OFFICE/ PRIVATE AMENITY BUILDING(S) SHALL BE EMPHASIZED THROUGH THE USE OF DIFFERING ARCHITECTURAL TREATMENTS.
- MATERIALS.* ALL PRIMARY BUILDINGS SHALL USE MATERIALS THAT ARE DURABLE, ECONOMICALLY MAINTAINED, AND OF A QUALITY THAT WILL RETAIN THEIR APPEARANCE OVER TIME.
- COLORS.* LARGE WALL AREAS SHOULD BE SUBDUED IN COLOR AND GENERALLY NOT REFLECTIVE. BRIGHT COLORS SHALL BE USED SPARINGLY AND LIMITED TO ACCENTING A BUILDING, AND SHALL NOT BE USED TO ACT AS SIGNS OR CREATE SIGN BUILDINGS. DEEPER, RICHER SHADES OF COLORS ARE PREFERRED. MONOTONOUS COLOR PALETTES ARE STRONGLY DISCOURAGED.
- SCALE.* DEVELOPMENT THROUGHOUT THE COMMUNITY SHOULD APPLY ARCHITECTURAL PRINCIPLES THAT EMPHASIZE HUMAN SCALE AND WALKABLE ENVIRONMENTS.



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MULTI-FAMILY DWELLING STANDARDS

8. *ROOF MATERIALS.* ROOFS CONSTRUCTED OF CLAY OR CONCRETE TILES, SLATE, MASONITE, HEAVY-DUTY HAIL-RESISTANT DIMENSIONAL COMPOSITION, OR CONVENTIONAL ASPHALT ARE PERMITTED.

HOUSING COMPOSITION

1. *MIXED HOUSING REQUIRED.* HOUSING TYPES PERMITTED WITHIN PA-B UNDER THE MULTI-FAMILY DWELLING LAND USE INCLUDE: MULTI-FAMILY DETACHED AND ATTACHED DWELLINGS. A MINIMUM OF THREE (3) HOUSING MODELS SHALL BE USED PER DETACHED AND ATTACHED DWELLINGS.

HOUSING MODELS

1. EACH HOUSING MODEL SHALL PROVIDE AND EXHIBIT AT LEAST THREE FEATURES THAT CLEARLY AND OBVIOUSLY DISTINGUISH THEM FROM OTHER HOUSING MODELS. THESE FEATURES CAN INCLUDE ANY OF THE FOLLOWING:
- 1.1. *BUILDING MASS.* BUILDING MASS IS CONSIDERED TO BE THE OUTLINE OF THE STRUCTURE. THIS IS DETERMINED BY THE HEIGHT, WIDTH, AND DEPTH OF THE STRUCTURE. BUILDING MASS SHOULD BE SIMILAR TO OR COMPLEMENTARY IN MASS AND HEIGHT TO NEIGHBORING BUILDINGS, INCLUDING SIDE AND REAR ELEVATIONS. THIS ENSURES CONTINUITY OF SCALE, ESPECIALLY PEDESTRIAN SCALE, THROUGHOUT THE DEVELOPMENT.
- 1.2. *BUILDING FORM.* BUILDING FORM IS CONSIDERED TO BE THE STYLE OF THE HOME, INCLUDING RANCH, TRI-LEVEL OR TWO-STORY STRUCTURES.
- 1.3. *ROOF TYPE.* ROOF TYPES CONSIST OF MANSARD, HIP (FULL OR CLIP), FLAT, GAMBREL, GABLE, AND FRONT-TO-BACK (SHED STYLE). DIFFERENTIATION MAY ALSO BE ACHIEVED THROUGH THE USE OF ROOF DORMERS, GABLES, AND HIPS. FLAT OR A-FRAME ROOFS SHOULD BE AVOIDED UNLESS APPROPRIATE TO THE ARCHITECTURAL STYLE.
- 1.4. *WINDOWS AND DOORS.* THE VERTICAL OR HORIZONTAL VARIATION IN THE PLACEMENT OF AT LEAST TWO WINDOWS AND/OR DOORS ON THE FRONT FAÇADE ELEVATION OR WINDOW SHAPES THAT ARE SUBSTANTIALLY DIFFERENT.
- 1.5. *MATERIALS.* THE USE OF DIFFERENT MATERIALS OR MATERIAL ORIENTATION TO CREATE A DIFFERENTIATED EFFECT ON THE FRONT FAÇADE ELEVATION.
- 1.6. *PORCHES.* VARIATION IN THE LOCATION, WIDTH, AND PROPORTION OF FRONT PORCHES.
2. *OTHER DISTINCT AND SUBSTANTIAL ARCHITECTURAL DESIGN VARIATIONS APPROVED BY THE DIRECTOR.* THE SOLE USE OF MINOR COSMETIC CHANGES SUCH AS DIFFERENT PAINT COLOR, REVERSING OR CREATING MIRRORED IMAGES OF THE EXTERIOR ARCHITECTURAL ELEVATIONS, SHUTTERS, DECORATIVE BRACKETS, OR USING DIFFERENT BRICK OR STONE COLOR SHALL NOT MEET THE INTENT OF THIS SECTION.
3. *HOUSING MODEL LOCATIONS.*
- 3.1. NO MORE THAN TWO (2) BUILDINGS OF THE SAME HOUSING MODEL WITH THE SAME ELEVATION AND ORIENTATION SHALL BE LOCATED ADJACENT TO OR DIRECTLY ACROSS A PUBLIC RIGHT-OF-WAY, PRIVATE DRIVE, OR ENHANCED PEDESTRIAN WALKWAY. HOUSING MODELS ALONG PUBLIC RIGHTS-OF-WAY, PRIVATE DRIVES, AND ENHANCED PEDESTRIAN WALKWAYS SHALL BE DISTRIBUTED TO MAINTAIN ARCHITECTURAL VARIATION ALONG THE STREETScape AND PEDESTRIAN ENVIRONMENT. BUILDINGS SHALL NOT BE DEEMED ADJACENT WHEN SEPARATED BY PRIVATE YARDS OR WHEN FRONT FAÇADES ARE ORIENTED IN DIFFERENT DIRECTIONS. FOR PURPOSES OF THIS SECTION, BUILDINGS SHALL BE CONSIDERED DIRECTLY ACROSS A PUBLIC RIGHT-OF-WAY, PRIVATE DRIVE, OR ENHANCED PEDESTRIAN WALKWAY WHEN SIDE BUILDING LINES OVERLAP IF EXTENDED ACROSS THE APPLICABLE CORRIDOR OR ARE LOCATED WITHIN TEN FEET (10') OF EACH OTHER. IF ADJACENCIES CANNOT BE ELIMINATED OR REDUCED, THE FOLLOWING WILL BE IMPLEMENTED TO MAINTAIN DIFFERENTIATION OF HOUSING MODELS.
- 3.1.1. TWO ADJACENT BUILDINGS SHALL NOT SHARE THE SAME EXTERIOR COLOR SCHEME
- 3.1.2. ADJACENT BUILDINGS SHALL INCORPORATE DIFFERENT BUILDING ELEVATIONS TO PROVIDE ARCHITECTURAL DISTINCTION, WHICH MAY INCLUDE VARIATIONS IN ROOF DESIGN AND ARCHITECTURAL ARTICULATION
- 3.2. HOUSING MODEL DIVERSITY, AND PLACING DIFFERING HOUSING MODELS ADJACENT TO OR ACROSS FROM EACH OTHER, SHALL BE CONSIDERED.
- 3.3. IDENTICAL OR NEARLY IDENTICAL FLOOR PLANS MEAN THAT THE LAYOUT, SIZE, AND FUNCTION OF THE ROOMS ARE ESSENTIALLY THE SAME. IDENTICAL OR NEARLY IDENTICAL STREET ELEVATION DESIGN MEANS LITTLE OR NO VARIATION IN THE ARTICULATION OF THE FAÇADE, HEIGHT OR WIDTH OR THE FAÇADE, PLACEMENT OF THE PRIMARY ENTRANCES, PORCHES, NUMBER AND PLACEMENT OF WINDOWS, AND OTHER MAJOR ARCHITECTURAL FEATURES. IT DOES NOT MEAN SIMILAR COLORS, MATERIALS, OR SMALL DETAILS.

BUILDING ORIENTATION

1. *DOORWAYS.* EACH RESIDENCE SHALL HAVE AT LEAST ONE PRIMARY PEDESTRIAN ACCESS (DOORWAY) INTO THE DWELLING, CLEARLY VISIBLE FROM THE STREET OR PUBLIC OR COMMON AREAS WITHIN THE SITE. ON CORNER LOTS, THE PRIMARY DOORWAY MAY BE LOCATED FACING ANY ADJACENT STREET. AN EXCEPTION SHALL BE MADE FOR DWELLING UNITS THAT DO NOT HAVE STREET FRONTAGE BUT DO FRONT ONTO A PARK OR PARK-LIKE COMMON OPEN AREA. IN SUCH CASE WHERE THE

DWELLING UNIT DOES NOT HAVE STREET FRONTAGE, ONE PRIMARY DOORWAY SHALL BE ORIENTED TOWARD A PEDESTRIAN WALK IN THE PARK THAT CONNECTS TO A STREET.

ARCHITECTURAL DETAIL

1. *ROOF OVERHANG.* NO ROOF OVERHANG OR SOFFIT SHALL BE LESS THAN 4 INCHES, AS MEASURED FROM THE FINISHED SIDE OF THE SIDING OR PREMIUM MATERIAL OF THE STRUCTURE TO THE INSIDE OF THE FASCIA BOARD, UNLESS THE STRUCTURE EMBODIES ARCHITECTURAL STYLES OF AN HISTORICAL NATURE. REQUESTS FOR SUCH AN EXEMPTION SHALL BE PRESENTED TO THE CITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, AND DOCUMENTATION MAY BE REQUIRED.
2. *HOUSING FACADES--GENERAL.* THE APPEARANCE OF HOUSING UNITS SHALL BE DIVERSE, YET ALSO EXHIBIT DESIGN CONTINUITY.
- 2.1. EACH OF THE FACADES OF A HOUSE SHALL HAVE A MINIMUM OF TWO DIFFERENTIATED PLANES TO RELIEVE FLAT, MONOTONOUS FACADES. DIFFERENTIATION MAY INCLUDE INCORPORATION OF A FEATURE SUCH AS A BAY WINDOW, ENTRY, PORCH, OVERHANG, ALTERNATIVE MATERIAL, ORIENTATION OF MATERIAL AND/OR PATTERNING OF MATERIAL, OR CHIMNEY.
3. *HOUSING FACADES FACING PUBLIC AREAS.* EACH SIDE OR REAR FACADE OF A RESIDENTIAL DWELLING WHICH FACES A STREET, PARK, COMMON LANDSCAPED AREA, OR OPEN SPACE SHALL INCLUDE AT LEAST TWO OF THE FOLLOWING:
- 3.1. A CHANGE IN THE VERTICAL OR HORIZONTAL WALL PLANE WITHIN 20 FEET ABOVE GRADE;
- 3.2. A CHANGE IN THE COLOR OR MATERIAL OF THE WALL, INCLUDING ALTERNATIVE ORIENTATION AND/OR PATTERNING OF THE PRIMARY MATERIAL;
- 3.3. AN INCREASED MASONRY RETURN;
- 3.4. A BAY WINDOW, PORCH OR BALCONY;
- 3.5. STRUCTURED TRANSITION FROM PUBLIC TO PRIVATE AREAS USING BUILT ELEMENTS SUCH AS ARBORS, LOW WALLS, TRELLIS WORK, AND/OR SIMILAR ELEMENTS INTEGRATED WITH PLANTINGS;
- 3.6. DETAILING THE WALL WITH REVEALS, BELT COURSES, CORNICES, PROJECTIONS OR OTHER DEVICES; OR
- 3.7. SHUTTERED WINDOWS OR GLAZED DOORS TO OVERLOOK THE STREET, PARK, OPEN SPACE OR GOLF COURSE.

LIGHTING STANDARDS

GENERAL STANDARDS

1. *SHIELDING.* EXCEPT AS OTHERWISE EXEMPTED IN THIS PUD AND/OR THE LDC, ALL OUTDOOR LIGHTING SHALL BE CONSTRUCTED WITH SHIELDING IF OVER 6'-0" IN HEIGHT. WHERE THE LIGHT SOURCE FROM AN OUTDOOR LIGHT FIXTURE IS VISIBLE BEYOND THE PROPERTY LINE SHIELDING SHALL BE REQUIRED TO REDUCE GLARE SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM WITHIN ANY RESIDENTIAL DWELLING UNIT. OUTDOOR LIGHTING FOR SINGLE-FAMILY AND DUPLEX RESIDENTIAL USES SHALL BE LOCATED AND/OR SHIELDED IN A MANNER TO ENSURE THAT THE INTENSITY AND DIRECTION OF EXTERIOR AND SECURITY LIGHTING DOES NOT CONSTITUTE A NUISANCE TO ABUTTING RESIDENTIAL DWELLINGS.
2. *ENERGY EFFICIENT.* ALL NEW OUTDOOR LIGHTING FIXTURES SHALL BE ENERGY EFFICIENT WITH A RATED AVERAGE BULB LIFE OF NOT LESS THAN 10,000 HOURS.
3. *AUTOMATIC TIMERS AND HOURS OF ILLUMINATION.* WHERE REASONABLE, AUTOMATIC TIMING DEVICES SHALL BE INSTALLED ON NEW OUTDOOR LIGHT FIXTURES IN PUBLIC AREAS WITH OFF-HOURS (EXTERIOR LIGHTS TURNED OFF) BETWEEN THE HOURS OF 11 P.M. AND 6 A.M. HOWEVER, OUTDOOR LIGHTS MAY REMAIN ON OR SECURITY PURPOSES (E.G., TO ILLUMINATE WALKWAYS, ROADWAYS, EQUIPMENT YARDS, AND PARKING LOTS). OUTDOOR LIGHTS ALSO MAY REMAIN ON TO ILLUMINATE FLAGS REPRESENTING A COUNTRY, STATE, OR OTHER CIVIC ENTITY.
4. *LEVEL OF ILLUMINATION.* DURING HOURS OF DARKNESS, THE MINIMUM AND AVERAGE MAINTAINED FOOT-CANDLES OF LIGHT SHALL BE CONSISTENT WITH THE PROVISIONS LISTED BELOW. A POINT-BY-POINT PHOTOMETRIC PLAN LISTED ABOVE SHALL BE REQUIRED IN CONJUNCTION WITH THE DEVELOPMENT REVIEW APPLICATION TO ENSURE COMPLIANCE WITH THESE PROVISIONS.
- 4.1. PARKING AREAS, DRIVEWAYS, TRASH ENCLOSURES/AREAS, PUBLIC PHONES, AND GROUP MAILBOXES SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED ONE FOOT-CANDLE OF LIGHT AND AVERAGE NOT TO EXCEED FOUR FOOT-CANDLES OF LIGHT.
- 4.2. PEDESTRIAN WALKWAYS SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED ONE-HALF FOOT CANDLE OF LIGHT.
- 4.3. EXTERIOR DOORS OF NONRESIDENTIAL STRUCTURES SHALL BE ILLUMINATED DURING THE HOURS OF DARKNESS WITH A MINIMUM MAINTAINED ONE FOOT-CANDLE OF LIGHT, MEASURED WITHIN A FIVE-FOOT RADIUS ON EACH SIDE OF THE DOOR AT GROUND LEVEL.
- 4.4. MAXIMUM LIGHTING LEVEL UNIFORMITY (MAXIMUM TO MINIMUM) FOR RESIDENTIAL PARKING LOTS SHALL BE 15:1 AND FOR NONRESIDENTIAL 10:1.
- 4.5. WHEREVER REASONABLY PREVENTABLE, EXTERIOR LIGHTING SHALL NOT ADD MORE THAN ONE FOOT-CANDLE TO ILLUMINATION LEVELS AT ANY POINT OFF-SITE.
- 4.6. 0 FOOT CANDLES SHALL BE CAST TO THE NEIGHBORING PROPERTIES TO THE SOUTH.



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MULTI-FAMILY DWELLING STANDARDS

5. *MAXIMUM HEIGHT*

- 5.1. LIGHT POLES FOR VEHICLE LIGHTING SHALL BE BETWEEN 12 AND 14 FEET HIGH.
- 5.2. BOLLARD PEDESTRIAN LIGHT FIXTURES SHALL BE BETWEEN THREE AND FOUR FEET HIGH.

PEDESTRIAN LIGHTING

- 1. *REQUIRED LIGHTING.* PEDESTRIAN PATHS LEADING TO PRIMARY BUILDING ENTRIES THAT ARE USED BY RESIDENTS, EMPLOYEES, OR THE PUBLIC AFTER DAYLIGHT HOURS SHALL BE LIGHTED IF:
 - 1.1. THEY ARE LONGER THAN 30 FEET; OR
 - 1.2. THEY INCLUDE STEPS OR RAMPS.

PEDESTRIAN LIGHTING SHOULD GENERALLY ALSO BE PROVIDED ALONG OPEN SPACE PATHS, SPECIAL PARKWAYS OR STREETS, AND OPEN SPACE AREAS DESIGNED FOR GATHERINGS OR EVENTS.

2. *PLACEMENT.* WHERE PEDESTRIAN LIGHTS ARE USED, THEY SHALL BE PLACED:

- 2.1. AT LEAST 3 FEET AWAY FROM THE FACE OF THE CURB;
- 2.2. AT LEAST 3 FEET FROM THE POINT WHERE A CURB TRANSITIONS INTO A DRIVEWAY, CURB CUT, OR ALLEY;
- 2.3. AT LEAST 20 FEET FROM THE EXTENDED FLOW LINE OF THE NEAREST INTERSECTION OF PUBLIC RIGHT-OF-WAY
- 2.4. TO PROVIDE A RELATIVELY UNIFORM LEVEL OF LIGHTING AND TO AVOID EXTREME CONTRASTS BETWEEN LEVELS OF LIGHTING; AND
- 2.5. SO AS TO PREVENT GLARE ONTO ADJACENT PROPERTIES WHEREVER POSSIBLE.

- 3. *TYPES.* PEDESTRIAN LIGHTING SHALL HAVE CONSISTENT FIXTURES, SOURCE COLORS, AND ILLUMINATION LEVELS. LOW, GLARE CONTROLLED LIGHT FIXTURES MOUNTED ON BUILDING OR LANDSCAPE WALLS, BOLLARDS, OR LOW GROUND-MOUNTED LANDSCAPE LIGHTS ARE PREFERRED. WHERE THE LIGHT SOURCE IS DIRECTLY VISIBLE, THE LUMINARIES SHOULD INCORPORATE ELEMENTS TO REDUCE GLARE, SUCH AS TRANSLUCENT, OBSCURE, OR REFRACTING LENSES; LOW-WATTAGE LIGHT SOURCES; OR SHIELDING DEVICES. THE USE OF SOLAR-POWERED LIGHTING IS ENCOURAGED.

SIGN LIGHTING

THE ARTIFICIAL ILLUMINATION OF SIGNS, BOTH FROM AN INTERNAL OR EXTERNAL SOURCE, SHALL BE DESIGNED TO ELIMINATE NEGATIVE IMPACTS ON SURROUNDING RIGHTS-OF-WAY AND PROPERTIES.

FENCING

FENCE AND WALL STYLES

- 1. *OPEN STYLE FENCING.* OPEN STYLE FENCES SHALL NOT BE DESIGNED TO COMPLETELY CONCEAL THE INTERIOR PORTION OF THE LOT. AN ACCEPTABLE DESIGN FOR OPEN STYLE FENCING SHALL INCLUDE OPEN RAIL, SPLIT RAIL, SEPARATED PICKET, CHAIN LINK, WROUGHT IRON, OR SIMILAR DESIGN APPROVED BY THE CITY. WITH THE EXCEPTION OF ALTERNATING PICKET FENCES, THE MINIMUM SPACING BETWEEN PICKETS SHALL BE FOUR INCHES. WIRE MATERIAL MAY BE ATTACHED TO THE INTERIOR PROPERTY SIDE OF THE FENCE TO PROVIDE FOR SECURITY AND PET CONTAINMENT.
- 2. *SCREEN STYLE FENCE.* SCREEN FENCES SHALL PROVIDE A RELATIVELY OPAQUE SURFACE DESIGNED TO CONCEAL THE INTERIOR PORTION OF A PROPERTY FROM AN ADJACENT PROPERTY, ADJACENT BUILDINGS, AND THE PUBLIC RIGHT-OF-WAY. SCREEN FENCING IS NOT ALLOWED ON A LOT WITHOUT A PRINCIPAL STRUCTURE.
- 3. *COMBINATIONS.* A FENCE WHICH COMBINES THE ELEMENTS OF BOTH OPEN AND SCREEN STYLE FENCES IS PERMITTED.

GENERAL STANDARDS

- 1. *FINISHED SIDE.* THE FINISHED SIDE (SIDE WITHOUT EXPOSED RAILS) OF ANY FENCE FRONTING ON A PUBLIC RIGHT-OF-WAY MUST FACE THE PUBLIC RIGHT-OF-WAY.
- 2. *TRANSITIONS.* WHEN FENCES OR WALLS OF DIFFERING HEIGHTS ARE CONNECTED ON THE SAME PROPERTY OR ACROSS PROPERTY LINES THERE SHOULD BE AN AREA OF TRANSITION BETWEEN FENCE HEIGHTS.
- 3. *SIGHT-DISTANCE.* NO FENCE OR WALL SHALL BE PLACED IN ANY LOCATION OR AT ANY HEIGHT THAT UNREASONABLY OBSTRUCTS THE VISION OF ANY PERSON ENTERING INTO A PUBLIC OR PRIVATE INTERSECTION. THE EXACT AMOUNT OF UNOBSTRUCTED VISIBILITY SHALL BE DETERMINED BY TOPOGRAPHY OF THE SITE, THE TRAFFIC SPEED LIMIT ON THE STREET, AND THE PROXIMITY OF THE DRIVEWAY TO THE FENCE.
- 4. *MATERIALS.* FENCE MATERIALS SHALL CONSIST OF WOOD, BRICK, STONE, MASONRY, STUCCO OVER CONCRETE BLOCK, VINYL, WROUGHT IRON, ALUMINUM, FIBERGLASS, OR COMPOSITE TO BE APPROVED BY THE CITY. DECORATIVE MATERIALS, INCLUDING

BUT NOT LIMITED TO TILE OR GLASS BLOCK, MAY BE INCORPORATED INTO THE DESIGN OF PERMITTED FENCES OR WALLS. SHEET PLASTIC, SHEET METAL, CORRUGATED METAL AND PLYWOOD FENCING SHALL NOT BE ALLOWED. CHAIN LINK FENCING WITH PERMANENT INSERTS OR SLATS ARE PROHIBITED. CHAIN-LINK FENCING WITH ATTACHED FABRIC SCREENING MATERIAL MAY BE PERMITTED AS TEMPORARY SIGNAGE AS PART OF A TEMPORARY CONSTRUCTION FENCE. ALL FENCES SHALL BE CONSTRUCTED OF MATERIALS OF COMMERCIAL FENCING QUALITY. ALL FENCE MATERIALS, ALTHOUGH FENCING STYLES MAY VARY BETWEEN OPEN AND SCREEN FENCING DEPENDING ON THE USE, SHALL BE OF A SIMILAR CHARACTER AND STYLE-FAMILY AND SHALL COMPLEMENT THE OVERALL COMMUNITY CHARACTER.

- 5. *MAINTENANCE.* ALL FENCES AND WALLS SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO MEET THE INTENT FOR WHICH THEY WERE INSTALLED. WITHOUT LIMITING THE FOREGOING STANDARD, ALL FENCES SHALL BE KEPT IN AN UPRIGHT AND STURDY CONDITION, FREE FROM THE APPEARANCE OF DETERIORATION AND GRAFFITI, AND PAINTED OR STAINED AS NEEDED.
- 6. *OPENINGS, GATES, AND DRIVEWAY LENGTH.* GATES INSTALLED AS PART OF THE FENCE MUST BE HINGED TO OPEN INTO PRIVATE PROPERTY AND ARE PROHIBITED FROM ENCROACHING INTO THE PUBLIC RIGHT-OF-WAY AND PUBLIC PROPERTY. GATES LOCATED TO SECURE ACCESS FROM A DRIVEWAY OR DRIVE AISLE INTO PRIVATE PROPERTY MUST BE SET BACK AS PROVIDED IN THE BELOW TABLE.
- 7. *MAXIMUM LENGTH.* THE MAXIMUM CONTINUOUS LENGTH OF ANY WALL OR FENCE (REGARDLESS OF ANY ARTICULATION OR CHANGES IN THE FENCE PLANE) SHALL BE 1,500 FEET.
- 8. *MINIMUM ARTICULATION.* FENCES CONSTRUCTED FOR SCREENING PURPOSES ALONG THE PUBLIC RIGHT-OF-WAY, IF GREATER IN LENGTH THAN 200 CONTINUOUS LINEAR FEET, ARE PERMITTED TO INCLUDE AN ARCHITECTURAL FEATURE SUCH AS A MASONRY COLUMN OR PILLAR EVERY 75 FEET. A MASONRY COLUMN OR PILLAR MAY EXCEED THE HEIGHT OF THE FENCE BY 1 FOOT. IF A COLUMN OR PILLAR IS NOT USED, THEN EACH 24-FOOT FENCE SECTION OR FENCE PANEL SHALL BE STAGGERED OR OFFSET A MINIMUM OF 4 INCHES, OR INCLUDE A VERTICAL SUPPORT ELEMENT THAT IS EXPOSED TO THE PUBLIC RIGHT-OF-WAY SUBJECT TO THE APPROVAL OF THE CITY.
- 9. *HEIGHT MEASUREMENT.* THE HEIGHT OF A FENCE OR WALL SHALL BE THE DISTANCE FROM THE TOP OF THE FENCE OR WALL TO THE HIGHEST FINISHED GRADE OF THE LOT DIRECTLY UNDER THE FENCE OR WALL. WHEN A FENCE IS ERECTED ON TOP OF A RETAINING WALL, THE HEIGHT OF THE FENCE SHALL BE MEASURED FROM THE TOP OF THE RETAINING WALL.
- 10. *EASEMENTS.* FENCES MAY BE PERMITTED WITHIN CITY EASEMENTS. HOWEVER, THE CITY SHALL NOT BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF FENCES THAT MUST BE REMOVED TO ACCESS SUCH EASEMENTS.

FENCE AND WALL REQUIREMENTS

- 1. *TABLE.* ALL FENCES SHALL COMPLY WITH THE FOLLOWING STANDARDS RELATED TO LAND USE.

FENCE AND WALL STANDARDS	
APPLICATION	REQUIREMENT
HEIGHT MAXIMUM	
FRONT OF UNIT	36"
REAR OF UNIT	6 FEET
SIDE OF UNIT	6 FEET
SIDE OR REAR OF UNIT ALONG PUBLIC RIGHT-OF-WAY	6 FEET
ALONG A PUBLIC OR PRIVATE OPEN SPACE, PARK OR TRAIL	48"
FENCE STYLE	
FRONT OF UNIT	OPEN
REAR OF UNIT	OPEN OR SCREEN
SIDE OF UNIT	OPEN OR SCREEN
SIDE OR REAR OF UNIT ALONG PUBLIC RIGHT-OF-WAY	OPEN OR SCREEN
ALONG A PUBLIC OR PRIVATE OPEN SPACE, PARK OR TRAIL.	OPEN
MINIMUM LENGTH OF DRIVEWAY OR DRIVE AISLE BETWEEN GATE TO PUBLIC-RIGHT-OF-WAY (MAY BE REDUCED IN ACCORDANCE WITH ECSS (ENGINEERING CONSTRUCTION STANDARDS & SPECIFICATIONS)	2 FEET

- 1.1. ALL FENCE MATERIALS, ALTHOUGH FENCING STYLES MAY VARY BETWEEN OPEN AND SCREEN FENCING DEPENDING ON THE USE, SHALL BE OF A SIMILAR CHARACTER AND STYLE-FAMILY AND SHALL COMPLEMENT THE OVERALL COMMUNITY CHARACTER.
- 1.2. FRONT OF UNIT IS DEFINED AS THE FAÇADE WITH PRIMARY ENTRANCE. THIS IS NOT REQUIRED TO BE THE STREET-FACING FAÇADE. SIDES OF UNITS SHALL BE PERPENDICULAR TO THE FRONT, AND THE REAR OF UNIT SHALL BE DEFINED AS ON THE OPPOSITE SIDE AS THE FRONT, AND WITH ACCESS TO AN ENCLOSED REAR YARD.



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MULTI-FAMILY DWELLING STANDARDS

2. EXCEPTIONS
- 2.1. WHERE THE PROPERTY SIDES ONTO AN ARTERIAL, A SOLID FENCE UP TO A MAXIMUM SIX FEET IN HEIGHT MAY BE ALLOWED,

2.2. WHERE HOMES BACK ONTO ANOTHER PUBLIC RIGHT-OF-WAY, A SOLID FENCE UP TO A MAXIMUM 6 FEET IN HEIGHT MAY BE ALLOWED

2.3. TENNIS COURTS, BASEBALL FIELD, OR SIMILAR OUTDOOR RECREATIONAL USE MAY CONSIST OF A FENCE WITH A MAXIMUM HEIGHT OF 12 FEET, PROVIDED THAT THE FENCE IS OPEN STYLE. THESE RECREATIONAL USE FENCES MAY NOT BE USED FOR ANY STANDARD PROPERTY LINE FENCING MENTIONED ABOVE. IN ADDITION, MESH NETTING IS ALLOWED FOR THESE OUTDOOR RECREATIONAL USE FENCES.

2.4. ANY GATES LOCATED ALONG INTERIOR LOT LINES OR ALONG ALLEYS DO NOT HAVE TO MEET THE REQUIRED GATE SETBACK. (EMERGENCY ONLY ACCESS EXCLUDED)

TEMPORARY FENCES

TEMPORARY FENCING FOR CONSTRUCTION SITES AND FOR ORGANIZED EVENTS MAY BE ALLOWED IN CONJUNCTION WITH THE CRITERIA SET FORTH IN THE CCLDC.

RESIDENTIAL SUBDIVISION PERIMETER FENCES AND WALLS

1. STANDARDS. WHERE PERIMETER FENCING OR WALLS ARE INSTALLED AROUND A SUBDIVISION OR DEVELOPMENT, THEY SHALL COMPLY WITH THE FOLLOWING STANDARDS WHEN LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAY:
- 1.1. A MINIMUM EIGHT-FOOT BUFFER SHALL BE PROVIDED BETWEEN THE BACK OF A SIDEWALK AND A FENCE OR WALL. LANDSCAPING, INCLUDING TREES, SHALL BE INCORPORATED WITHIN THE BUFFER TO SOFTEN THE APPEARANCE OF THE WALL OR FENCE.

1.2. NO MORE THAN 75 PERCENT OF ANY STREET FRONTAGE SHALL BE OCCUPIED BY SCREEN STYLE FENCE OR WALL.

1.3. THE REMAINING 25 PERCENT MAY SERVE TO VISUALLY LINK INTERSECTING STREETS, VIEW CORRIDORS INTO AND OUT OF THE DEVELOPMENT, PEDESTRIAN ENTRYWAYS, AND PARKS OR OPEN SPACE. FENCES OR WALLS THAT HAVE A SURFACE AREA THAT IS NOT MORE THAN 50 PERCENT OPAQUE, HEDGES AND SCREENS COMPOSED OF LIVING PLANT MATERIAL, OR ANY LAND USE WITH A WALL OR FENCE LOWER THAN 42 INCHES, MAY COUNT TOWARD THE 25 PERCENT REQUIREMENT.

RETAINING WALLS

ALL RETAINING WALLS SHALL MEET THE FOLLOWING REQUIREMENTS:

1. MAXIMUM HEIGHT. THE MAXIMUM HEIGHT OF ANY RETAINING WALL THAT IS NOT ATTACHED TO A PRIMARY STRUCTURE AND NOT NECESSARY TO COMPENSATE FOR A CHANGE IN GRADE ON THE SITE SHALL NOT EXCEED FOUR FEET. THE MAXIMUM HEIGHT OF ANY RETAINING WALL THAT IS ATTACHED TO A PRIMARY STRUCTURE AND NECESSARY TO COMPENSATE FOR A CHANGE IN GRADE (WITH NO ARTIFICIAL FILL) SHALL NOT EXCEED SIX FEET. A SERIES OF LOW RETAINING WALLS (INSTEAD OF ONE TALLER RETAINING WALL) SHALL BE USED WHENEVER POSSIBLE. WHERE MULTIPLE RETAINING WALLS ARE USED, MINIMUM HORIZONTAL SPACING SHALL BE AT LEAST FOUR FEET.
2. RAILING REQUIRED. WHERE THE CONSTRUCTION OF A RETAINING WALL RESULTS IN A DOWNWARD VERTICAL DROP OF MORE THAN 30 INCHES WITHIN 4 HORIZONTAL FEET OF A SIDEWALK, WALKWAY, OR OTHER PUBLIC CIRCULATION AREA, A RAILING AT LEAST 42 INCHES HIGH SHALL BE PLACED ALONG THE TOP EDGE OF THE RETAINING WALL TO PREVENT PEDESTRIANS FROM FALLING OVER THE EDGE OF THE RETAINING WALL.
3. MATERIALS. DRY-STACKED NATIVE STONE, PRE-CAST MASONRY BLOCK MATERIALS, CAST IN PLACE CONCRETE, TREATED TIMBER, OR MASONRY BLOCK WALLS WITH STONE, BRICK, OR STUCCO FACING SHOULD BE USED FOR RETAINING WALLS.

COURTYARD WALLS

1. DESCRIPTION. SOLID OR SEMI-TRANSPARENT WALLS ARCHITECTURALLY INTEGRATED WITH THE PRIMARY STRUCTURE WHICH ARE USED TO CREATE AN ENCLOSED OR PARTIALLY ENCLOSED OUTDOOR LIVING SPACE THAT IS OPEN TO THE SKY.
2. MATERIALS. COURTYARD WALLS SHALL UTILIZE SIMILAR OR COMPLEMENTARY MATERIALS AS THE CONNECTING PRINCIPAL STRUCTURE. WHERE THE PRINCIPAL STRUCTURE INCLUDES MASONRY, THE WALL SHOULD INCORPORATE MATCHING MASONRY MATERIALS INTO THE DESIGN OF THE WALL. OTHER ACCEPTABLE MATERIALS INCLUDE WOOD, BRICK, STONE, MASONRY, STUCCO,DECORATIVE METAL PANELS, TILE, GLASS BLOCK, COMPOSITE OR FIBERGLASS MATERIALS THAT MIMIC THE APPEARANCE OF NATURAL WOOD OR STONE, OR OTHER MATERIALS AS APPROVED BY THE CITY. ANY GATE OR DOOR MAY BE OF A COMPLEMENTARY MATERIAL TO THE REST OF THE WALL, AND SHALL BE OF AN OPEN/SEMI-TRANSPARENT DESIGN.
3. FINISHED SIDES. THE COURTYARD WALL SHALL PRESENT A FINISHED APPEARANCE ON THE INTERIOR AND EXTERIOR SIDES OF THE WALL AS WELL AS ON THE TOP. THIS MAY INCLUDE A CAP OF THE SAME OR A COMPLEMENTARY MATERIAL AS THE REST OF THE WALL. WALLS DESIGNED TO BE FILLED AS PLANTERS ARE ALSO ACCEPTABLE.
4. SETBACKS. ALL COURTYARD WALLS SHALL COMPLY WITH THE PRINCIPAL STRUCTURE SETBACKS FOR THE UNDERLYING ZONE

DISTRICT. THE SPACE IN FRONT AND SIDE YARDS ALONG A PUBLIC RIGHT-OF-WAY BETWEEN THE COURTYARD WALL AND THE STREET SHALL BE LANDSCAPED IN ACCORDANCE WITH CODE.

HEIGHT

1. FRONT AND SIDE YARDS ALONG A PUBLIC RIGHT-OF-WAY OR OPEN SPACE. THE MAXIMUM ALLOWED HEIGHT IS 6 FEET. WALLS WITH AN UNDULATING DESIGN MAY BE UP TO 6.5 FEET AT THE HIGHEST POINT WITH AN OVERALL AVERAGE HEIGHT OF 6 FEET. COLUMNS MAY EXCEED THE WALL HEIGHT BY UP TO 1 FOOT, INCLUSIVE OF ANY CAPS OR DECORATIVE FEATURES. AN ARCHWAY OR ENTRY FEATURE MAY BE UP TO 8 FEET AT THE HIGHEST POINT AND SHALL NOT EXCEED 5 FEET IN HORIZONTAL WIDTH. A MAXIMUM OF ONE (1) ARCHWAY OR ENTRYWAY FEATURE IS ALLOWED IN THE FRONT YARD.
2. SIDE AND REAR YARDS. THE MAXIMUM ALLOWED HEIGHT IS 8 FEET FOR ALL COMPONENTS OF THE WALL, INCLUDING COLUMNS, ARCHWAYS, AND ANY DECORATIVE FEATURES.

