US 281 North Corridor - GC-3

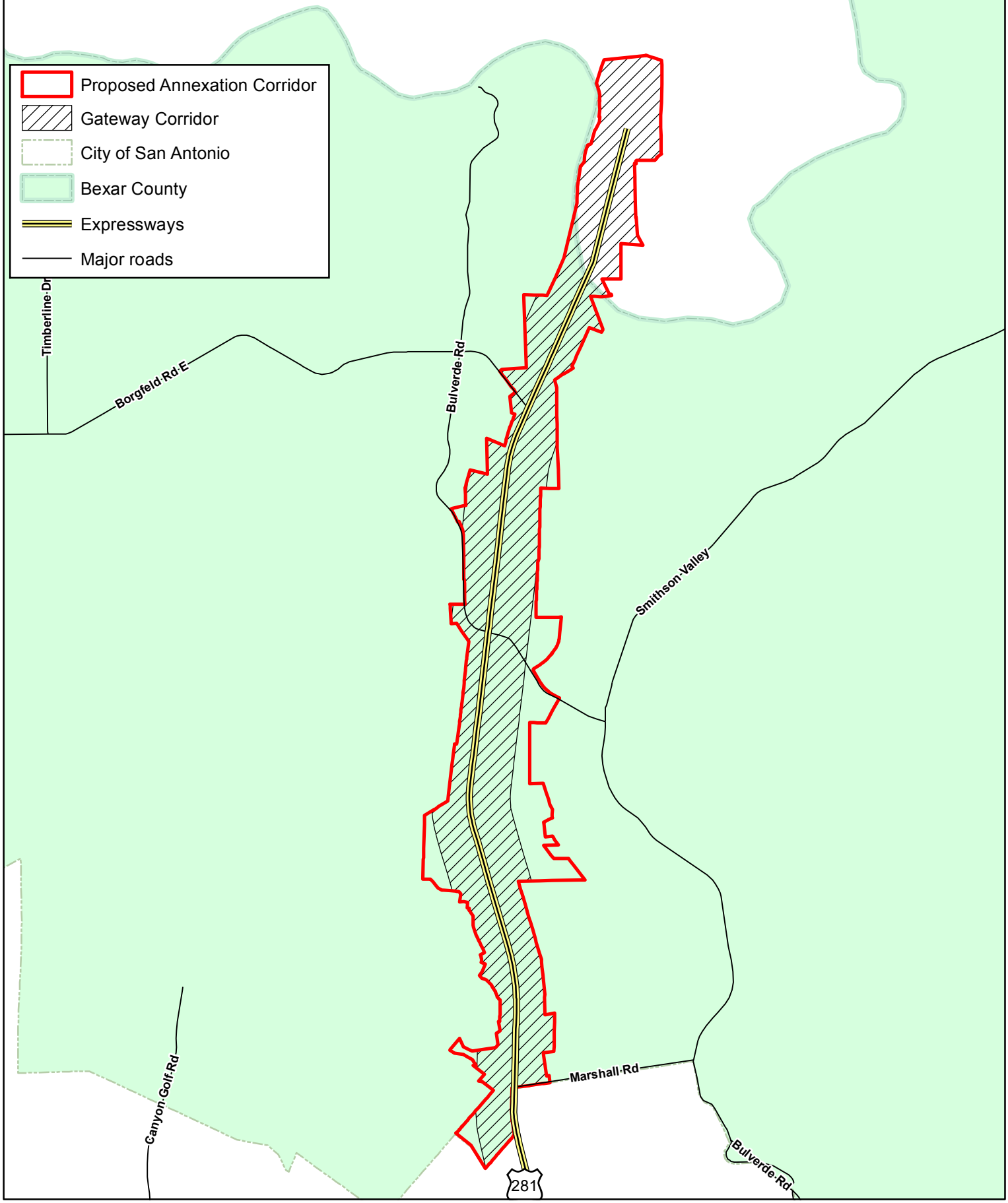
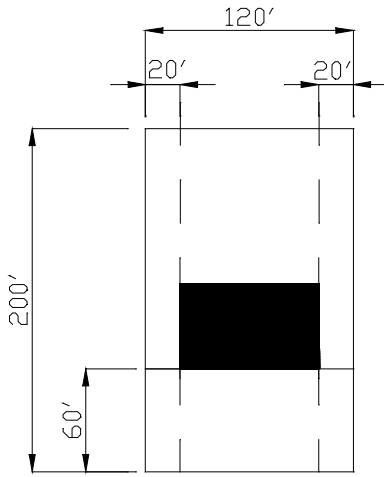
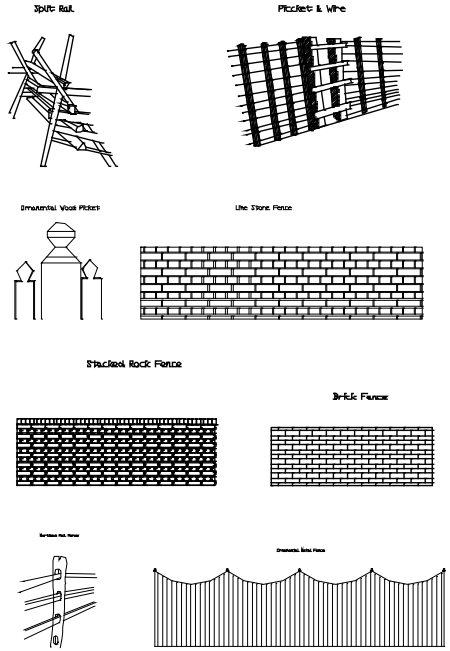


Exhibit B: US 281 North Gateway Corridor District Plan
Site Development Standards

Standard:	US 281 North Gateway Corridor:	Illustration:	Existing City Code:
Front and side yard setbacks	Front and side yard setbacks shall only apply to properties or portions of properties within ninety (90) feet of the US 281 North right-of-way line as it exists at the effective date of this ordinance. The minimum front building setback along 281 North shall be sixty (60) feet as measured from the outer US 281 North right-of-way line. Setbacks other than those along US 281 North shall include at least twenty (20) feet as measured from the side property line in common with adjacent property.		Minimum front setback of 60' for properties fronting US 281 North or in lieu of the setbacks required above, the setbacks along the corridor may be the same as the base zoning district if a ten (10) foot wide or greater buffer is provided along the front property line adjacent to the right of way.
Fences and walls	Fences and walls within ninety (90) feet of the US 281 North right of way shall be one of the following styles: A. Wooden split rail (*Riegelfens*) B. Wooden mortised rail C. Wood picket and wire D. Ornamental wood picket (jigsaw) E. Rock, stone or stucco fence F. Brick G. Ornamental metal for use in entrances/gateways H. Other appropriate materials approved by the Board of Adjustment. The primary materials of solid screen fencing and walls are encouraged to remain unpainted and natural in appearance, however, if painted, painting shall be limited to earth tone colors. For properties which require the front natural buffer, fences and walls shall be located behind the front natural buffer.		Solid screen, opaque fencing required for properties zoned for nonresidential or multifamily uses that abut residential uses. Fences exceeding 100 feet in length (50 feet for residential) required to have column or pillar of articulation of surface plane by incorporating plan projections or recesses. Front yard fences limited to 4 ft height, side and rear limited to 6 ft height. Prohibited fencing materials for residential uses: plywood less than five-eighths inches thick, particle board, paper, visqueen plastic, plastic tarp, barbed wire, razor wire. (35-514)

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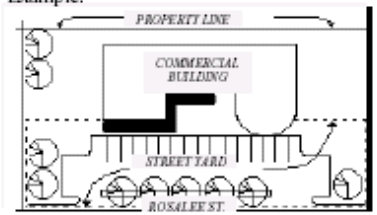
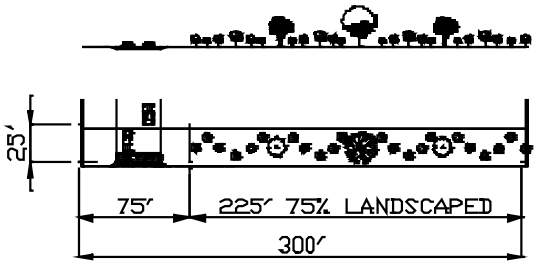
Landscaping	In addition to the mandatory landscaping requirements established by §35-511, landscape plans shall be required to earn a minimum of 85 points as awards for elective requirements. Existing trees and understory plants may be preserved to meet this requirement. [note: Tree preservation = 2 to 40 points; Parking lot screening = 25 points; Parking lot shading = 20 to 35 points; Street trees = 25 points; Understory preservation 15 to 30 points – point awarding specified in §35-511]	Example:  Example: **Tabulation of Points**	Elective landscaping requirements to 70 points.
		Electives / **Points** Street trees / 25 pts. Screening of surface parking / 25 pts. Parking lot shading / 20 pts.	
Parking Lot Screening	All parking areas within ninety (90) feet of the outer US 281 North right-of-way line shall be screened to a minimum height of four (4) feet with earthen berms and/or dense landscaping. This screening shall count as twenty-five (25) points toward the landscaping required.		Screening of surface parking lots in the street yard to a minimum height of 30 inches (25 points) provided as one option to achieve the required minimum landscaping (70 points).
Front natural buffers	Along US 281 North, at least seventy-five percent (75%) of the first twenty-five (25) feet of the property must be landscaped with native plant material and native trees. At least seventy-five percent (75%) of trees six inch (6") DBH or greater must be preserved within the first twenty-five (25) feet of the property. Detention and sedimentation filtration areas may be located within the front natural buffer, however, they must be fully screened from public view unless used as a landscape feature. Native understory and tree preservation within the front natural buffer shall count toward the minimum landscaping required above.		Properties fronting expressway or major arterial required to have 10 ft landscaped buffer (multifamily) or 15 ft landscaped buffer (commercial/industrial). Preservation of trees required in accordance with the Tree Preservation Ordinance.

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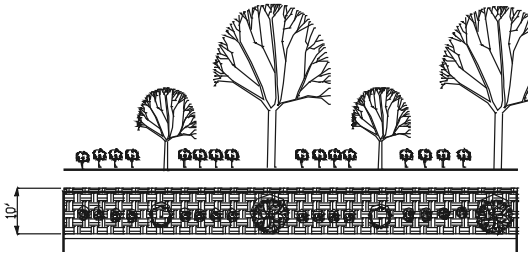
Buffers (Rear)	Rear buffer yards shall be required in accordance with §35-510, however, a minimum ten (10) foot buffer yard shall be provided at the rear property line of adjoining uses for which a Type A, B or C Buffer is required in addition to any requirement to fence the property.		Rear buffer yards required between nonresidential and residential uses with a minimum width of ten (10) feet; however, the applicant may elect to provide a solid screen fence at least six (6) feet in height in lieu of the buffer yard for Type A, B or C buffers.
Building Materials - Permitted	The following material lists may be chosen to apply to the exterior surfaces of primary buildings and accessory buildings located within the corridor district that are visible from US 281 North. To the greatest extent feasible, building materials shall be used that are compatible with the existing properties located in a corridor district or to portray the corridor theme. a. Masonry consisting of stone, brick, glass block, or decorative concrete panel. b. Glass curtain wall consisting of seventy percent (70%) or less glass or combination of glass, metal, or other material in a metal framework. c. Brick or brick veneer. d. Stucco or concrete masonry unit. e. Cement fiber board. f. Other appropriate materials approved by the Board of Adjustment. Brick, brick veneer, stone, concrete masonry, cementatious stucco may only be painted in earth tone colors. Concrete finish must be profiled, sculptured, fluted, exposed aggregate or other architectural		

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Standard:	US 281 North Gateway Corridor:	Illustration:	Existing City Code:
	concrete finish.		
Building Materials - prohibited	The following provisions apply to the primary wall finish of the principal building and accessory buildings visible from US 281 North. For the purposes of this subsection the primary wall finish shall refer to the treatment applied to twenty-five percent (25%) or more of a building elevation. a. Siding made of vinyl, wood fiber hardboard, oriented strand board, plastic or fiberglass panels. b. Corrugated, ribbed, galvanized, aluminum coated, zinc-aluminum coated or unpainted exterior metal finished. This prohibition does not include metals used on roofs, awnings or canopies. c. Unfired or underfired clay, sand, or shale brick. d. Unfinished concrete masonry units (i.e. cinderblock). e. Smooth or untextured concrete finishes. f. Mirrored glass with a reflectance of greater than twenty percent (20%).		

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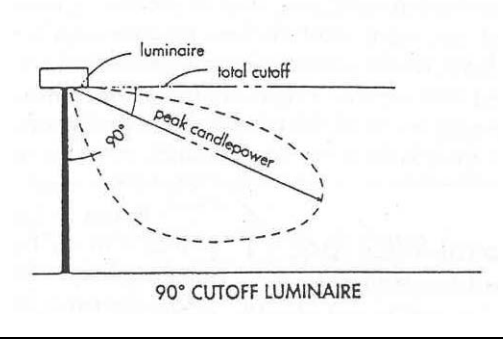
Standard:	US 281 North Gateway Corridor:	Illustration:	Existing City Code:
Trash receptacles, utility boxes	In order to minimize the visual impact of unsightly objects or uses, elements such as outside storage, off-street loading areas, refuse storage areas, air conditioning and heating equipment, utility boxes, utility pillars, utility vaults, utility cabinets, solar systems and components and microwave and satellite antennas (greater than 2 meters in diameter) are required to be completely screened from public view at ground level at a minimum height of six (6) feet. Screening may be achieved by construction of a solid wall of rock, stone, stucco, or brick with wooden gates, evergreen plant materials with irrigation, or landscaped earthen berm. Walls are encouraged to remain unpainted and natural in appearance, however if painted, painting shall be limited to earth tone colors.		Off-street loading spaces, refuse and outdoor storage area, antennas, satellite dishes, and mechanical equipment within the street yard shall be screened from all public streets. The screening shall be a minimum of six (6) feet in height or a height sufficient to obscure the area or equipment requiring the screening, whichever is less. The screening may be provided by plants, a solid screen fence or wall, or a combination thereof.
Utilities	On-site utilities shall be located underground unless required by the utility to be otherwise located. This requirement does not apply to electrical transmission or distribution lines.		On-site utilities shall be located undergound unless required by the utility to be otherwise located. This requirement does not apply to electrical transmission or distribution lines
Lighting	a. Exterior lighting fixtures for entrances, parking lots or walkways shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety degrees (90°). Any structural part of the fixture providing this cut-off angle shall be permanently affixed. b. Lighting of building exteriors (uplighting or downlighting) that is positioned to highlight a building or		Lighting shall be so arranged that the light is shielded from adjacent residential properties and does not interfere with traffic.

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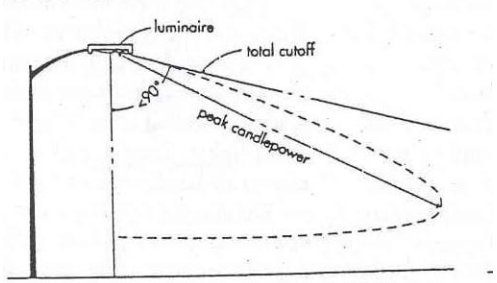
Standard:	US 281 North Gateway Corridor:	Illustration:	Existing City Code:
	outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky. Flood lamps should be shielded so that the light sources are not visible from a public right-of-way. *(Both types illustrated are acceptable)*	 LUMINAIRE WITH LESS THAN 90° CUTOFF	
On-premises Signage	Expressway: 35' height/200 square feet single tenant 40' height/250 square feet dual tenant 40' height/300 square feet multiple tenant Arterial A: 25' height/65 square feet 30' height/150 square feet 40' height/200 square feet Up to an additional 10 feet of height may be added if the adjacent grade is elevated. 200' spacing between signs. No provision in this section may be construed to prohibit a Sign Master Plan Development Agreement as defined by §28-244 of the Municipal Code. Signs prohibited by §28-220 of the Municipal Code shall be prohibited within this Corridor.		Expressway: 40' height/350 sq ft single or dual tenant 50' height/500 sq ft multiple tenant Arterial A: 30' height/200 sq ft single or dual tenant 40' height/350 sq ft multiple tenant No provision for additional height if the adjacent grade is elevated. 200' spacing between signs.
Off-premises Signage	Off premises advertising signs and billboards are prohibited.		Off-premises signs prohibited in the corridor district.

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Wall signs	Maximum allowable sign area, as a percentage of the area of each building elevation: 15% cabinet sign; painted or flat sign 20% channel letters raised or incised		Maximum allowable sign area, as a percentage of the area of each building elevation: 20% cabinet sign; painted or flat sign 25% channel letters raised or incised

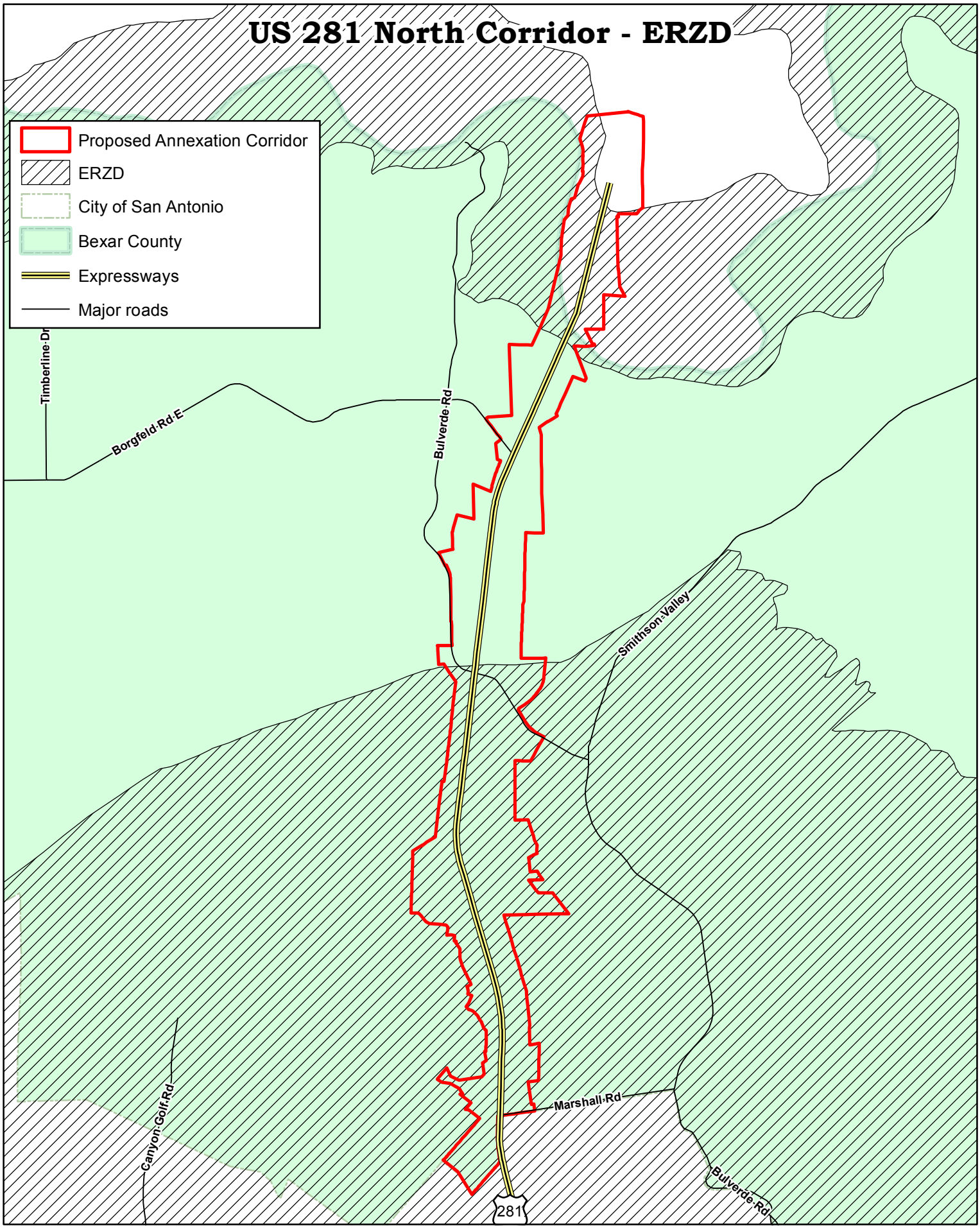
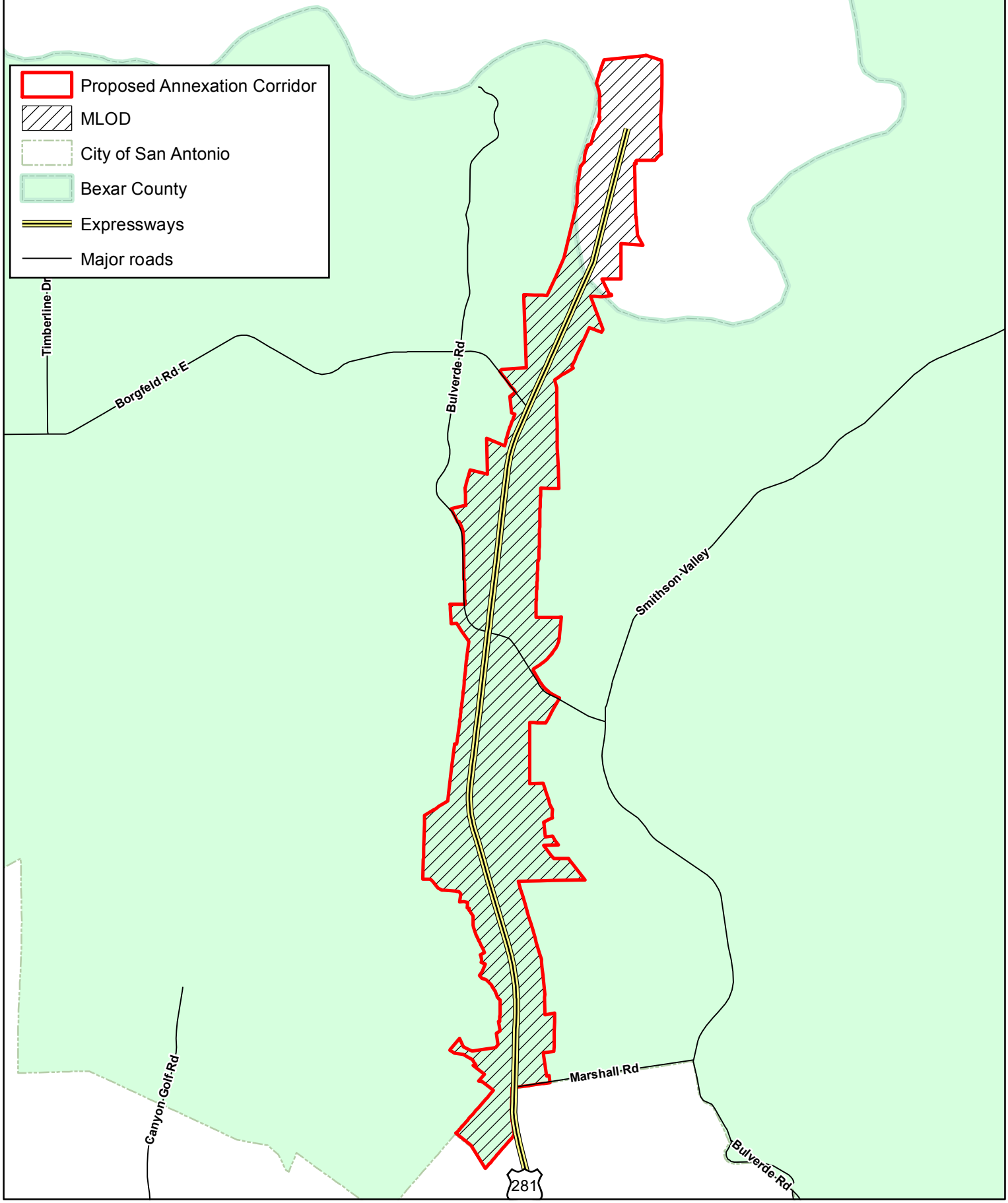
Definitions

Earth Tone Colors – colors that are predominant in the surrounding landscape including desert and woodlands and shall be low reflectance, subtle or neutral colors. Earth tone colors shall not include primary colors, black, metallic or fluorescent colors.

Native plants and trees – those species listed in Appendix E of the Unified Development Code.

Understory – assemblages of natural low level woody, herbaceous and ground cover species.

US 281 North Corridor - ERZD



US 281 North Corridor - MLOD-1