

LEMOORE PLANNING COMMISSION
Special Meeting
AGENDA
Lemoore Council Chambers
429 C Street
Monday August 19 2 13 at 7: p m

1. Pledge of Allegiance and Roll Call
2. Public Comments and Inquiries

If you wish to comment on an item, which is not on the agenda, you may do so under "Public Comment." In order to allow time for all public comments, each individual's comments are limited to five minutes. When addressing the Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.

3. Approval – Minutes – Regular Meeting July 22, 2013
4. Discussion – Zoning Code Proposed Revisions
5. Planning Director's Report
6. Commission's Report and Request for Information
7. Adjournment

Tentative Future Agenda Items

Discussion - Zoning Code Proposed Revisions

Notice of ADA Compliance: If you or anyone in your party needs reasonable accommodation to attend, or participate in, any City Council Meeting, please make arrangements by contacting City Hall at least 24 hours prior to the meeting. They can be reached by calling 924-6700, or by mail at 119 Fox Street, Lemoore, CA 93245.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 119 Fox Street, Lemoore, CA during normal business hours. In addition, most documents will be posted on the City's website at www.lemoore.com.

CERTIFICATION OF POSTING

I, Kristie R. Baley, City Clerk of the City of Lemoore, do hereby declare that the foregoing Agenda for the Lemoore Planning Commission Special Meeting of Monday, August 19, 2013 at 7:00 p.m. was posted on the outside bulletin board located at City Hall, 119 Fox Street in accordance with applicable legal requirements. Dated this 15th day of August 2013,

//s//
Kristie R. Baley, City Clerk

Minutes of the
LEMOORE PLANNING COMMISSION
July 22, 2013

MEETING CALLED TO ORDER:

At 7:04 p.m. the meeting was called to order.

ATTENDANCE:

Chairman Meade, Vice-Chairman Garcia, Commissioners Clement, Dow, Marvin, Wynne; City Planner Brandt, Planning Director Wlaschin, Project Manager Holwell, Chief Deputy City Clerk Austin

ABSENT:

Commissioner Monreal

PUBLIC COMMENT:

The Commissioners each introduced themselves to the new Commissioner and gave him a little bit of their backgrounds. Commissioner Dow also introduced himself and explained his background.

MINUTES – SPECIAL MEETING JULY 8, 2013:

It was moved by Commissioner Marvin and seconded by Commissioner Garcia to approve the minutes of the Planning Commission Special Meeting of July 8, 2013.

Ayes: Marvin, Garcia, Wynne, Meade Abstentions: Clement, Dow
Absent: Monreal

DISCUSSION – ZONING CODE PROPOSED REVISIONS:

City Planner Brandt stated that he has reviewed Chapters 5A, 5B and 5C of the Lemoore Zoning Code and made recommendations due to reorganization, duplication, elimination, clarification, relocation, and relaxation. Brandt also stated specialty employees at Quad are researching the landscaping and downtown sections of 5C.

The Commission reviewed the comments one-by-one and determined which recommendations were either acceptable or needed further research and clarification.

There was considerable discussion on whether or not design standards should be in the Code. Most agreed that they should but that there must be consistency between 5A and 5C and the Code must use declarative statements.

The Commission agreed to have Brandt continue his review of the Code and that they would hold a Special Meeting on August 19th and a Regular Meeting on August 26th to discuss the remaining sections. Both Commissioners Marvin and Meade will be out of town on August 12th, so that meeting will be cancelled.

PLANNING DIRECTOR'S REPORT

There was none.

COMMISSIONER REPORTS AND REQUESTS FOR INFORMATION:

There were none.

ADJOURNMENT:

At 9:20 p.m. the meeting adjourned.

Approved the 19th day of August, 2013.

Full digital audio recording is available.

Attest:

Dr. Ronald Meade, Chairman

Brooke Austin, Chief Deputy City Clerk

Mayor
William Siegel
Mayor Pro Tem
Lois Wynne
Council Members
John Gordon
Eddie Neal
Willard Rodarmel



**Public Works/
Planning**

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Lemoore CA 93245
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Staff Report

ITEM 4

To: Lemoore Planning Commission
From: Steve Brandt City Planner
Date: August 19 2 13
Sub ect: oning Ordinance Revisions

Discussion

This discussion continues from the previous Planning Commission meetings. The sections evaluated this time are Chapters 5D1 and D2 (landscape standards), 5E (parking standards) and 6 downtown design standards.

Attached are 5D1, 5D2, 5E, and 6 with comments in the right column. These comments are Staff recommendations and are meant for discussion purposes. If the Commission agrees with the approach proposed in a comment, then revised text in underline/strikethrough format can be prepared so the Commission can see the actual proposed text changes. Tonight's meeting is meant to review the general approach to making the Zoning text changes, and to build upon the previous meetings in a similar style of discussion.

The recommendations in these chapters generally fall into the following categories:

1. Reorganizing code sections to group related codes closer together
2. Eliminating codes that are stated more than once
3. Removing language that does not contain code requirements or standards
4. Restating codes with more understandable wording
5. Moving codes out of the Ordinance and into a Guidelines document
6. Revising codes that may be overly burdensome to the property owner or developer

Categories 1 through 4 do not change any code requirements. They just make them more understandable. Categories 5 and 6 involve actual changes in the City's policies.

Generally, there are a number of sections that are being recommended for removal because they are not needed, or because they would be better suited as informal information than required policy. For example, the section in the downtown design standards regarding street design is recommended for removal because all the streets in the downtown area are already built, and any modification to them that might occur in the future would be under the full control of the city. Also, the non-street tree and shrub

lists are really more for guidance to landscapers than as a requirement. They can be moved out of the Ordinance and into a handout that would be available to the public.

Recommendation

It is recommended that the Commission review the proposed comments in the right column of the attached Zoning Ordinance chapters and accept, modify, or redirect the direction that Staff wants to take in making modifications. Any direction from the Commission to Staff at this time is not yet final. The final recommendation would be made at a future public hearing where the actual text changes are shown.

Attachments:

Zoning Ordinance Chapters 5D1, 5D2, 5E, and 6 with comments

CHAPTER 5

ARTICLE D1 LANDSCAPING STANDARDS

9-5D1-1: PURPOSE APPLICABILITY AND REVIEW:

9-5D1-2: LANDSCAPE STANDARDS:

9-5D1-3: LANDSCAPE CARE AND MAINTENANCE:

9-5D1-4: TREE PRESERVATION:

9-5D1-5: PREFERRED PLANT LIST:

9-5D1-1: PURPOSE APPLICABILITY AND REVIEW:

- A. Purpose: This article establishes minimum landscape requirements to enhance the appearance of developments, reduce heat and glare, control soil erosion, conserve water, improve air quality, ensure ongoing maintenance, and ensure that landscape installations do not create hazards for motorists or pedestrians.
- B. Applicability Of Standards: The regulations of this article apply to new and existing development, as follows. Deviations from the development standards of this article may be allowed on a case by case basis by the designated approving authority through site plan and architectural review.
1. New Projects: New commercial, industrial, mixed use, multi-family residential, and single-family residential subdivisions shall be reviewed by the designated approving authority to ensure landscaping is provided in compliance with the requirements of this article.
 2. Existing Development: Where an existing nonresidential, mixed use, and/or multi-family residential project requests an amendment that increases the building square footage by ten percent (10%) or more, the designated approving authority shall evaluate the existing landscape to ensure compliance with applicable requirements of this article.
- C. Submittal Requirements: When this article is applicable to new projects or existing development, preliminary and final landscape plans shall be submitted as follows and review of such plans shall be conducted as part of the site plan and architectural review process.
1. Preliminary Landscape Plan: A preliminary landscape plan shall be submitted as part of the site plan and architectural design review application. This plan must show conceptual locations for trees, shrubs, ground cover, and other landscape components, quantity, and size. Plans for the retention and/or removal of existing trees shall also be included.
 2. Final Landscape Plan: A final landscape plan shall be submitted in conjunction with site improvement plans. The final landscape plans shall be in substantial compliance with the approved preliminary landscape plan. Final plans shall show the exact location of and irrigation for trees, shrubs, and ground cover and shall include, at a minimum, plant name, plant quantity, plant size, location of impervious surfaces, utilities and lighting, and irrigation system. Existing trees to be removed or retained shall also be included. The final plan should include a water budget that includes the estimated water use (in gallons), the irrigated area (in square feet), precipitation rate, and flow rate in gallons per minute. If landscaping is not exempt from the water efficient landscape requirements

developed by the state, those items listed in article D2, "Landscape Water Reporting Requirements", of this chapter will also be required.

D. Review Process: When the requirements of this article are applicable, the following landscape plan review process shall be conducted in conjunction with site plan and architectural review for the proposed project, pursuant to the requirements of section 9-2B-12, "Minor Site Plan And Architectural Review", of this title.

1. Approving Authority: The designated approving authority shall be the same as the designated approving authority of the entitlement for new projects or existing development.
2. Approval Of Plans: The designated approving authority shall review the preliminary landscape plan. Upon approval of the preliminary landscape plan, a final landscape plan shall be submitted and must be approved with building permits or planning entitlements for new projects or applicable expansions to existing development as established above.
3. Approval Required: The landscaping shall not be installed until the applicant receives approval of the final landscape and irrigation plan by the approving authority and any applicable permits have been issued.
4. Changes To Final Plans: Changes to the approved final landscape plans that affect the character or quantity of the plant material or irrigation system design are required to be resubmitted for review and approval prior to installation. (Ord. 2012-01, 4-17-2012)

9-5D1-2: LANDSCAPE STANDARDS:

A. General Location For Landscape Improvements: Landscaping shall be provided in the following locations, unless the designated approving authority determines that the required landscape is not necessary to fulfill the purposes of this article. Nothing in this article is intended to discourage landscape areas outside and beyond the minimum requirements listed herein.

1. Setbacks/Buffers: All setback and buffer areas required by this title shall be landscaped in compliance with this article except where a required setback is occupied by a sidewalk or driveway, or is enclosed and screened from abutting public rights of way.
2. Unused Areas: All areas of a project site not intended for a specific use or purpose in conjunction with a current application, including pad sites being held for future development, shall be landscaped in compliance with this article.
3. Parking Areas: Within parking lots, landscaping shall be used for shade and climate control, to enhance project design, and to screen the visual impact of vehicles and large expanses of pavement consistent with the requirements of this article.
4. Streetscape (Parkway) Landscaping: As part of new subdivisions or nonindustrial projects, landscaping along public streets in the form of parkways and medians shall be provided consistent with the requirements of the general plan and this article.

FIGURE 9-5D1-2-A1
REQUIRED LANDSCAPE AREAS



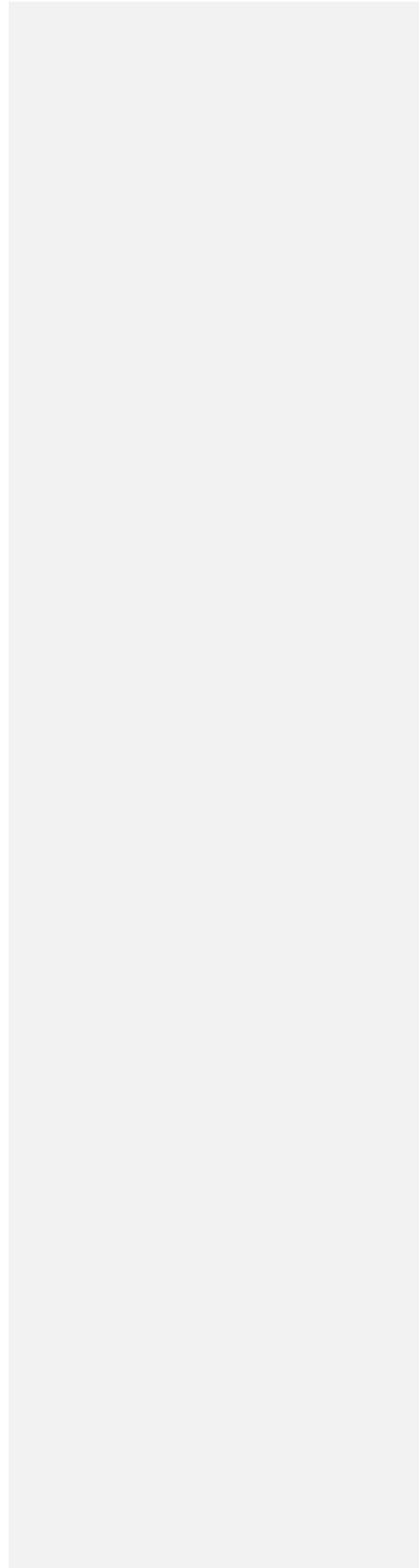
Setbacks and Buffer Areas



Unused Areas



Parking Areas





Streetscape (Parkway) Landscaping

B. Landscape Design: Landscaping shall be designed as an integral part of the overall site plan with the purpose of enhancing building design and public views and spaces, and providing buffers, transitions, and screening. At a minimum, the following landscape design requirements shall apply:

1. Planting design shall have focal points at project entries, plaza areas, and other areas of interest using distinct planting and/or landscape features.
2. As appropriate, building and site design shall include the use of pots, vases, wall planters, and/or raised planters, as well as flowering vines, both on walls and on arbors.
3. Landscaping shall be designed with pedestrian paths throughout the landscape areas connecting designated on site pedestrian circulation.
4. Amenities such as seating areas shall be incorporated. Entry plazas, bicycle parking, and transit shelters are allowed within landscape areas.

C. Plant Type: Landscape planting shall emphasize drought tolerant and native species (especially along natural, open space areas), shall complement the architectural design of structures on the site, and shall be suitable for the soil and climatic conditions specific to the site.

1. Planting Layout And Plant Diversity: Plant selection shall vary in type and planting pattern. Informal planting patterns are preferred over uniform and entirely symmetrical planting patterns. Use of deciduous flowering trees and shrubs and colorful plantings is encouraged in conjunction with evergreen species. Groupings of shrubs shall contain multiple plant types, interspersed with varying heights and blooming seasons for year round interest.
2. Street And Parking Lot Trees: Street and parking lot trees shall be selected from the city's adopted master list of street trees and parking lot trees. A minimum of thirty percent (30%) of the street trees and parking lot trees, respectively, shall be an evergreen species.

Comment [s1]: Recommend modifying to 20% minimum when there are at least 20 trees required.

3. Tree Root Barriers: Trees planted within five feet (5') of a street, sidewalk, paved trail, or walkway shall be a deep rooted species or shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements.

Comment [s2]: Add "curb"

Comment [s3]: Eliminate this option.

4. Turf Limitations For Residential Uses: High water use turf grasses and other similar plantings shall only be utilized in high use areas with high visibility or functional needs and shall be limited to twenty five percent (25%) of all irrigated, landscape areas. The designated approving authority may grant an exception to this limitation when only drought tolerant turf grasses are used.

5. Turf Limitations For Commercial, Industrial, And Mixed Uses: The use of drought tolerant turf grass shall be required for all proposed turf areas.

D. Planting Size, Spacing, And Planter Widths: In order to achieve an immediate effect of a landscape installation and to allow sustained growth of planting materials, minimum plant material sizes, plant spacing, and minimum planter widths (inside measurements) are as follows:

1. Trees: The minimum planting size for trees shall be fifteen (15) gallon, with twenty five percent (25%) of all trees on a project site planted at a minimum twenty four inch (24") box size. For commercial, office, community/civic, and industrial development, tree spacing within perimeter planters along streets and abutting residential property shall be planted no farther apart on center than the mature diameter of the proposed species. Minimum planter widths shall be five feet (5').

2. Shrubs: Shrub planting shall be a minimum five (5) gallon size, with a fifteen (15) gallon minimum size required where an immediate landscape screen is conditioned by the designated approving authority (e.g., screening of headlights from drive-through aisles). The minimum planter width for planters with only shrubs (no trees) is four feet (4').

3. Ground Cover: Plants used for mass planting may be grown in flats of up to sixty four (64) plants or in individual one gallon containers. Rooted cuttings from flats shall be planted no farther apart than one foot (1') on center, and containerized woody, shrub ground cover plantings shall be planted no farther apart than three feet (3') on center in order to achieve full coverage within one year. Minimum planter width for ground cover is two feet (2'), with the exception of sod, which requires a minimum planter width of eight feet (8').

4. Vines: Vines are normally planted to provide landscaping screening of a wall or as part of a trellis to screen other site improvements that require screening. Where provided, vines shall be planted every two feet (2') on center in a planter with a minimum width of two feet (2').

Comment [s4]: Modify to five feet.

E. Special Landscape Requirements: In addition to the general requirements above, the following requirements apply to the special types of landscaping:

1. Streetscape Landscaping: Consistent with the city's general plan and improvement standards, landscaping shall be provided along all public streets within city right of way maintained by the adjacent owner. Depending upon the classification of the street, landscaping shall be required in a parkway between the front of sidewalk and the back of

curb and within a planted median (where designated by the general plan). The form, width, and quantity of landscaping shall be consistent with the following standards:

- a. Elements And Widths: Landscaping within rights of way shall be provided consistent with the standards of table 9-5D1-2-E1, "Typical Street Elements And Widths", of this section. The designated approving authority may allow for deviations from these standards through the tentative map process or site plan review process to appropriately tie into adjacent existing conditions.

**TABLE 9-5D1-2-E1
TYPICAL STREET ELEMENTS AND WIDTHS**

Comment [s5]: Remove, assuming that parkway and sidewalk widths are identified elsewhere in City codes. The landscape section is not the place to define this.

Street Classification	Median Strip	Par way Each Side	Sidewal s Each Side
Arterial	None	7'	6' ¹
Median parkway	18'	7'	6' ¹
Collector:			
No on street parking	None	7'	6'
With on street parking	None	7'	6'
Downtown street	See <u>chapter 6</u> of this title		
Local residential street	None	5' ^{4,5,6}	5'
Cul-de-sac or other dead end street serving <10 homes	None	5' ^{4,5,6}	5' ²
Rural street	None	None ³	None ³

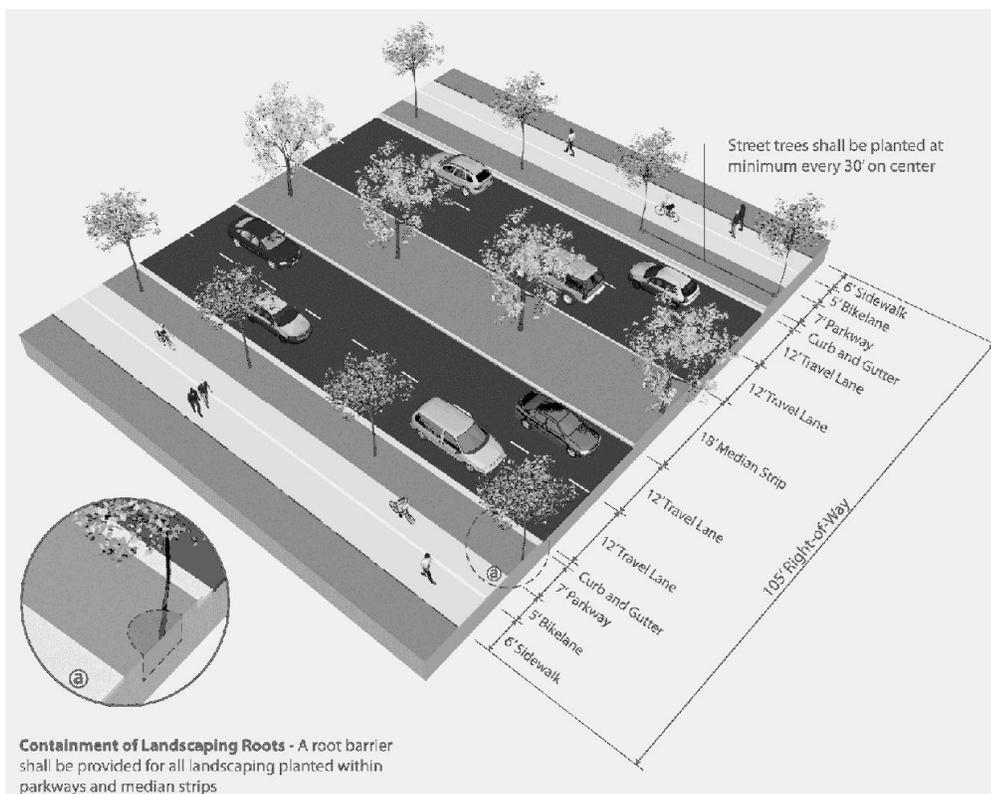
Notes:

1. Where inadequate room exists to provide safe bike travel in the street, large sidewalks of at least 10 feet in width shall be installed to protect children and allow bicycles on the sidewalk.
2. May be eliminated at bulb.
3. Shall be a dirt/gravel road shoulder.

4. Parkway not required along industrially designated properties.
5. Exceptions may be allowed to better tie into adjacent properties with existing improvements or where existing conditions are undersized.
6. Street trees shall be provided along local streets at a rate of 1 tree per single-family dwelling or every 30 feet for other uses. The tree shall be located either within the parkway, behind the sidewalk within the utility easement, or in the front yard setback at the choice of the developer/property owner.

FIGURE 9-5D1-2-E1
TYPICAL STREET ELEMENTS AND WIDTHS
AS SHOWN FOR A MEDIAN PARKWAY STREET

Comment [s6]: Remove. See previous note.



b. Landscape Design: Landscaping within parkways and medians shall be consistent with the following:

- (1) Street Trees: Street trees shall be provided a minimum of every thirty feet (30') on center. Tree species shall be approved by the city as part of the improvement plan review process and shall be selected from a city approved tree list. Trees

shall be planted ten feet (10') away from alleys, driveways, fire hydrants, water lines, and sewer lines and three feet (3') from gas, electrical, telephone, cable television, and adjoining property lines. They shall also be planted a minimum of twenty feet (20') from city streetlights. Ultimate planting locations shall be subject to city review and approval based upon field conditions.

Comment [s7]: Increase to 5 feet.

(2) Ground Cover: Ground cover shall be provided within all parkways and medians as follows:

(A) Parkway: Ground cover in parkways shall consist of a variety of low growing, low maintenance plantings to withstand the local climate and potential pedestrian traffic. Turf is not allowed if width available is less than eight feet (8').

(B) Medians: Landscaping in medians shall consist of low growing plantings (e.g., shrubs, grasses).

Comment [s8]: Add "Turf is prohibited".

(3) Irrigation: Irrigation shall be provided for all street landscape areas. The design of the irrigation system shall meet the requirements of subsection 9-5D1-3A, "Irrigation", of this article.

c. Maintenance: Maintenance of street landscape areas shall be as follows, unless otherwise encumbered by a city public facilities district:

(1) Median landscaping shall be the responsibility of the city or other delegated agency.

(2) Parkway landscaping shall be the responsibility of the adjacent property owner. Parkway shall be maintained consistent with the requirements of section 9-5D1-3, "Landscape Care And Maintenance", of this article.

2. Landscape Buffers Required Along Arterial And Collector Streets:

a. Multi-family, commercial, office, and industrial developments shall provide a landscape buffer between the parking lot and the public right of way (behind the sidewalk) in addition to any parkway required by subsection E1 of this section. The minimum depth of this buffer area shall be fifteen feet (15') along arterial and collector streets (excluding drive approaches) and along the property frontage to shield parking spaces or on site circulation. The design of the landscaping shall be compatible with the other on site landscaping and at a minimum include trees and ground cover.

b. Single-family residential subdivisions shall incorporate buffers between the sidewalk and perimeter wall. Landscaping shall be provided such that fifty percent (50%) of the wall shall be covered by landscape material within five (5) years. The landscaping shall include trees and ground cover that provide for a quality aesthetic condition.

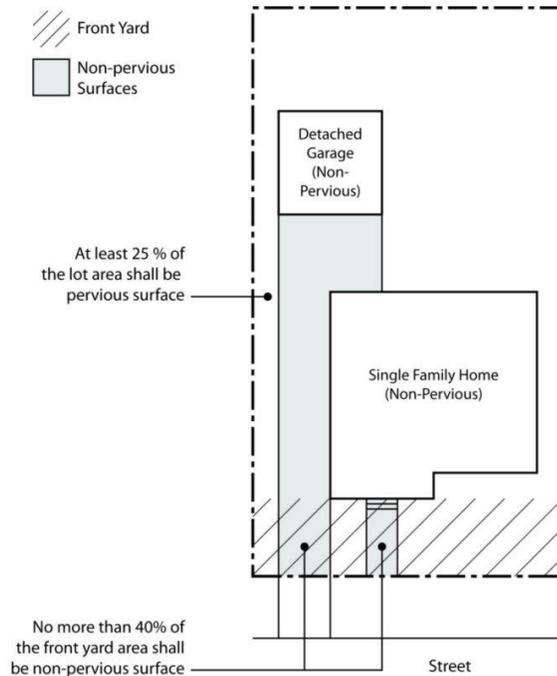
Comment [s9]: Add "shrubs"

3. Buffering Between Uses: A landscape buffer shall be provided between residential and nonresidential uses and between single-family uses and multi-family uses containing three (3) or more units. Buffer areas shall include a minimum ten foot (10') wide

perimeter planter strip with shrubs and both deciduous and evergreen trees planted a maximum of thirty feet (30') on center.

4. Residential Landscape: For single-family and duplex developments, at least twenty five percent (25%) of the lot area shall be pervious surface. No more than forty percent (40%) of the front yard area shall be nonpervious surface (e.g., used as a driveway). Deviations from these standards may be allowed through site plan and architectural review for small lot single-family developments at the time of master home plan review where these standards preclude the maximum floor area ratio from being achieved. Additionally, at least ninety percent (90%) of the plants selected in nonturf areas shall be well suited to the climate of the city and require minimal water once established. Up to ten percent (10%) of the plants may be of a nondrought tolerant variety, provided they are grouped together and can be irrigated separately.

FIGURE 9-5D1-2-E2
MAXIMUM NONPERVIOUS SURFACE AREAS



5. Project Entry Landscaping: Entries to multi-tenant projects (both residential and nonresidential) shall be designed as a special statement reflective of the character and scale of the project to establish identity for tenants, visitors, and patrons. Flowering access plantings and specimen trees shall be used to reinforce the entry statement.

Comment [s10]: Change to "accent"

6. Landscaping Of Parking Lots: Parking lots, except those specifically exempted in subsection 9-5E-4B, "Not Considered Parking", of this chapter, shall be landscaped as follows:

- a. Landscape Planter Minimum Dimensions: Where provided, the width of the planter area shall be five feet (5'). Where turf is provided, the minimum width shall be eight feet (8').
- b. Pedestrian Path: A pedestrian path leading from the parking field to the main building(s) shall be provided for every two hundred (200) spaces. The pedestrian path shall be a minimum of six feet (6') wide and it shall be flanked on either side by a planter of at least five feet (5') in width.
- c. Drive Aisles: Drive aisles shall be separated from parking spaces with a landscape planter at the end of each aisle. The planter shall be a minimum width of five feet (5').
- d. Landscaping Within Parking Lots: Landscaping within parking lots shall meet the following requirements:

(1) Landscape Materials: Landscaping shall be provided throughout the parking lot as a combination of ground cover, shrubs, and trees.

(2) Protective Curbing: Planting areas shall be bordered by a concrete curb at least six inches (6") high and six inches (6") wide. The designated approving authority may approve an alternative barrier design to protect landscaped areas from damage by vehicles and/or to provide for the infiltration of water runoff from paved surfaces.

(3) Adjacent To Side Or Rear Property Lines: Parking areas for nonresidential uses shall provide a perimeter landscape strip at least eight feet (8') wide (inside dimension) where the parking area adjoins a side or rear property line. The requirement for a landscape strip may be satisfied by a setback or buffer area that is otherwise required. Trees shall be provided at the rate of one for each twenty five (25) linear feet of landscaped area.

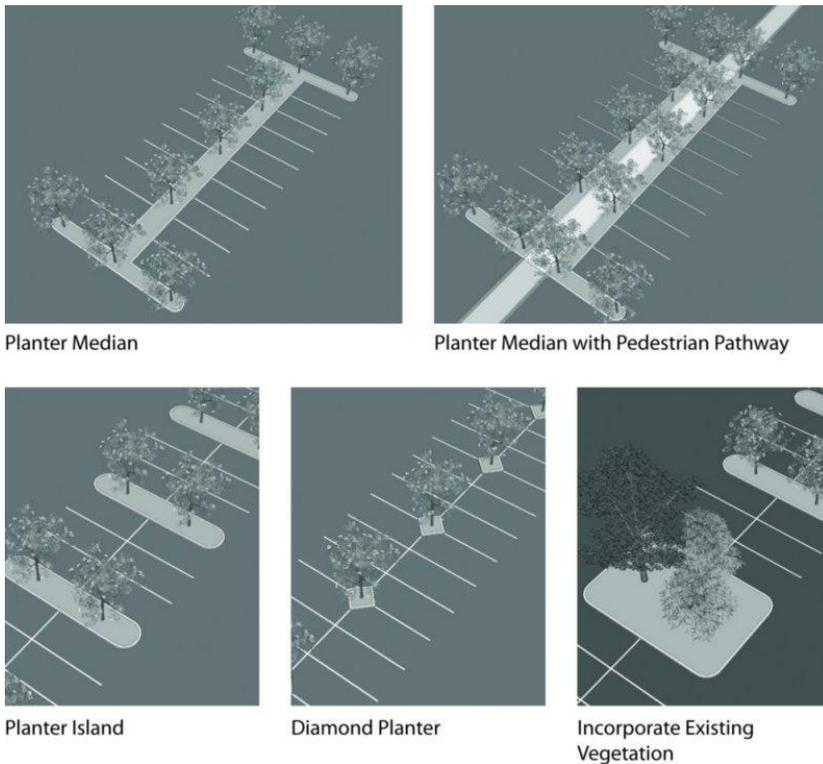
e. Landscaping Within Interior Of Parking Area: Landscaping within the interior of each outdoor parking area as follows:

(1) Five percent (5%) of the gross surface area of the parking lot, exclusive of the required perimeter landscaping, shall be landscaped.

(2) Trees shall be planted throughout the parking area at a minimum ratio of one tree for each six (6) double loaded parking spaces or one tree for each three (3) single loaded or side loaded parking spaces.

Comment [s11]: This is an example of a parking lot design code, not a landscape code. Are there parking lot design codes elsewhere? Is this needed.

FIGURE 9-5D1-2-E2
EXAMPLE PARKING LOT LANDSCAPING



7. Fueling Stations: For fueling stations, a minimum of twenty percent (20%) of the lot area shall be landscaped. A minimum of seventy percent (70%) of the landscaped area shall be covered with live landscaping, such as lawn, ground cover, trees, or shrubs, and not more than thirty percent (30%) of the landscape area shall be covered with hardscape, such as gravel, landscaping rock, concrete, artificial materials, or other impervious materials.

8. Telecommunication Facilities: Where feasible, facilities shall be installed so as to maintain and enhance existing landscaping on the site, including trees, foliage, and shrubs, whether or not utilized for screening. Additional landscaping shall be planted around the tower and related equipment to buffer abutting residential zoning districts or uses and to buffer public trails. Specifically, landscaping around the perimeter of the facility (leased area) shall include dense tree and shrub plantings with the necessary irrigation. Trees shall be fast growing evergreen species, a minimum of twenty four inch (24") box in size. Shrubs shall be a minimum fifteen (15) gallon size covering a minimum planter area depth of five feet (5') around the facility. Trees and shrubs shall be planted no farther apart on center than the mature diameter of the proposed species.

Comment [s12]: Is there are reason gas stations and cell towers have enhanced landscape standards and no other uses do.

9. On Site Pedestrian Pathways: Pedestrian pathway landscaping shall include shade trees placed so as to cover sixty percent (60%) of the total pathway area with tree canopies within fifteen (15) years of securing building permit.
 10. Canals: To the extent that landscaping or planting is required or provided along canals, such landscaping shall be native plants.
 11. Public Spaces: Pedestrian space landscaping shall include a combination of shade trees and pedestrian shading devices (e.g., canopies, awnings, and umbrellas) placed so as to cover sixty percent (60%) of the total space with a shade canopy within fifteen (15) years of securing building permit.
 12. Signs: Landscaping shall be provided at the base of the supporting structure of freestanding signs equal to twice the area of one face of the sign. For example, fifty (50) square feet of sign area requires one hundred (100) square feet of landscaped area.
 13. Existing Trees: Existing mature trees on the site in good health shall be preserved whenever possible.
- F. Removal And Replacement Of Landscaping And Trees From Approved Plans: All plant material removed from a project in which the city has approved the landscape plan shall be replaced with the following replacement sizes:
1. Shrubs shall be replaced with five (5) gallon size plants.
 2. Ground cover shall be replaced with flats.
 3. Trees shall be replaced based upon the schedule described in table 9-5D1-2-F1, "Tree Replacement Schedule", of this section. Trees removed or severely and improperly pruned shall be replaced per the schedule.

TABLE 9-5D1-2-F1
TREE REPLACEMENT SCHEDULE

Size Of Damaged/Removed Tree (dbh ¹)	Replacement Tree Required
2 inches	15 inch box
4 inches	24 inch box
6 inches or greater	36 inch box

Note:

1. Diameter at breast height.

(Ord. 2012-01, 4-17-2012)

9-5D1-3: LANDSCAPE CARE AND MAINTENANCE:

A. Irrigation:

1. All new single-family and multi-family development, excluding additions and infill development, shall comply with the following requirements:
 - a. Sprinklers and sprays shall not be used in areas less than eight feet (8') wide.
 - b. Sprinkler heads with a precipitation rate of 0.85 inch per hour or less shall be used on slopes exceeding fifteen percent (15%) or on slopes exceeding ten percent (10%) within ten feet (10') of hardscapes to minimize runoff.
 - c. Valves and circuits shall be separated based on water use.
 - d. Drip or bubbler irrigation systems are required for trees. Bubblers shall be used that do not exceed one and one-half (1^{1/2}) gallons per minute per device.
 - e. Sprinkler heads must have matched precipitation rates within each control valve circuit.
 - f. Check valves are required where elevation differences may cause low head drainage.
 - g. Sprinkler head spacing shall be designed for head to head coverage. The system should be designed for minimum runoff and overspray onto nonirrigated areas.
 - h. All irrigation areas shall be equipped with a controller capable of dual or multiple programming. Controllers must have multiple cycle start capacity and a flexible calendar program.
 - i. All irrigation systems shall be equipped with rain shutoff devices.
2. All other development not addressed above, including, but not limited to, new nonresidential development, mixed use development, infill development, and additions to existing development, shall comply with the following:
 - a. A low pressure irrigation system (e.g., drip system) shall be provided for all landscape areas other than turf.
 - b. Automatic programmable controllers with check valves shall be installed in sloping areas with elevation differences of more than five feet (5') as defined from the toe to the top of slope.
 - c. Landscape materials with the same watering needs shall be grouped together and irrigated through separate control valves.
 - d. Irrigation systems shall be designed to avoid runoff, excessive low head drainage, overspray, or other similar conditions where water flows or drifts onto adjacent property, nonirrigated areas, walks, roadways, or structures.
 - e. The annual maintenance program with seasonal watering schedule shall be laminated and permanently posted in or near the control box on site.

Comment [s13]: Change to "irrigated"

Comment [s14]: Add "or bubbler"

B. Maintenance Of Required Planting Areas: Required planting areas shall be permanently maintained by water, clearing debris and litter, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials. All landscaping shall be maintained in such a manner as to not restrict designated pedestrian access. All trees, shrubs, and plants which, due to accident, damage, disease, or other cause, fail to show a healthy growth shall be replaced, in kind, pursuant to the approved landscape plans within thirty (30) days from the identified damage date. (Ord. 2012-01, 4-17-2012)

Comment [s15]: Change to "watering"

9-5D1-4: TREE PRESERVATION:

A. Purpose And Applicability: This section implements the general plan policy of protecting and preserving significant trees within the community. This section includes provisions that preserve existing trees on private property through the development review process and subsequent activities such as work within the canopy or within the critical root zone of trees and provide a process for replacement in instances where preservation is not reasonably possible. For purposes of this section, "development review process" shall mean the planning review and approval process for new residential or commercial subdivisions, site plan and architectural review, or other discretionary planning permit or entitlement that results in new construction.

The requirements of this section, and corresponding permit requirements as described in section 9-2B-5, "Tree Permit For Trees On Private Property", of this title, shall only apply to the following activities. It shall not apply to trees on public property or within the public right of way, which are covered in title 7, chapter 5, "Street Trees", of the municipal code.

1. Trees proposed for removal as part of a development project; or
2. Trees that were preserved or protected as part of a development project approval or were planted within a development project to satisfy a mitigation requirement.

B. Protected Trees: The following trees shall not be removed without city approval:

1. Heritage Tree: As identified in the general plan, the following species of trees with a diameter at breast height of six inches (6") or greater, or multitrunked trees with a combined diameter at breast height of six inches (6") or greater, are considered heritage trees:
 - a. Valley oak (*Quercus lobata*);
 - b. Magnolia ash (*Magnolia macrophylla* subsp. *ashei*);
 - c. California sycamore (*Platanus racemosa*);
 - d. Modesto ash (*Fraxinus velutina*);
 - e. Italian stone pine (*Pinus pinea*); and
 - f. California fan palm (*Washingtonia filifera*).

2. Protected Trees: Trees that were preserved during the development process, planted as required mitigation, or planted as part of an approved landscape plan are subject to the provisions of this section.
 3. Habitat For Special Status Species: Trees that function as habitat for special status species (e.g., Swainson's hawk), such as cottonwood and eucalyptus, shall be subject to this section.
- C. Work Requiring A Tree Permit For Trees On Private Property: No person shall conduct work within the critical root zone, cut down, remove, top, or relocate any heritage or protected tree unless a valid tree permit for trees on private property has been approved. Exemptions to this requirement are provided in subsection D of this section.
- D. Exemptions From Tree Permit Requirement: The following types of work are exempt from requiring a tree permit prior to initiation of the work:
1. Work involving heritage trees on undeveloped private property;
 2. Removal and pruning work by utility providers for all types of trees; and
 3. In case of emergency caused by the tree being in a hazardous or dangerous condition requiring immediate action for the safety of human life or buildings or structures, such tree may be removed by the property owner.
- E. Tree Permit For Trees On Private Property Application Processing: Tree permits for trees on private property shall be processed as provided in chapter 2, "Procedures And Entitlements", of this title.
- F. Mitigation Required For Removal Of Protected Trees On Private Property: As part of the approval of a tree permit, or other entitlement request related to the removal of a protected tree, mitigation is required. Mitigation may also be required through the CEQA process.
1. Mitigation Standards: When tree removal is authorized as part of issuance of a valid tree permit, mitigation for the loss shall be provided as follows:
 - a. New trees of the same species shall be provided at a ratio of one new inch (1") diameter at breast height (dbh) for each one inch (1") dbh lost (1:1 ratio).
 - b. Alternative mitigation may be approved by the city as provided below in subsection F3, "Mitigation Equivalents", of this section.
 - c. The applicant shall prepare a tree mitigation plan for review and approval by the planning director.
 2. Mitigation Options: The city allows all of the following mitigation options, subject to review and approval by the planning director, as part of a tree mitigation plan:
 - a. On site or off site replacement: The plan shall specify where the tree(s) shall be planted and how the tree(s) shall be monitored and maintained for a minimum of five (5) years. The city may require the establishment of a performance bond or other

Comment [s16]: Remove. It is not appropriate to presume CEQA requirements.

surety as a way to ensure that the replacement trees survive for the minimum establishment period of ten (10) years.

Comment [s17]: Change to 5 years.

- b. On site or off site relocation: The tree mitigation plan may include the relocation of trees, include specification regarding where the trees will be moved to, and how the tree will be monitored and maintained for a minimum of ten (10) years. The city may require the establishment of a performance bond or other surety to ensure that the tree becomes well established.

Comment [s18]: Change to 5 years.

The city will allow the use of on site trees planted under a mitigation plan as a way to meet any other on site landscaping requirement, including parking lot shading, street landscaping, and street trees on residential lots.

Comment [s19]: Change to "on-site"

3. Mitigation Equivalents: Trees planted as mitigation shall be of an equivalent species as those being removed. The following equivalent sizes shall be used whenever new trees are planted (either on site or off site) under a mitigation plan:

- a. A one gallon container or seedling sized containerized tree equals one inch (1") dbh.
- b. A fifteen (15) gallon container equals one and one-half inch (1 1/2") dbh.
- c. A twenty four inch (24") box equals two inch (2") dbh.
- d. A thirty six inch (36") box equals three inch (3") dbh.
- e. A sixty inch (60") box equals three inch (3") dbh.
- f. A seventy two inch (72") box equals four inch (4") dbh.

4. Replanting Security For Trees Planted As Mitigation:

- a. Any tree mitigation plan shall include a financial guarantee of the applicant's compliance with tree protection and preservation provisions. Security may also be required at the discretion of the approving body to ensure the completion of any additional work specified as a condition of permit approval or other approvals.
- b. The security shall be in the amount of one hundred percent (100%) of the estimated cost of the required work. The applicant shall include the cost estimate as part of the tree mitigation plan for planning director review and approval. The terms and conditions of the security shall be reviewed and approved by the planning director prior to approval of the tree mitigation plan.
- c. The security may be in the form of a letter of credit, cash deposit, a combination thereof, or other acceptance method of security by the city and shall be approved by the city attorney.
- d. Security posted on actual work required shall be maintained for a minimum of five (5) years. The city may require additional length of security of up to ten (10) years when larger trees are being planted and/or site conditions warrant.

e. Any interest gained on security posted by requirement of the city shall accrue to the applicant or his or her designee. (Ord. 2012-01, 4-17-2012)

9-5D1-5: PREFERRED PLANT LIST:

A. Street Trees: Table 9-5D1-5-A1, "Street Trees", of this section lists the city's approved master list of trees¹ for use in parkways, medians, and other street landscaping (between the sidewalk and a single-family home). The table lists the botanical and common name of each species, the type of tree (evergreen or deciduous), the size, and appropriate planting location (within the parkway and/or between the sidewalk and a single-family home).

Comment [s20]: Recommend keeping street tree list in the Code because they become responsibility of the City and the number that are appropriate is more limited. However, recommend that the shade tree, shrub, and vine lists be removed, and made available on request as a helpful guide instead of a requirement.

Comment [s21]: Add "Other trees may be used, if approved by the Planning Director."

TABLE 9-5D1-5-A1
STREET TREES

Botanical Name	Common Name	Type Evergreen Or Deciduous	Tree Size	Planting Location	
				Parkway	Located Minimum 5 From Sidewalk On House Side
Geijera purviflora	Australian willow	Evergreen	20' - 30'	Yes	Yes
Pyrus calleryana	Bradford pear	Deciduous	30', 20' spread	No	Yes
Pinus halepensis "brutia"	Brutia pine ¹	Evergreen	30' - 60', 25' spread	No	Yes
Pinus canariensis	Canary Island pine ¹	Evergreen	60' - 80' columnar	No	Yes
Pistacia chinensis	Chinese pistache ¹	Deciduous	60', 50' spread	Yes	Yes
Quercus agrifolia	Coast live oak	Evergreen	30' - 70', greater spread	Yes	Yes

Lagerstroemia indica	Crape myrtle ¹	Deciduous	6' - 30', equal spread	No	Yes
Pyrus kawakamii	Evergreen pear	Deciduous	15' - 25', 20' spread	Yes	Yes
Koelreuteria paniculata	Golden rain ¹	Deciduous	20' - 30'	Yes	Yes
Laurus nobilis	Grecian laurel	Evergreen	20' - 25', 15' spread	Yes	Yes
Quercus ilex	Holly oak ¹	Evergreen	40' - 70', equal spread	Yes	Yes
Pinus pinea	Italian stone pine	Evergreen	40' - 80', equal spread	No	Yes
Ginkgo biloba	Maidenhair tree	Deciduous	35' - 50', lesser spread	Yes	Yes
Nyssa sylvatica	Pepperidge tupelo	Deciduous	30' - 50'	Yes	Yes
Quercus palustris	Pin oak	Deciduous	50'+	Yes	Yes
Quercus rubra	Red oak	Deciduous	50'+	Yes	Yes
Zelkova serrata	Sawleaf zelkova	Deciduous	60', equal spread	Yes	Yes
Fraxinus uhdei "majestic beauty"	Shamel ash	Deciduous	40' - 60', lesser spread	No	Yes

Liquidamber styraciflua	Sweet gum	Deciduous	To 60', 20' - 25' spread	No	Yes
Quercus lobata	Valley oak ¹	Deciduous	60', 80' spread	No	Yes

Note:

1. Drought tolerant.

B. Shade Trees: Table 9-5D1-5-B1, "Shade Trees", of this section lists the city's preferred trees for general use throughout the city, including, but not limited to, parking lot shade and landscaping trees and other landscaping areas because they are compatible with Lemoore's climate conditions and high water table. The table lists the botanical name, common name, type (deciduous or evergreen), tree size, minimum planter well width, minimum parkway width, and root damage potential.

TABLE 9-5D1-5-B1
SHADE TREES^{1,2,3,4}

Botanical Name	Common Name	Type Evergreen Or Deciduous	Tree Size	Minimum Planter Well Width	Minimum Parkway Width	Root Damage Potential
Acer buergeranum	Trident maple	Deciduous	Medium	3' x 3'	3' - 6'	Low
Alnus cordata	Italian alder	Deciduous	Large	6' x 6'	6' - 8'	Moderate
Brachychiton populneus	Bottle tree	Evergreen	Large	6' x 6'	6' - 8'	Moderate
Celtis australis	European hackberry	Deciduous	Large	6' x 6'	6' - 8'	Moderate
Celtis occidentalis	Common hackberry	Deciduous	Large	6' x 6'	6' - 8'	Moderate

Comment [s22]: Remove to separate Guide. See note above.

Comment [s23]: Remove. Tree no longer recommended.

Celtis sinensis	Chinese hackberry	Deciduous	Large	6' x 6'	6' - 8'	Moderate
Cercis canadensis	Eastern redbud	Deciduous	Small	3' x 3'	2' - 4'	Low
Cercis canadensis "Oklahoma"	Oklahoma eastern redbud	Deciduous	Small	3' x 3'	2' - 4'	Low
Cercis mexicana	Mexicana redbud	Deciduous	Small	3' x 3'	2' - 4'	Low
Cercis reniformis "Texas white" or "village green"	Texas white redbud	Deciduous	Small	3' x 3'	2' - 4'	Low
Cinnamomum camphora	Camphor	Evergreen	Large	n/a	8'+	High
Fraxinus americana "autumn purple"	Autumn purple ash	Deciduous	Large	5' x 5'	6' - 8'	High
Fraxinus americana "rose hill"	Rose hill ash	Deciduous	Large	5' x 5'	6' - 8'	Moderate
Fraxinus excelsior "hessei"	Hessei ash/European ash	Deciduous	Large	5' x 5'	6' - 8'	Moderate
Ginkgo biloba "autumn gold"	Autumn gold ginkgo	Deciduous	Large	4.5' x 4.5'	4' - 6'	Moderate

Comment [s24]: Remove. Tree no longer recommended.

Ginkgo biloba "princeton sentry"	Princeton sentry ginkgo	Deciduous	Medium	4.5' x 4.5'	4' - 6'	Low
Ginkgo biloba "saratoga"	Saratoga ginkgo	Deciduous	Large	4.5' x 4.5'	4' - 6'	n/a
Ginkgo biloba "shangri-la"	Shangri-la ginkgo	Deciduous	Large	4.5' x 4.5'	4' - 6'	n/a
Koelreuteria paniculata	Goldenrain	Deciduous	Medium	4.5' x 4.5'	4' - 6'	Low
Lagerstroemia indica ⁵	Crape myrtle	Deciduous	Small	3' x 3'	3' - 6'	Low
Laurus nobilis "saratoga"	Laural saratoga	Evergreen	Medium	3' x 3'	3' - 6'	Moderate
Liriodendron tulipifera	Tulip tree	Deciduous	Large	6' x 6'	6' - 8'	Moderate
Magnolia "Elizabeth"	Elizabeth magnolia	Evergreen	Medium	3' x 3'	3' - 6'	Low
Magnolia "galaxy"	Galaxy magnolia	Deciduous	Medium	3' x 3'	3' - 6'	Low
Magnolia grandiflora	Southern magnolia	Evergreen	Large	5' x 5'	4' - 6'	High
Magnolia "rustica rubra"	Rustica rubra magnolia	Deciduous	Small	3' x 3'	3' - 6'	Low
Magnolia	Saint Mary's	Evergreen	Medium	3' x 3'	3' - 6'	Low

"St. Mary's	magnolia		m			
Magnolia "Sammeul Summers"	Sammeul Summers magnolia	Evergreen	Small	3' x 3'	3' - 6'	Moderate
Pistacia chinesis ⁵	Chinese pistache	Deciduous	Mediu m	4.5' x 4.5'	4' - 6'	Low
Pyrus calleryana "faueriei"	Fauer pear	Deciduous	Large	3' x 3'	3' - 6'	Low
Pyrus kawakamii	Evergreen pear	Deciduous	Mediu m	4.5' x 4.5'	4' - 6'	Low
Quercus agrifolia	Coastal live oak	Evergreen	Large	5' x 5'	6' - 8'	Moderate/hi gh
Quercus chrysolepis	Canyon live oak	Evergreen	Large	5' x 5'	6' - 8'	Moderate
Quercus lobata	Valley oak	Deciduous	Large	5' x 5'	6' - 8'	Moderate
Quercus muehlenber gii	Chinkapin oak	Deciduous	Large	5' x 5'	6' - 8'	Low
Quercus nigra	Water oak	Deciduous	Large	5' x 5'	6' - 8'	Low
Quercus phellos	Willow oak	Deciduous	Large	5' x 5'	6' - 8'	Moderate
Quercus rubra	Red oak	Deciduous	Large	5' x 5'	6' - 8'	Moderate
Quercus	Shumard	Deciduous	Large	5' x 5'	6' - 8'	Moderate

shumardii	oak					
Quercus suber	Cork oak	Evergreen	Large	5' x 5'	6' - 8'	Moderate
Quercus virginiana	Southern live oak	Evergreen/p art deciduous	Large	5' x 5'	6' - 8'	Moderate
Quercus wislizenii	Interior live oak	Evergreen	Large	5' x 5'	6' - 8'	Moderate
Sapium sebiferum	Chinese tallow tree	Deciduous	Medium	4.5' x 4.5'	4' - 6'	Low
Tilia cordata "greenspire"	Little leaf linden	Deciduous	Large	4.5' x 4.5'	4' - 6'	Moderate
Ulmus parvifolia "drake" or "true green"	Evergreen elm	Evergreen to partially deciduous	Large	5' x 5'	6' - 8'	Moderate
Zelkova serrata "green vase"	Green vase zelkova	Deciduous	Large	6' x 6'	6' - 8'	Low
Zelkova serrata "musashino"	Musashino zelkova	Deciduous	Large	6' x 6'	6' - 8'	Moderate
Zelkova serrata "village green"	Village green zelkova	Deciduous	Large	6' x 6'	6' - 8'	Low

Notes:

1. Not all trees are suitable as street trees, unless grown as "standard" form, and are grown to sufficient canopy height.

2. Verify availability and suitability to microclimate prior to specifying or selecting trees.
3. Because of known high salinity content in city of Lemoore, it is recommended that soil testing be conducted prior to planting to ensure soil's suitability.
4. It is recommended to conduct percolation test prior to planting to ensure that tree planting well drains at minimum rate of 1 inch per hour.
5. Lagerstroemia spp. is particularly sensitive to high salinity; pistacia spp. is moderately sensitive.

C. Shrubs: Table 9-5D1-5-C1, "Preferred Shrubs", of this section lists the city's preferred shrubs for general use throughout the city, including, but not limited to, within medians and parkways, parking lots, and other landscaping areas. The botanical name and common name for each is listed.

**TABLE 9-5D1-5-C1
PREFERRED SHRUBS**

Botanical Name	Common Name
Abelia grandiflora	Glossy abelia
Acacia cyclops	Acacia
Acacia farnesiana	Green wattle
Acacia longifolia	Sydney golden wattle
Acacia podalyriaefolia	Pearl acacia
Arbutus unedo	Strawberry tree
Callistemon lanciolatus	Lemon bottlebrush
Callistemon viminalis	Weeping bottlebrush
Ceanothus	Sierra blue wild lilac
Cercis canadensis	Alba eastern redbud
Cercis canadensis	Forest pansy eastern redbud

Comment [s25]: Remove to separate Guide. See note above.

<i>Cercis canadensis</i>	Oklahoma eastern redbud
<i>Cercis canadensis</i>	Plena eastern redbud
<i>Cercis canadensis</i>	Ruby Atkinson eastern redbud
<i>Cercis chinensis</i>	Chinese redbud
<i>Cercis occidentalis</i>	Western redbud
<i>Cercis reniformis</i>	Alba southwest redbud
<i>Cocculus laurifolius</i>	Snailseed
<i>Cotoneaster franchetii</i>	English laurel
<i>Cotoneaster henryana</i>	Cotoneaster
<i>Cotoneaster lacteal</i>	Parney cotoneaster
<i>Cotoneaster salicifolia</i>	Willowleaf cotoneaster
<i>Cytisus canariensis</i>	Canary Island broom
<i>Cytisus racemosus</i> (<i>genista racemosa</i>)	Broom
<i>Elaeagnus commutate</i>	Coral silver silverberry
<i>Elaeagnus pungens fruitlandii</i>	Silverberry
<i>Elaeagnus pungens maculata</i>	Silverberry
<i>Elaeagnus pungens marginata</i>	Silverberry
<i>Elaeagnus pungens variegata</i>	Silverberry

Escallonia exoniensis balfouri	Hybrid escallonia
Escallonia exoniensis fradesi	Hybrid escallonia
Escallonia exoniensis ingramii	Hybrid escallonia
Escallonia exoniensis jubilee	Hybrid escallonia
Escallonia laevis	Pink escallonia
Escallonia monterridensis	White escallonia
Escallonia rosea	Rose escallonia
Escallonia rubra	Escallonia
Euonymus japonica albo-marginata	Evergreen euonymus
Euonymus japonica aureo-marginata	Evergreen euonymus
Euonymus japonica aureo-variegata	Evergreen euonymus
Euonymus japonica grandifolia	Evergreen euonymus
Euonymus japonica silver king	Evergreen euonymus
Euonymus japonica silver queen	Evergreen euonymus
Euonymus kiautschovica	E. patens
Feijoa sellowiana	Pineapple guava
Grevillea banksii	Grevillea
Grevillea banksii canberra	Grevillea

Grevillea banksii Constance	Grevillea
Grevillea banksii pink pearl	Grevillea
Grewia caffra	Lavender starflower
Ilex altaclarensis wilsonii	Wilson holly
Ilex aquifolium	English holly
Ilex aquifolium	Variegated variety holly
Ilex aquipernyi brilliant	Holly
Ilex cornuta burfordii	Holly
Ilex ilicifolia	Holly leaf sweetspire
Ilex latifolia Nellie Stevens	Holly
Juniperus varieties	Junipers
Ligustrum japonicum (L. texanum)	Japanese privet
Myoporum laetum carsonii	Myoporum
Myrtus communis	Myrtle
Osmanthus fragrans	Sweet olive
Photinia arbutifolia	Photinia
Photinia fraseri	Photinia
Photinia globra	Photinia

<i>Photinia serrulata</i>	Chinese photinia
<i>Pittosporum crassifolium</i>	Mock orange
<i>Pittosporum eugenioides</i>	Mock orange
<i>Pittosporum tenuifolium</i>	Mock orange
<i>Pittosporum tobira</i>	Tobira
<i>Prunus caroliniana</i> bright and tight	Carolina cherry
<i>Prunus ilicifolia</i>	Holly leaf cherry
<i>Prunus laurocerasus</i>	English laurel
<i>Prunus lusitanica</i>	Portugal laurel
<i>Pyracantha coccina</i>	Pyracantha
<i>Pyracantha koidzumii</i> (P. formosa)	Pyracantha
<i>Rhamnus alaternus</i>	Italian buckthorn
<i>Syringa vulgaris</i>	Common lilac
<i>Viburnum japonicum</i>	Laurustinus
<i>Viburnum odoratissimum</i>	Sweet viburnum
<i>Viburnum suspensum</i>	Laurustinus
<i>Viburnum tinus robustum</i>	Laurustinus
<i>Xylosma congestum</i>	Shiny xylosma

D. Vines: Table 9-5D1-5-D1, "Preferred Vines", of this section lists the city's preferred vines for general use throughout the city, including, but not limited to, within medians and parkways, parking lots, and other landscaping areas. The botanical name and common name for each is listed.

**TABLE 9-5D1-5-D1
PREFERRED VINES**

Botanical Name	Common Name
Clematis spp.	Evergreen and deciduous varieties
Clytostoma callistegioides	Lavender trumpet
Ficus repens	Creeping fig
Gelsemium sempervirens	Carolina jessamine
Jasminum mesnyi	Primrose jasmine
Parthenocissus tricuspidata	Boston ivy
Passiflora edulis	Passion fruit
Trachelospermum asiaticum	Asian jasmine
Trachelospermum jasminoides	Star jasmine

Comment [s26]: Remove to separate Guide. See note above.

(Ord. 2012-01, 4-17-2012)

CHAPTER 5

ARTICLE D2 LANDSCAPE WATER REPORTING REQUIREMENTS

9-5D2-1: PURPOSE:

9-5D2-2: APPLICABILITY:

9-5D2-3: REPORTING REQUIREMENTS:

9-5D2-1: PURPOSE:

The purpose of this article is to adopt, by reference, the state of California model water efficient landscape ordinance (hereinafter the "model ordinance"). This ordinance establishes specific reporting requirements for water usage of landscape areas in public and private development. As provided in the water conservation in landscaping act of 2006 (assembly bill 1881, Laird), all cities and counties in California are required to adopt the model ordinance. (Ord. 2012-01, 4-17-2012)

9-5D2-2: APPLICABILITY:

A. As provided in the state model ordinance, the requirements of this article and the model ordinance shall be imposed as follows:

1. After January 1, 2010, this article shall apply to all of the following landscape projects:

- a. New construction and rehabilitated landscapes for public agency projects and private development projects with a landscape area equal to or greater than two thousand five hundred (2,500) square feet requiring a building or landscape permit, plan check, or site plan and architectural review.
- b. New construction and rehabilitated landscapes which are developer installed in single-family and multi-family projects with a landscape area equal to or greater than two thousand five hundred (2,500) square feet requiring a building or landscape permit, plan check, or site plan and architectural review.
- c. New construction landscapes which are homeowner provided and/or homeowner hired in single-family and multi-family residential projects with a total project landscape area equal to or greater than five thousand (5,000) square feet requiring a building or landscape permit, plan check, or site plan and architectural review.
- d. Existing landscapes over one acre in size, with review limited to an irrigation audit, irrigation survey, and irrigation water use analysis as provided in subsection 9-5D2-3H of this article.
- e. Cemeteries. Recognizing the special landscape management needs of cemeteries, new and rehabilitated cemeteries are limited to review of a water budget calculation as provided in subsection 9-5D2-3B of this article and a maintenance schedule as provided in subsection 9-5D2-3G of this article. Existing cemeteries have review limited to an irrigation audit, irrigation survey, and irrigation water use analysis as provided in subsection 9-5D2-3H of this article.

2. This article does not apply to:

- a. Registered local, state, or federal historical sites.
- b. Ecological restoration projects that do not require a permanent irrigation system.
- c. Mined land reclamation projects that do not require a permanent irrigation system.
- d. Plant collections as part of botanical gardens and arboretums open to the public.
(Ord. 2012-01, 4-17-2012)

9-5D2-3: REPORTING REQUIREMENTS:

Unless exempt from the requirements of this article and the model ordinance, all landscape plans shall address the submittal requirements and standards outlined below and provided in the model ordinance.

- A. Landscape Documentation Package: The landscape documentation package shall include, at a minimum, the following components:
 - 1. Project information as described in the forms available from the planning department.
 - 2. Water efficient landscape worksheet, as provided by the planning department, including hydrozone information table and water budget calculations including the following information as further described in this article:
 - a. Maximum applied water allowance (MAWA);
 - b. Estimated total water use (ETWU);
 - c. Soil management report;
 - d. Landscape design plan;
 - e. Irrigation design plan; and
 - f. Grading design plan.
 - 3. Certificate of completion, as provided by the planning department, including scheduling parameters used to set the irrigation controller, landscape and irrigation maintenance schedule, and irrigation audit report.
- B. Water Budget Calculations: The water budget calculations included in the landscape documentation package shall adhere to the following requirements:
 - 1. Plant Factor: The plant factor used shall be from the "Water Use Classification Of Landscape Species" (WUCOLS) published by the University Of California Cooperative Extension, the department of water resources, and the bureau of reclamation (2000). The plant factor ranges from zero (0.0) to three-tenths (0.3) for low water use plants, from four-tenths (0.4) to six-tenths (0.6) for moderate water use plants, and from seven-tenths (0.7) to one (1.0) for high water use plants.
 - 2. Water Features: All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.

3. Special Landscape Areas: All special landscape areas shall be identified and their water use calculated as described below.
4. ETAF For Special Landscape Areas: ETAF for special landscape areas shall not exceed one (1.0).
5. Maximum Applied Water Allowance: The maximum applied water allowance shall be calculated using the equation $MAWA = (ET_o) (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$, where:

a.	MAWA	=	Maximum applied water allowance (gallons per year)
b.	ET _o	=	Reference evapotranspiration (inches per year) (see table 9-5D2-3-I1, "Reference Evapotranspiration (ET _o) Table", of this section)
c.	0.62	=	Conversion factor (to gallons)
d.	0.7	=	ET adjustment factor (ETAF)
e.	LA	=	Landscape area including SLA (square feet)
f.	0.3	=	Additional water allowance for SLA
g.	SLA	=	Special landscape area (square feet)

6. Estimated Total Water Use: The estimated total water use shall be calculated using the equation below.

$ETWU = ET_o \times 0.62 \times$	\cdot	$PF \times HA$	$+$	SLA	\cdot
		IE			

The sum of the estimated total water use calculated for all hydrozones shall not exceed MAWA.
 The symbols in the equation shall mean:

a.	ETWU	=	Estimated total water use per year (gallons)
b.	ETo	=	Reference evapotranspiration (inches) (see table 9-5D2-3-I1, "Reference Evapotranspiration (ETo) Table", of this section)
c.	PF	=	Plant factor from WUCOLS
d.	HA	=	Hydrozone area (high, medium, and low water use areas) (square feet)
e.	SLA	=	Special landscape area (square feet)
f.	0.62	=	Conversion factor
g.	IE	=	Irrigation efficiency (minimum 0.71)

C. Soil Management Report: In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant or his/her designee. The report shall contain the following information:

1. Submit soil samples to the laboratory for analysis and recommendations.
 - a. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
 - b. Soil analysis shall include:
 - (1) Soil texture;
 - (2) Infiltration rate determined by laboratory test or soil infiltration rate table;
 - (3) pH;
 - (4) Total soluble salts;
 - (5) Sodium;
 - (6) Percent organic matter; and
 - (7) Recommendations.

2. The project applicant, or his/her designee, shall comply with one of the following:

- a. If significant mass grading is not planned, the soil analysis report shall be submitted to the planning department as part of the landscape documentation package; or
- b. If significant mass grading is planned, the soil analysis report shall be submitted to the city as part of the certificate of completion.

3. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.

4. The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the city with certificate of completion.

D. Landscape Design Plan: The content and form of the landscape design plan shall meet the landscape design requirements provided in article D1, "Landscaping Standards", of this chapter and the following submittal requirements as provided in the model ordinance:

1. Delineate and label each hydrozone by number, letter, or other method.
2. Identify each hydrozone as low, moderate, high water, or mixed water use. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation.
3. Identify recreational areas.
4. Identify areas permanently and solely dedicated to edible plants.
5. Identify areas irrigated with recycled water.
6. Identify type of mulch and application depth.
7. Identify soil amendments, type, and quantity.
8. Identify type and surface area of water features.
9. Identify hardscapes (pervious and nonpervious).
10. Identify location and installation details of any applicable stormwater best management practices that encourage on site retention and infiltration of stormwater. Stormwater best management practices are encouraged in the landscape design plan, and examples include, but are not limited to:
 - a. Infiltration beds, swales, and basins that allow water to collect and soak into the ground;
 - b. Constructed wetlands and retention ponds that retain water, handle excess flow, and filter pollutants; and

c. Pervious or porous surfaces (e.g., permeable pavers or blocks, pervious or porous concrete) that minimize runoff.

11. Identify any applicable rain harvesting or catchment technologies (e.g., rain gardens, cisterns).

12. Contain the following statement:

I have complied with the provisions of the city landscape water conservation regulations and applied them for the efficient use of water in the landscape design plan.

13. Bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape.

E. Irrigation Design Plan: An irrigation design plan shall accompany the landscape design plan. The irrigation design plan shall meet the landscape design requirements provided in article D1, "Landscaping Standards", of this chapter and the following submittal requirements as provided in the model ordinance:

1. System Requirements: For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturer's recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the following design criteria shall be submitted as part of the landscape documentation package:

a. Dedicated landscape water meters are highly recommended on landscape areas smaller than five thousand (5,000) square feet to facilitate water management.

b. Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data shall be required for irrigation scheduling in all irrigation systems.

c. The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.

(1) If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure regulating devices such as in-line pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.

(2) Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.

d. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.

- e. Manual shutoff valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.
- f. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. The project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.
- g. High flow sensors that detect and report high flow conditions created by system damage or malfunction are recommended.
- h. The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto nontargeted areas, such as adjacent property, nonirrigated areas, hardscapes, roadways, or structures.
- i. Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.
- j. The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
- k. The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria regarding the maximum applied water allowance.
- l. It is highly recommended that the project applicant or local agency inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.
- m. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
- n. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
- o. Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
- p. Swing joints or other riser protection components are required on all risers subject to damage that are adjacent to high traffic areas.
- q. Check valves or antidrain valves are required for all irrigation systems.
- r. Narrow or irregularly shaped areas, including turf, less than eight feet (8') in width in any direction shall be irrigated with subsurface irrigation or low volume irrigation system.

s. Overhead irrigation shall not be permitted within twenty four inches (24") of any nonpermeable surface. Allowable irrigation within the setback from nonpermeable surfaces may include drip, drip line, or other low flow nonspray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:

(1) The landscape area is adjacent to permeable surfacing and no runoff occurs; or

(2) The adjacent nonpermeable surfaces are designed and constructed to drain entirely to landscaping.

t. The irrigation designer specifies an alternative design or technology, as part of the landscape documentation package and clearly demonstrates strict adherence to irrigation system design criteria to prevent overspray and runoff.

u. Slopes greater than twenty five percent (25%) shall not be irrigated with an irrigation system with a precipitation rate exceeding three-fourths (3/4) of an inch per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the landscape documentation package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

2. Hydrozone Requirements:

a. Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.

b. Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.

c. Where feasible, trees shall be placed on separate valves from shrubs, ground covers, and turf.

d. Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use, may be allowed if:

(1) Plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or

(2) The plant factor of the higher water using plant is used for calculations.

e. Individual hydrozones that mix high and low water use plants shall not be permitted.

f. On the landscape design plan and irrigation design plan, hydrozone areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the hydrozone information table. This table can also assist with the irrigation audit and programming the controller.

3. Design Plan Contents: The irrigation design plan, at a minimum, shall contain:

- a. Location and size of separate water meters for landscape;
- b. Location, type, and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices;
- c. Static water pressure at the point of connection to the public water supply;
- d. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station;
- e. Recycled water irrigation systems;
- f. The following statement: "I have complied with the provisions of the city landscape water conservation regulations and applied them accordingly for the efficient use of water in the irrigation design plan"; and
- g. The signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system.

F. Grading Design Plan: For the efficient use of water, grading of a project site shall be designed to minimize soil erosion, runoff, and water waste. A grading plan shall be submitted as part of the landscape documentation package. A comprehensive grading plan prepared by a civil engineer for other local agency permits satisfies this requirement.

1. The project applicant shall submit a landscape grading plan that indicates finished configurations and elevations of the landscape area including:
 - a. Height of graded slopes;
 - b. Drainage patterns;
 - c. Pad elevations;
 - d. Finish grade; and
 - e. Stormwater retention improvements, if applicable.
2. To prevent excessive erosion and runoff, it is highly recommended that project applicants:
 - a. Grade so that all irrigation and normal rainfall remains within property lines and does not drain onto nonpermeable hardscapes;
 - b. Avoid disruption of natural drainage patterns and undisturbed soil; and
 - c. Avoid soil compaction in landscape areas.
3. The grading design plan shall contain the following statement: "I have complied with the provisions of the city landscape water conservation regulations and applied them accordingly for the efficient use of water in the grading design plan" and shall bear the signature of a licensed professional as authorized by law.

G. Landscape And Irrigation Maintenance Schedule:

1. Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the certificate of completion.
2. A regular maintenance schedule shall include, but not be limited to, routine inspection; adjustment and repair of the irrigation system and its components; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; weeding in all landscape areas, and removing any obstruction to emission devices. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
3. Repair of all irrigation equipment shall be done with the originally installed components or their equivalents.
4. A project applicant is encouraged to implement sustainable or environmentally friendly practices for overall landscape maintenance.

H. Irrigation Audit, Irrigation Survey, And Irrigation Water Use Analysis:

1. For new construction and rehabilitated landscape projects installed after the effective date of this article:
 - a. The project applicant shall submit an irrigation audit report with the certificate of completion to the planning director that may include, but is not limited to, inspection, system tune up, system test with distribution uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule;
 - b. The city shall administer programs that may include, but not be limited to, irrigation water use analysis, irrigation audits, and irrigation surveys for compliance with the maximum applied water allowance.
2. All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.

I. Reference Evapotranspiration (ET_o) Table: Table 9-5D2-3-11 of this section describes the adopted reference evapotranspiration values for use in calculating water efficiency as required by this article.

TABLE 9-5D2-3-11
REFERENCE EVAPOTRANSPIRATION (ET_o) TABLE

Month	ET _o Value
January	0.9
February	1.5

March	3 .4
April	5 .0
May	6 .6
June	7 .7
July	0 .3
August	7 .3
September	5 .4
October	3 .4
November	1 .4
December	0 .7
Annual	51 .7

Comment [s27]: Apparent typo. Change to "8.3"

(Ord. 2012-01, 4-17-2012)

CHAPTER 5

ARTICLE E OFF STREET PARKING AND LOADING

9-5E-1: PURPOSE:

9-5E-2: APPLICABILITY AND PERMIT REQUIREMENTS:

9-5E-3: GENERAL PARKING REGULATIONS:

9-5E-4: REQUIRED OFF STREET PARKING:

9-5E-5: DESIGN AND DEVELOPMENT STANDARDS FOR OFF STREET PARKING AREAS:

9-5E-6: OFF STREET LOADING REQUIREMENTS:

9-5E-7: BICYCLE PARKING REQUIREMENTS:

9-5E-1: PURPOSE:

This article establishes standards for the development (including amount and location) of motor vehicle parking, bicycle parking, and on site loading areas. The purpose of the standards is to provide for safe vehicular parking, vehicular circulation, and loading supportive of a variety of uses in an increasingly pedestrian and bicycle friendly and transit oriented community. (Ord. 2012-01, 4-17-2012)

9-5E-2: APPLICABILITY AND PERMIT REQUIREMENTS:

- A. Applicability: The provisions of this article shall apply to new development and reuse of existing development. Every use shall have appropriately maintained off street parking and loading areas in compliance with the standards and requirements of this article. A new use or structure shall not be occupied until the requirements of this article are satisfied.
- B. Permit Requirements: New parking lots and modifications or expansions to existing parking lots require the following permits:
1. Building Permit: New parking lot design and modifications to existing parking lots in conjunction with a substantial change in use to an existing structure shall be reviewed in conjunction with the building permit and any other land use or development permit required for the project.
 2. Zoning Clearance: Modification or improvement to an existing parking lot that impacts the parking space layout, configuration, number of stalls, landscape planters, etc., shall require zoning clearance to authorize the change as consistent with this zoning code, concurrent with any required improvement plan approvals.
- C. Exempt Activities: The parking lot improvements listed below are considered minor in nature, meaning that they do not alter the number or configuration of parking stalls. Such improvements shall be exempt from permit requirements and the requirements of this title.
1. Repairing any defects in the surface of the parking area, including holes and cracks;
 2. Resurfacing, slurry coating, and restriping of a parking area with identical delineation of parking spaces;
 3. Repairing or replacing in the same location damaged planters and curbs; and

Comment [s1]: Suggest being a little more generous for existing uses that do not meet the current parking standards. The code could state that existing uses shall not be considered non-conforming if the only nonconformance is lack of required parking. It could also state that when an existing use that does not meet parking standards is expanded, the additional required parking shall only be required for the expansion area.

Comment [s2]: Revise to be consistent with new method of handling zone clearances.

4. Working in landscape areas, including sprinkler line repair, replacement of landscape materials, or refurbishment. (Ord. 2012-01, 4-17-2012)

Comment [s3]: Revise wording. While these situations may not require zone clearance they may still require a building permit.

9-5E-3: GENERAL PARKING REGULATIONS:

A. Calculations:

1. If the calculation for parking needs results in the requirement for a fraction of a parking space, the value shall be rounded to the nearest whole number.
2. Seating capacity shall be based upon the actual number of seats or one seat per eighteen inches (18") of bench or pew length and one seat per twenty four inches (24") of booth length for dining.

B. General Requirements:

1. All vehicular parking areas shall be maintained by the owner of the property, such as being kept free of damage to asphalt or concrete surface, damage to landscape areas or curbing, garbage and debris.
2. Required off street parking spaces and parking areas shall be used only for parking operable vehicles of residents, employers, employees, customers, and visitors as appropriate to the allowed uses of the applicable zone.
3. Required off street parking space shall not be used for the storage of vehicles or materials, or for the parking of trucks used in conducting business or sale of vehicles other than authorized dealerships. Parking spaces not needed to meet the minimum requirement may be used for alternative uses subject to the provisions of this title (e.g., temporary use permit, permanent or semipermanent display of merchandise).
4. No sales, storage, repair work, dismantling, or servicing of any kind shall be permitted in parking spaces without necessary permits for such use.
5. All required off street parking shall be kept clear of temporary or permanent obstructions.
6. Existing parking shall not be reduced below the minimum requirements of this section.
7. Living, sleeping, or housekeeping in any vehicle, trailer, or vessel is prohibited, with the following exceptions:
 - a. In residential districts, occupancy shall be permitted by right for a maximum of seventy two (72) hours. A longer period may be permitted upon approval from the police department.
 - b. In commercial districts, a maximum of seventy two (72) hours is permitted, provided on site security is provided.
8. For residential tenant and guest parking, the spaces must be marked per the required minimum standards for tenant and guest parking.

Comment [s4]: Change to "and"

Comment [s5]: Remove

Comment [s6]: Add "and aconditional". This will make this section consistent with any temporary parking lot sales or other conditional uses that may be allowed to occur.

Comment [s7]: Remove. Parking of business trucks should be incorporated into the minimum parking space standards.

C. Location Requirements For Parking Areas:

1. Parking may not occur within any required "clear visibility area" as defined by this title.
2. Parking spaces shall not preclude direct and free access to stairways, walkways, elevators, any pedestrian accessway, or fire safety equipment. Such access shall be a clear minimum width of forty four inches (44"), no part of which shall be within a parking space.
3. For single-family homes, duplexes, triplexes, and similar uses, parking shall be provided on the same lot as the home and shall not be located within the required setbacks, except for approved driveways and carports as allowed by section 9-5A-8, "Residential Accessory Structures", of this chapter. The required parking shall not be located within the required yard area.
4. For multi-family residential, parking shall be provided within two hundred feet (200') of the unit(s) they intend to serve.
5. For nonresidential uses, parking shall be located outside of required landscape areas as required by section 9-5D1-2, "Landscape Standards", of this chapter. Parking shall be located on the same parcel as the uses served, except that parking may be located on a parcel adjacent to, or within five hundred feet (500') of, the use served. In such cases, a permanent covenant shall be recorded on the subject properties with the Kings County recorder, guaranteeing that the required parking would be maintained exclusively for the use or activity served. The agreement shall be approved by the planning director in a form approved by the city attorney, and a copy shall be filed with the planning department.
6. Parking within the downtown and mixed use districts shall be located as required in chapters 6, "Downtown Development Standards" and 7, "Mixed Use Development Standards", of this title. (Ord. 2012-01, 4-17-2012)

Comment [s8]: Add "yard area setbacks"

Comment [s9]: Remove

Comment [s10]: Recorder

9-5E-4: RE QUIRED OFF STREET PAR ING:

- A. Minimum Requirements: Minimum vehicle and parking space requirements are listed in table 9-5E-4-A1, "Required Minimum Parking Ratios", of this section. Where there is more than one parking ratio listed in the table, the greater of the two applies. Where the parking ratio is listed based upon square feet, it shall mean the gross square feet of the building (including public and private areas).
- B. Not Considered Parking: For the purpose of calculating parking ratios, the following types of parking are considered outdoor storage and are not considered parking:
 1. Fleet vehicle and equipment parking; and
 2. Parking for vehicles that are for sale, lease, or rent.
- C. Provision Of Excessive Parking: Parking areas that exceed minimum vehicle parking requirements by more than one hundred twenty five percent (125%) shall demonstrate how the property can be developed in the future to utilize the additional parking areas for structures, landscaping, plazas, or other active use.

Comment [s11]: Remove

Comment [s12]: Move to Calculations section.

Comment [s13]: Modify wording. It appears this is intended to only apply to review of new development, but it is currently worded to apply to existing parking lots as well.

Comment [s14]: It appears that this was intended to be 25%, not 125%. Change

D. Similar Use: For a use not listed in table 9-5E-4-A1, "Required Minimum Parking Ratios", of this section, the required vehicle and bicycle parking shall be the same as for the most similar use listed, as determined by the planning director.

E. Parking Requirements In Downtown Mixed Use Districts: In the downtown mixed use zoning districts (DMX-1, DMX-2, and DMX-3), parking shall be provided as established in chapter 6, "Downtown Development Standards", of this title, rather than as provided in table 9-5E-4-A1 of this section. Parking lot design and construction shall be as provided in this article.

**TABLE 9-5E-4-A1
REQUIRED MINIMUM PARKING RATIOS**

Comment [s15]: Strongly suggest that this table be simplified.

Land Use	Vehicle Parking
Residential uses:	
Caretaker housing	1 per bedroom
Child daycare facility - family daycare home, large	1 additional
Child daycare facility - family daycare home, small	0 additional
Dwelling, multi-family:	
Studio and 1 bedroom	1.5 per unit
2 and more bedrooms	2 per unit
Plus guest parking	0.5 per unit
Dwelling, second unit	None beyond primary dwelling
Dwelling, single-family	2 per unit
Dwelling, two-family	2 per unit
Group residential	None beyond single-family

Home occupation	No additional beyond dwelling
Live-work facility	2 per unit (plus 0.5 for guests)
Mobilehome park	2 per unit
Recreational vehicle parks	2 per unit
Residential care facility	1 per 4 beds
Residential care home	1 per 4 beds
Single room occupancy (SRO) facility	0.5 per unit
Supportive housing	1 per 4 beds
Transitional housing	1 per 4 beds
Agricultural and animal related uses:	
Animal sales and grooming	3.5 per 1,000 square feet
Equestrian facility, commercial	1 per 4 stables
Equestrian facility, hobby	0
Kennel	3.5 per 1,000 square feet
Veterinary facility	3.5 per 1,000 square feet
Recreation, resource preservation, open space, education, and public assembly uses:	
Assembly uses	1 per 3 seats (highest occupancy) ¹

Cemetery/mausoleum	1 per 3 seats (highest occupancy) ¹
Community garden	5 per acre (on street parking credit)
Indoor amusement/entertainment facility	4 per 1,000 square feet
Indoor fitness and sports facility	3.5 per 1,000 square feet
Library/museum	3.5 per 1,000 square feet
Outdoor commercial recreation	4 per acre (based on active recreation area only)
Park/public plaza (5 acres or less)	No minimum ²
Park/public plaza (greater than 5 acres)	4 per acre (based on active recreation area only, on street parking credit) ²
School, academic - private and charter	1 per employee or 1 per 3 seats in largest assembly space (at highest occupancy) ¹
School, academic - public	1 per employee plus 1 per 3 seats in largest assembly space (at highest occupancy) ¹
School, colleges and universities - private	Parking study required
School, colleges and universities - public	Parking study required
School, equipment/machinery/ vehicle training	1 per 200 square feet (classroom or other teaching areas)
School, specialized education and training/studio	1 per 200 square feet (classroom or other teaching areas)

Theater/auditorium	1 per 3 seats ¹
Utility, transportation, public facility, and communication uses:	
Airport	Parking study required
Ambulance service	3.5 per 1,000 square feet
Broadcasting and recording studio	3.5 per 1,000 square feet
Fuel storage and distribution	3.5 per 1,000 square feet
Heliport	1 per landing pad
Public safety facility	3.5 per 1,000 (occupied areas only)
Telecommunication facility	0.5 per 1 employee (minimum 1 space)
Transit station/terminal	Parking study required
Utility facility and infrastructure	0.5 per 1 employee
Retail, service, and office uses:	
Adult day healthcare facility	None beyond multi-family dwelling requirement
Alcoholic beverage sales	4 per 1,000 square feet
Art, antique, collectible	4 per 1,000 square feet
Artisan shop	4 per 1,000 square feet
Banks and financial services	3.5 per 1,000 square feet

Bar/nightclub	5 per 1,000 square feet
Bed and breakfast inn	1 per room
Building materials store/yard	1 per 1,000 square feet
Business support services	3.5 per 1,000 square feet
Call center	6 per 1,000 square feet
Card room	4 per 1,000 square feet
Check cashing business	4.5 per 1,000 square feet
Child daycare facility - child daycare center	3.5 per 1,000 square feet
Consignment store	4 per 1,000 square feet
Convenience store	4 per 1,000 square feet
Crematory	4 per 1,000 square feet (occupied space only)
Drive-in and drive-through sales and service	1 addition per lane ³
Equipment sales and rental	4 per 1,000 square feet
Garden center/plant nursery	1.5 per 1,000 square feet
Grocery store/supermarket	4 per 1,000 square feet
Hotel and motel	1 per room
Maintenance and repair of small equipment	3.5 per 1,000 square feet

Massage therapy	4 per 1,000 square feet
Medical services, extended care	1 per 3 beds
Medical services, general	4 per 1,000 square feet
Medical services, hospital	2 per bed plus 2 per 1,000 square feet (support areas)
Mortuary/funeral home	1 per 3 seats in assembly area
Neighborhood market	3 per 1,000 square feet
Office, accessory	3 per 1,000 square feet
Office, business and professional	3 per 1,000 square feet
Pawnshop	4 per 1,000 square feet
Personal services	4 per 1,000 square feet
Restaurant	5 per 1,000 square feet
Retail, accessory	4 per 1,000 square feet
Retail, general	4 per 1,000 square feet
Retail, warehouse club	3.5 per 1,000 square feet
Semipermanent mobile food vehicle	8 per vehicle
Sexually oriented business	See similar use (e.g., bar, retail)
Smoke shop	4 per 1,000 square feet

Tattoo parlor	4 per 1,000 square feet
Thrift store	4 per 1,000 square feet
Automobile and vehicle uses:	
Auto and vehicle rental	3.5 per 1,000 square feet
Auto and vehicle sales	3.5 per 1,000 square feet (sales/office area)
Auto and vehicle sales, wholesale	3.5 per 1,000 square feet
Auto and vehicle storage	3.5 per 1,000 square feet
Auto parts sales	4 per 1,000 square feet
Auto vehicle dismantling	1.5 per 1,000 square feet
Car washing and detailing	4 space minimum plus 2 per bay
Fueling station	1 per 2 employees
Vehicle services - major	1 per 2,000 square feet
Vehicle services - minor	1 per 2,000 square feet
Industrial, manufacturing, and processing uses:	
Agricultural products processing	2 per 1,000 square feet
Freight yard/truck terminal	3.5 per 1,000 square feet (occupied space only)
Manufacturing, major	2 per 1,000 square feet

Manufacturing, minor	2 per 1,000 square feet
Manufacturing, small scale	2.5 per 1,000 square feet
Printing and publishing	2 per 1,000 square feet
Recycling facility - collection	1 per 2 employees
Recycling facility - processing	1 per 2 employees
Recycling facility - scrap and dismantling	1 per 2 employees
Research and development	3.5 per 1,000 square feet
Storage, personal storage facility	2 per 1,000 square feet plus office space at 3.5 per 1,000 square feet
Storage, warehouse	1 per 1,000 square feet plus office space at 3.5 per 1,000 square feet
Storage, yard	3.5 per 1,000 square feet occupied space only
Wholesaling and distribution	1 per 1,000 square feet

Notes:

1. If seating is not identified or if seating is not fixed, parking shall be based on a ratio of 3 spaces per 1,000 square feet. In the case of assembly uses or instructional uses, this shall be the square footage of the largest assembly or instruction area. In the case of restaurants, schools, and similar uses, it shall be based upon gross square footage.
2. On street parking spaces adjacent to park property may be credited toward parking requirements.
3. Parking based on primary use (e.g., restaurant, bank) plus additional parking based on a ratio of additional employees per drive-through lane.

F. Reductions And Exceptions To Minimum Parking Requirements: The following are exceptions or reductions to the minimum parking requirements established in table 9-5E-4-A1, "Required Minimum Parking Ratios", of this section that are available:

1. Parking District Waiver: Minimum off street parking requirements may be waived for properties that have access to public parking facilities. The waiver may be granted by the planning director.
2. Parking Reduction: Parking may be reduced by the designated approval authority according to the following provisions. A combination of the following programs may be utilized; however, the total parking reduction shall not exceed twenty percent (20%) of required parking.
 - a. Reduction For Special Motor Vehicles: Up to twenty percent (20%) of the off street parking may be provided by smaller parking spaces for special or alternative motor vehicles (e.g., golf carts, motorcycles, motorized scooters).
 - b. Reduction For Secure Bicycle Parking: Developments which provide additional secure bicycle parking facilities over and above the minimum requirement of this article may reduce their parking requirement by one vehicle space for every two (2) additional bicycle spaces provided.
 - c. Reduction For Parking Near Major Transit Stops (E.G., Train Stations, Significant Bus Facilities): Parking requirements may be reduced by ten percent (10%) when within one-fourth ($\frac{1}{4}$) mile of a major transit stop.
 - d. Reduction For Existing Uses To Enable Property Enhancements: Parking requirements for existing nonresidential development may be reduced by up to ten percent (10%) if any of the following are completed:
 - (1) Landscaping;
 - (2) On site pedestrian plazas, seating areas, shelters, bicycle racks, and/or walkways; and/or
 - (3) Comprehensive architectural update to existing structures.
 - e. Shower/Locker Facilities: Developments with one hundred (100) or more employees may reduce their parking requirement by providing shower and clothing locker facilities for bicycle commuting employees. The maximum reduction allowed is five percent (5%) of required parking.
 - f. Preferred Carpool/Vanpool Parking Spaces: Office or industrial developments that guarantee preferred parking spaces (e.g., covered, shaded, or near building entrance) to employees who participate regularly in a carpool or vanpool may reduce their parking requirement by one vehicle space for every one space that is marked and reserved for carpools/vanpools at a preferred location. The maximum reduction allowed is five percent (5%) of required parking.
 - g. Electric Vehicle Charging Station: Mixed use, commercial, office, and industrial developments that provide parking spaces reserved for electric vehicles and provide electric vehicle charging stations at those spaces may reduce their parking requirement by one vehicle space for every one space that is provided for electric vehicle charging. The maximum reduction allowed is five percent (5%) of required parking.

3. Joint Vehicle Parking Lot Or Structure: Required parking for two (2) or more freestanding uses on adjacent or nearby sites may be satisfied by the use of a joint vehicle parking facility to the extent that it can be shown by the owners or operators that the demand for parking in the joint facility does not materially overlay (e.g., uses primarily of a daytime versus a nighttime or weekday versus weekend nature) and provided that such right of joint use is evidenced by a deed, parking easement, lease, contract, or similar written instrument upholding such joint use. In this situation, the size of the joint parking lot shall be at least as large as the number of vehicle parking spaces required by the largest user. (Ord. 2012-01, 4-17-2012)

9-5E-5: DESIGN AND DEVELOPMENT STANDARDS FOR OFF STREET PARKING AREAS:

A. General: All vehicular parking spaces shall be on the same lot as the main structure they serve, on an abutting lot, or within one thousand feet (1,000') of the building, subject to the following requirements:

1. There is a safe, direct, attractive, lighted, and convenient pedestrian route between the vehicle parking area and the use being served.
2. There is an assurance in the form of deed, parking easement, lease, contract, or other similar document that the required spaces will continue to be available for off street parking use according to the required standards.

B. Parking Lot Design:

1. Surfacing And Striping: Areas used for parking and maneuvering of vehicles shall be paved with a minimum of two inch (2") asphalt, concrete, or equivalent surface. All parking areas shall be appropriately striped, marked, and signed.
2. Curb Cuts And Driveway Access Points/Locations: Street access points shall be the minimum necessary to provide access while not inhibiting the safe circulation and carrying capacity of the street. Curb cuts and driveway access points shall be designed as follows:

Comment [s16]: Add "New and modified ..."

a. For multi-family, commercial, office, and industrial developments:

- (1) A minimum of one hundred fifty feet (150') from the curb return.
- (2) A minimum of one hundred fifty feet (150') between driveways.
- (3) Lesser distances may be permitted upon review and approval of the city engineer.
- (4) Driveways across the street from each other shall be aligned as close as possible. Where offset, the minimum distance required between the curb return of the driveways shall be one hundred fifty feet (150').

Comment [s17]: Sometimes this is physically impossible to achieve. Revise to say that offsetting driveways between 1' and 150' apart shall be approved by the public works director.

b. For single-family and duplex developments:

- (1) A minimum of fifty feet (50') from the curb return.

(2) A minimum of five feet (5') between the driveway and property line.

Comment [s18]: Sometimes this is not possible to achieve, especially at the end of cul de sacs. Modify to say that the public works director can approve an exception.

3. Driveways/Driveway Approach Width And Grade: The minimum driveway width shall comply with public improvement and fire safety standards as follows:

a. For multi-family, commercial, office, and industrial developments:

(1) A minimum width of twenty four feet (24') for collector streets and thirty five feet (35') for arterial streets. A larger width of up to forty five feet (45') may be required by the city based upon the driveway vehicular volume, street geometrics, street vehicular volumes, or other characteristics of the area.

(2) A minimum throat depth of twenty feet (20') from the back of the sidewalk, clear of drive aisle or parking spaces. Greater distance for larger projects may be required dependent upon traffic loads.

(3) A slope between one percent (1%) and two percent (2%).

b. For single-family and duplex developments:

(1) A minimum width of ten feet (10') and a maximum width of twenty four feet (24'). Wider driveways may be approved on a case by case basis.

(2) A slope (where necessary) with a rise of no more than eight inches (8") above the back of sidewalk grade at a point seven feet (7') from the back of sidewalk.

Comment [s19]: Standards like this should be in Engineering Standards, not the Zoning Ordinance. Move them.

4. Back Out Parking: With the exception of duplexes and single-family residences, all parking areas shall be designed so that vehicles are not permitted to back out of the parking area onto a public street.

Comment [s20]: Change to "...can exit without backing..."

5. Turnaround Areas: Parking spaces shall be provided with adequate drive aisles or turnaround areas so that all vehicles may enter the street in a forward manner.

Comment [s21]: Remove. Already stated in No. 4 above.

6. Setback Restrictions For Parking Spaces And Drive Aisles: Parking areas including spaces, aisles, and turnaround and maneuvering areas shall not occupy the required setbacks. Driveways shall not occupy a yard setback or buffer except to pass through the yard in order to connect directly to a public street or as necessary for shared driveways and internal access between uses on abutting lots.

Comment [s22]: Remove. Already stated in 9-5E-3C above.

7. Cluster Of Spaces: Clusters of auto spaces shall not exceed fifty (50) spaces. Auto parking clusters shall be separated by landscaping as provided in article D1, "Landscaping Standards", of this chapter or by buildings.

Comment [s23]: This is very restrictive for large commercial centers. Suggest that it be removed.

8. Connect Parking Lots: Auto parking areas shall be designed to connect with auto parking areas on adjacent sites to eliminate the necessity of utilizing the public right of way for cross movements. Joint or shared access, internal circulation, or parking is encouraged with adjacent uses.

Comment [s24]: Reword. Change "Encourage" to "required where parking areas are controlled by the same property owner at time of development, and encouraged where they are not."

9. Minimum Clearance: Driveways, aisles, turnaround areas, and ramps shall have a minimum vertical clearance of twelve feet (12') for the entire length and width, but such clearance may be reduced in parking structures.

10. Drainage: Adequate drainage shall be provided to dispose of the runoff generated by the impervious surface area of the parking area. Provision shall be made for the on site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights of way, and abutting private property. Design solutions may include, but are not limited to, the use of bioswales, low impact design (LID), and other designs that direct runoff into landscape areas.

Comment [s25]: This should be in the Engineering Standards.

11. Pedestrian Circulation/Walkways: Pedestrian circulation/walkways shall be designed to provide circulation through parking lots from public sidewalks to primary building entryways. Sidewalks shall be designed to ensure that vehicles that may overhang or intrude into the sidewalk system do not reduce the minimum required sidewalk width of four feet (4').
12. Screening: The periphery of all parking lots shall be screened from view from adjacent streets and adjacent residential areas with walls, landscaping, and landscaped berms (or a combination) to a minimum height of three feet (3'). Where provided, landscaping shall be consistent with the standards of subsection 9-5D1-2E6, "Landscaping Of Parking Lots", of this chapter.
13. Landscaping: Landscaping of parking lots shall be provided as required in subsection 9-5D1-2E6, "Landscaping Of Parking Lots", of this chapter.
14. Lighting: See outdoor lighting standards in section 9-5A-6, "Outdoor Lighting", of this chapter.

C. Space And Aisle Standards For Surface Parking Lots:

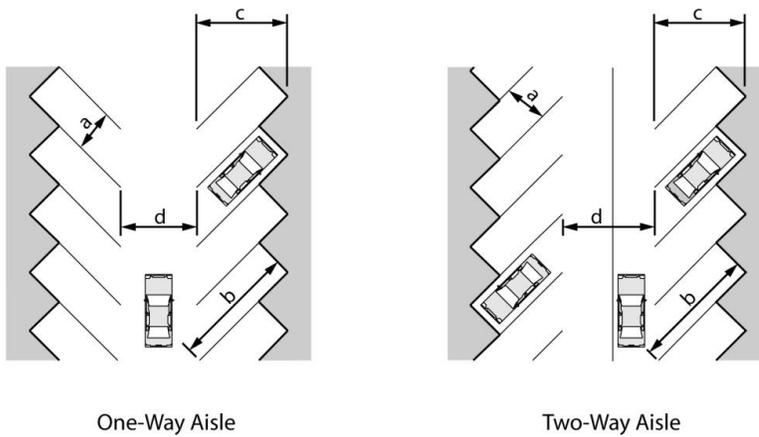
1. General Space And Aisle Standards: All surface parking lots shall be designed in accordance with the minimum city standards for stalls and aisles as set forth in table 9-5E-5-C1, "Parking Space And Drive Aisle Dimensions", of this section and illustrated in figure 9-5E-5-C1, "Parking Space And Drive Aisle Dimensions", of this section.
2. Compact Car Spaces: Up to fifteen percent (15%) of the required number of parking spaces may be sized for compact cars. Compact car spaces shall comply with the following standards:
 - a. Compact car parking spaces shall be clearly marked "compact cars only", "compact", or "c".
 - b. Compact car spaces shall be distributed throughout the parking lot.

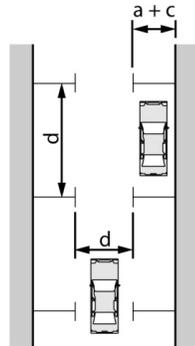
TABLE 9-5E-5-C1
PARKING SPACE AND DRIVE AISLE DIMENSIONS

Stall Type	Minimum Space And Aisle Dimensions				
	A Stall Width	B Stall Length	C Stall Depth (Aisle To Curb)	D Drive Aisle Width	
				One-Way	Two-Way
Parallel	9'	20'	24'	12'	24'
45°	9'	20'	20'	14'	24'
60°	9'	20'	21.5'	18'	24'
90°	9'	20'	20'	20'	24'
Compact stalls, all angles	8'	16'	-	Same as standard stalls per stall type	

Comment [s26]: There is some confusion in these numbers. Work with public works director to revise.

FIGURE 9-5E-5-C1
PARKING SPACE AND DRIVE AISLE DIMENSIONS





Key:	
a = Stall width	c = Stall depth
b = Stall length	d = Drive aisle width

Comment [s27]: Length needs to be changed to "b".

D. Standards For Off Street Parking For Private Residences: Off street parking and driveways for detached dwellings, manufactured homes, single-family attached dwellings, and two-unit attached dwellings shall meet the following requirements:

1. In single-family and two-family dwellings, one space of the required parking per unit must be covered (e.g., garage, carport).
2. All motor vehicles, including vehicles, trailers, or vessels which are inoperable or incapable of movement under their own power and/or without current registration shall be stored entirely within an enclosed structure and shall not be parked or stored in any required front yard within a residential zoning district or neighborhood.
3. Each parking space shall be at least eight and one-half feet (8 1/2') wide by eighteen feet (18') deep.
4. The minimum driveway width shall be ten feet (10').
5. Tandem (end to end) parking is allowed to meet the minimum off street parking requirements.
6. Required parking may be provided in the rear yard only when an alley is available for access.
7. Parking may be provided within the front and street side yard setback, as follows:

Comment [s28]: Remove "enclosed" if you also want to allow storage in carports.

Comment [s29]: Suggest removing. This prohibits "California" driveways with a garage in the rear.

a. Vehicle parking (including driveways) in residential areas shall be provided on permanent paved surfaces.

b. Parking areas shall not exceed the maximum impervious surface allowed on a parcel.

Comment [s30]: Need to correlate this with other code sections about impervious surface.

c. Parking may not occur within any required clear visibility area on a corner lot.

Comment [s31]: Remove. Already stated elsewhere.

8. All vehicles are required to be parked on a paved surface. Driveways and driveway approaches shall be paved.

9. Parking of RVs, trailers, and vessels shall conform with the following additional regulations:

a. Parking on a hard surface such as concrete, asphalt, or similar durable material is required.

b. Parking within the clear visibility area is prohibited. (Ord. 2012-01, 4-17-2012)

Comment [s32]: Remove. This is required already of all parking areas, so they are not additional regulations.

9-5E-6: OFF STREET LOADING REQUIREMENTS:

A. Purpose Of Loading Area Requirements: The purpose of these regulations is to provide the number, size, location, and screening requirements for loading areas in mixed use, commercial, and industrial uses. The intent of these regulations is to minimize disruptions of traffic flow by freight carrying vehicles blocking the public right of way and to minimize impacts to vehicular and pedestrian conflicts.

B. When Loading Regulations Apply: This regulation applies to all nonresidential development in mixed use, commercial and industrial districts, whether or not a permit or other approval is required for the development. Buildings smaller than twenty thousand (20,000) square feet in size are exempt from the requirements of this section.

C. General Loading Area Requirements: The number of required loading spaces is based on the use of the building and the building size, minus any residential component square footage, as described in table 9-5E-6-C1, "Required Minimum Loading Spaces", of this section. Where two (2) or more uses are located on the same premises, the number of loading area spaces required is the sum of the spaces required for each use.

TABLE 9-5E-6-C1
REQUIRED MINIMUM LOADING SPACES

Land Use	Loading Spaces Required
Industrial uses	1 per each 20,000 square feet or fraction thereof
Commercial, office, and all other uses	1 per each 35,000 square feet or fraction thereof

D. Off Street Loading Standards:

1. Dimensions: Loading spaces shall be not less than ten feet (10') in width and twenty five feet (25') in length, with fourteen feet (14') of vertical clearance.
2. Setback And Landscaping: Loading areas must comply with the setback and perimeter landscaping and screening standards. When parking areas are prohibited or not allowed between a building and a street, loading areas are also not allowed.
3. Maintenance: The provision for maintenance of off street loading facilities is a continuing obligation of the property owner.
4. Loading And Maneuvering Areas: Loading and maneuvering areas shall be hard surfaced unless a permeable surface is required to reduce surface runoff, as determined by the city.
5. Passenger Vehicle Parking: Parking of passenger vehicles may be allowed in off street loading areas subject to specific time limits to prevent conflicts with off street loading activities. If parking is allowed, the parking time limits shall be clearly posted. These parking spaces shall not count toward meeting the general parking requirements.

FIGURE 9-5E-6-C1
TYPICAL LOADING AREA - BACK IN

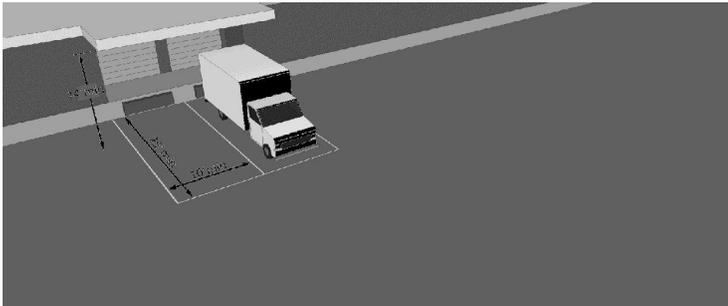
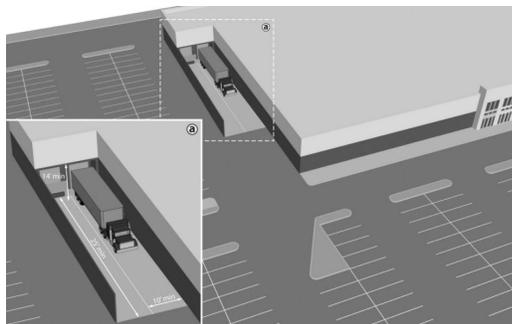


FIGURE 9-5E-6-C2
TYPICAL LOADING AREA - SIDE LOAD



E. Location Of Required Loading Facilities:

1. The off street loading facilities, regardless of the development type, shall be on the same lot or parcel of land as the structure they are intended to serve.
2. The off street loading facilities shall be designed and located so that loading vehicles are not parked in required setbacks, driveways, or required parking spaces during loading activities.
3. No loading space shall be located so that a vehicle using such loading space projects into any public street.
4. Loading spaces shall be provided with access to an alley when alley access is available.
5. Bays and doors shall be located in a manner that would preclude any possibility for trucks to back into bays from arterial streets. (Ord. 2012-01, 4-17-2012)

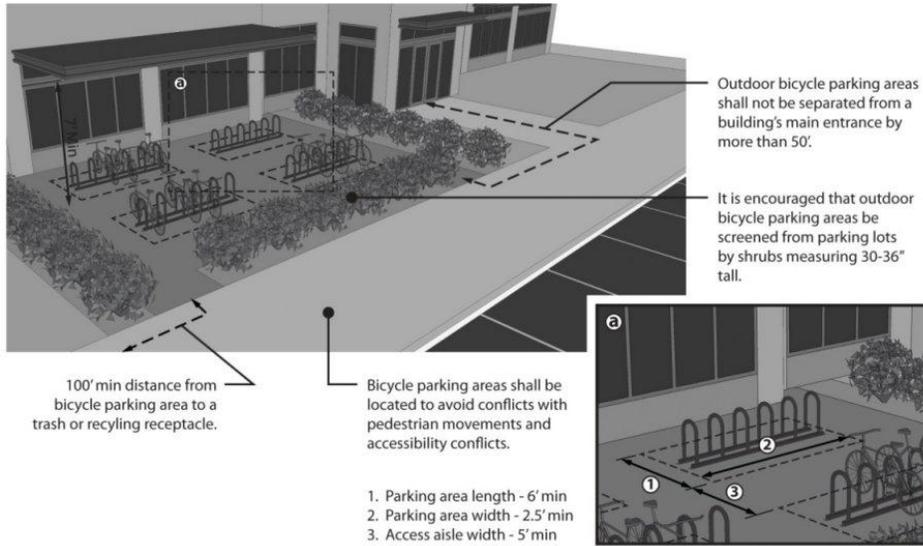
9-5E-7: BICYCLE PARKING REQUIREMENTS:

Comment [s33]: How does this compare with new building code requirements ????

- A. Applicability: Bicycle parking facilities in parking lots shall be provided for nonresidential and multi-family uses as provided in this section. The following uses are exempt from bicycle parking requirements:
1. Residential uses other than multi-family residential;
 2. Home occupations;
 3. Agricultural uses;
 4. Ministorage facilities; and
 5. Temporary uses.
- B. Required Number Of Bicycle Parking Spaces: Unless otherwise noted, bicycle parking shall be provided at a ratio equivalent to ten percent (10%) of the total vehicular parking provided, or no less than two (2) spaces, whichever is greater.
- C. Rental Or Lease Of Spaces Not Permitted: Bicycle parking spaces required by this section may not be rented or leased.
- D. Design Standards For Bicycle Parking Facilities: All developments shall meet the following minimum requirements for bicycle parking and design. The purpose of these design standards is to ensure that bicycle parking is visible from the buildings served, is convenient to cyclists, and provides sufficient security from theft and damage.
1. Use: Areas set aside for required bicycle parking must be clearly reserved for bicycle parking only.
 2. Location:
 - a. Outdoor bicycle parking shall be located within fifty feet (50') from the primary building entrance.

- b. Bicycle parking must be visible from within on site buildings or the street.
 - c. Bicycle parking may be located within a building if access is readily available from an outdoor entrance.
 - d. Bicycle parking is prohibited within one hundred feet (100') of a trash or recycling enclosure.
3. Rack Design: Bike rack shall be of such design as to hold the bicycle frame (not just the wheel), accommodate a U-shape shackle lock, a wide range of cycle sizes, wheel sizes, and types, and covered with a protective powder coated paint material to avoid damaging the bicycle in a complementary color to the adjacent building.
 4. Amenities: Bicycle parking areas are encouraged to include a bench, water fountain, and/or other amenities.
 5. Pedestrian Conflicts: Bicycle parking and bicycle racks shall be located to avoid conflicts with pedestrian movement and accessibility requirements.
 6. Sheltered Spaces Required: Bicycle parking spaces are encouraged to be sheltered from precipitation. Sheltering may be achieved by, but is not limited to, roof extensions, overhangs, awnings, arcades, carports, roofed enclosures, lockers, or indoor bicycle rooms.
 7. Security: Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or a stationary object (e.g., rack) upon which the bicycle can be locked. Bicycle parking racks, shelters, or lockers must be securely anchored to the ground or to a structure. Bicycle racks must hold bicycles securely by the means of the frame. The frame must be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels.
 8. Minimum Dimensions: Bicycle parking shall be at least two and one-half feet (2 1/2') wide by six feet (6') long and, when covered, provide a minimum vertical clearance of seven feet (7'). An access aisle of at least five feet (5') wide shall be provided and maintained beside or between each row of bicycle parking. Each required bicycle space must be accessible without moving another bicycle.
 9. Paving: Paving and surfacing of bicycle parking areas shall be surfaced with hard surfacing of at least two inches (2") minimum (i.e., pavers, asphalt, concrete, or similar material). This surface must be designed to maintain a well drained condition.

FIGURE 9-5E-7-C1
 BICYCLE PARKING AREA DESIGN REQUIREMENTS



(Ord. 2012-01, 4-17-2012)

Chapter 6 DOWNTOWN DEVELOPMENT STANDARDS

9-6-1: PURPOSE AND OVERVIEW:

9-6-2: DESIGN CONCEPT AND INTENT:

9-6-3: BASE DEVELOPMENT STANDARDS:

9-6-4: ARCHITECTURAL DESIGN STANDARDS:

9-6-5: BUILDING TYPES AND FRONTAGES:

9-6-6: STREETS AND PEDESTRIANWAYS:

9-6-7: SPECIAL DESIGN AND OPERATIONAL STANDARDS:

Comment [s1]: Remove

9-6-1: PURPOSE AND OVERVIEW:

A. Purpose: This chapter describes the specific development and land use standards for the downtown area of Lemoore. These standards work in concert with the other provisions of this title to define the allowed use, development, and design parameters for the downtown.

B. Overview Of Form Based Zoning: Form based zoning provides a method of regulating development to achieve a desired urban form characterized by a uniform street and circulation system, building typologies, and street frontage requirements. Form based provisions address the relationship between building facades and the public realm (e.g., streets and sidewalks), the form and mass of buildings, and the size, character, and type of streets and blocks. This approach differs from the type of zoning used through the rest of this title, where the standards are compartmentalized and uses are segregated from each other.

Comment [s2]: Remove. Street standards are being removed because all the streets already exist.

Comment [s3]: Remove.

Comment [s4]: Remove. Commentary.

C. Applicability Of Standards: As established in chapter 3, "Zoning Districts And Map", of this title, downtown Lemoore is broken down into three (3) zoning districts: downtown mixed use - core (DMX-1), downtown mixed use - auto oriented (DMX-2), and downtown mixed use - transitional (DMX-3). Chapter 4, "Use Regulations", of this title identifies the allowed uses within each of these districts. This chapter identifies the development standards and design requirements for all new development and remodels of existing development within these districts. Unless otherwise exempted, all development and redevelopment in the DMX-1, 2, and 3 districts shall comply with the standards in this chapter and shall be reviewed for consistency as part of site plan and architectural review and zoning plan review.

D. Organization Of Downtown Development Standards: Standards for the downtown mixed use districts are organized as follows:

1. Section 9-6-2, "Design Concept And Intent": Section 9-6-2 of this chapter describes the design concepts for each of the three (3) downtown districts. It sets the tone and character of the physical form of the development.
2. Section 9-6-3, "Base Development Standards": Section 9-6-3 of this chapter establishes the basic development standards for buildings in the downtown, including setbacks (building placement), height, parking, encroachment, and signs.
3. Section 9-6-4, "Architectural Design Standards": Section 9-6-4 of this chapter establishes the architectural design parameters for development in the downtown in much the same way as the 1996 downtown design guidelines.

Comment [s5]: Add "...new and remodeled... development."

4. Section 9-6-5, "Building Types And Frontages": Section 9-6-5 of this chapter identifies the types of buildings and frontages allowed in each of the downtown districts and establishes development standards for each frontage type.
5. Section 9-6-6, "Streets And Pedestrianways": Section 9-6-6 of this chapter provides the development standards and design specifications for the public and private streets, alleys, and paseos (pedestrian paths) that are found in the downtown.
6. Section 9-6-7, "Special Design And Operational Standards": Section 9-6-7 of this chapter addresses concerns for specific operations and activities that occur in the downtown and provides standards and guidelines for the successful integration of these operations and activities into the overall character of the area. (Ord. 2012-01, 4-17-2012)

Comment [s6]: Revise. Street standards are being removed.

9-6-2: DESIGN CONCEPT AND INTENT:

The overall design for downtown Lemoore is described by the following concepts for each of the downtown mixed use districts.

A. DMX-1 (downtown mixed use - core): The DMX-1 district comprises the historical center of the downtown. Many of Lemoore's landmark buildings, such as the Odd Fellows Hall, the Lucerne and Antlers hotels, and the old library/bank building, are located in the DMX-1 district. These buildings date from the early 1900s. The district also includes many newer commercial buildings constructed throughout the twentieth century. These buildings emulate the historic styles of the older buildings but in less elaborate ways. These buildings are oriented toward the pedestrian, with buildings constructed directly abutting and facing the public sidewalk. Vehicle parking is generally found on street, at city operated facilities, or at the rear of lots (when provided on site).

The design concept for the DMX-1 district is to maintain and enhance the character and development patterns of the historic structures by recognizing the importance the older design styles play in the architecture of the building, while at the same time understanding that extensive ornamentations are not always practical or economically feasible. New buildings are afforded a level of flexibility, innovation, and creativity in their design, but they shall comply with the overall intent to reflect and complement the historic buildings and development patterns of the area.

B. DMX-2 (downtown mixed use - auto oriented): The DMX-2 district is predominantly made up of structures and uses that date from the middle to end of the twentieth century. These buildings are generally one story in height and are currently oriented around the use of the automobile. Uses that characterize this district include automobile repair and maintenance, public services, and industrial uses, as well as residential.

The design concept for the DMX-2 district is to facilitate the natural transition of the existing structures and uses to more intensive uses through natural evolution initiated by the property owner(s). As this transition is made, new structures will be developed close to the street, as with the DMX-1 district, but will provide for a transition in building typologies, density, and intensity from the DMX-1 district to the surrounding residential uses.

C. DMX-3 (downtown mixed use - transitional): The DMX-3 district currently includes a combination of light office and low to medium density residential uses. Structures are generally one story in height with larger front building setbacks. Structures are relatively simple in architectural detailing.

The design concept for the DMX-3 district is for a continuation of the current design pattern with enhancements in the level of architectural design and detailing. The DMX-3 district completes the transition from the downtown to the surrounding residential properties by utilizing some of the building siting qualities of the adjacent residential development while reflecting the architectural palette of the more commercial core that is the DMX-1 district. (Ord. 2012-01, 4-17-2012)

Comment [s7]: Move to Handbook outside of the Code.

9-6-3: BASE DEVELOPMENT STANDARDS:

All proposed development and redevelopment of property within the downtown shall comply with the base development standards listed in this section.

A. Building Placement: Each proposed structure shall comply with the build-to line, setback, and buildable area standards listed in table 9-6-3-A1, "Building Placement", of this section and shown in figures 9-6-3-A1 and 9-6-3-A2 of this section (building placement), except that encroachments into the public right of way may be allowed as provided in subsection D, "Encroachments", of this section.

Comment [s8]: Add "...new and remodeled... structure."

As used in this section, the following terms shall have the following meaning:

BUILD-TO LINE: A distance dimension that delineates the maximum distance from the property line that a front or street side building facade can be placed. A distance other than the number listed is not allowed.

Comment [s9]: Remove. Contradicts first sentence.

SETBACK: A distance dimension that delineates the minimum distance required between a building and a property line. A larger distance is allowed.

TABLE 9-6-3-A1
BUILDING PLACEMENT

Development Standard	Measurement		
	DMX-1	DMX-2	DMX-3
Build-to line (maximum distance from property line):			
Front	0' ^{1,2}	0' ³	n/a
Street side, corner lot	0' ^{1,2}	0' ³	n/a

Comment [s10]: Remove. Already stated.

Setback (minimum distance from property line):				
Front	n/a	n/a	15'	
Street side, corner lot	n/a	n/a	15'	
Side	0'	0'	5'	
Rear:				
Adjacent to residential structure	10'	10' ⁴	15' ⁴	
Adjacent to any other use	0'	0'	15'	
Adjacent to alley	0'	0'	0' ⁴	

Comment [s11]: Remove. Already stated.

Comment [s12]: Suggest making all rear setbacks 0' for DMX-1 and DMX-2, and 5' for DMX-3. This is more consistent with existing structures already on the ground.

Notes:

1. Up to 30 percent of the length of the building facade along a street may be recessed to create inviting pedestrian spaces such as entries, courtyards, and patios. A higher percentage shall be allowed through site plan and design review where the setback area provides a more meaningful pedestrian area, such as patio seating for a restaurant, or other gathering spaces. See figure 9-6-3-A3, "Recessed Spaces", of this section.
2. Exceptions shall be granted through site plan and design review for historic home/office conversion buildings and frontages to a maximum of 20 feet.
3. Exceptions shall be granted through site plan and design review for automotive related uses to a maximum setback of 30 feet.
4. Row houses may be developed with no side yard setback and no alley setback as part of site plan and design review.

FIGURE 9-6-3-A1
BUILDING PLACEMENT IN THE DMX-1 AND DMX-2 DISTRICTS

Comment [s13]: See comment on rear yards above.

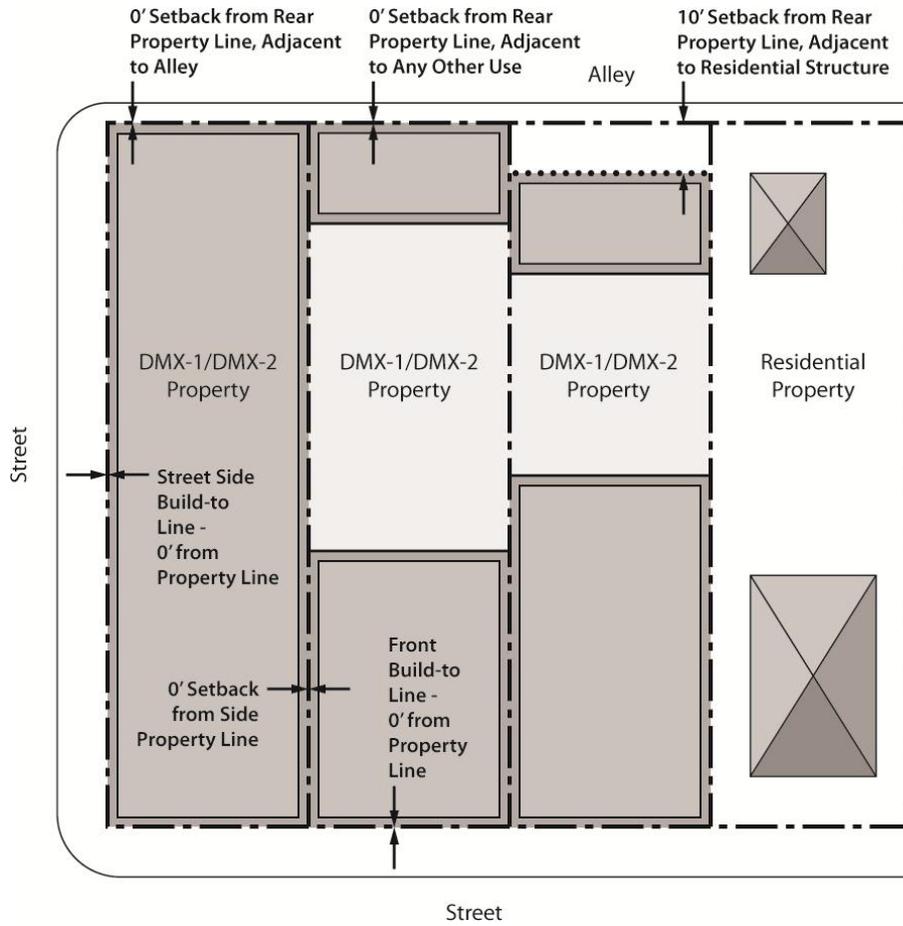


FIGURE 9-6-3-A2
 BUILDING PLACEMENT IN THE DMX-3 DISTRICT

Comment [s14]: See comment on rear yards above.

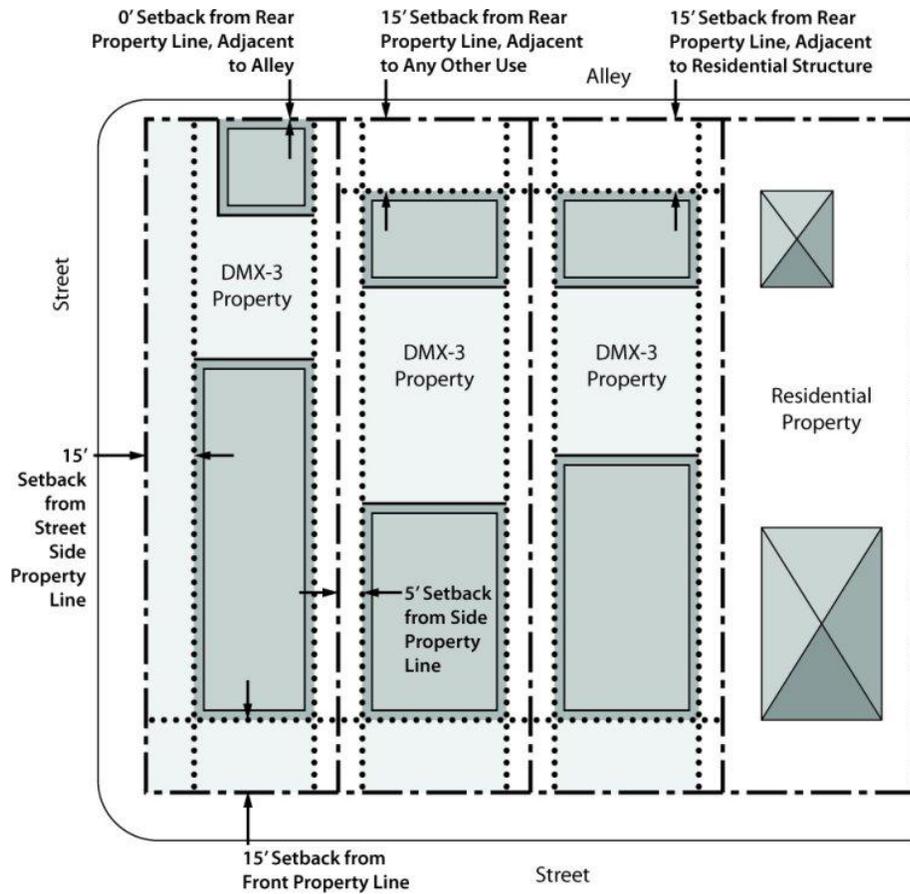
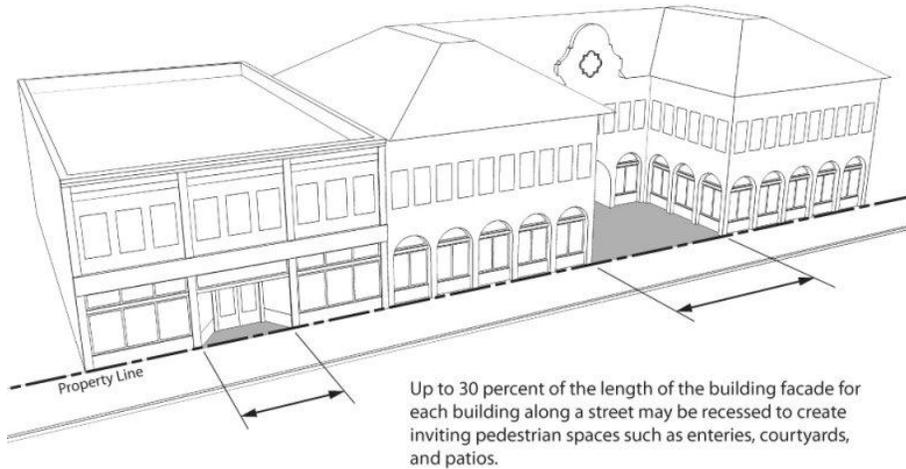


FIGURE 9-6-3-A3
RECESSED SPACES



Up to 30 percent of the length of the building facade for each building along a street may be recessed to create inviting pedestrian spaces such as entries, courtyards, and patios.

B. Height: Height standards for development within the downtown are listed in table 9-6-3-B1, "Height", of this section and shown in figure 9-6-3-B1, "Height", of this section.

TABLE 9-6-3-B1
HEIGHT

Development Standard	Measurement		
	DMX-1	DMX-2	DMX-3
General height standards (maximum height):			
Structure height (finished grade to top of roof)	16' min., 40' max. ¹	16' min., 25' max.	20' max.
First floor ceiling height (finished floor to finished ceiling top plate)	10' min., 20' max.	9' min., 11' max.	9' min.

Comment [s15]: Maximum heights seem low for a downtown area. Is there a reason for this?

Comment [s16]: Recommend raising to 15'.

Upper floor(s) ceiling height (finished floor to finished ceiling)	9' min., 11' max.	9' min., 11' max.	9' min.
Projections (additional height above maximum):			
Parapet wall, mechanical screen, and sloped false roofs	4' min., 6' max. ²	4' max.	4' max.
Towers, spires and similar features	10' max.	10' max.	10' max.
Architectural features:			
Colonnade, gallery and awning	8' min.	8' min.	Not allowed

Comment [s17]: Recommend raising to 15'.

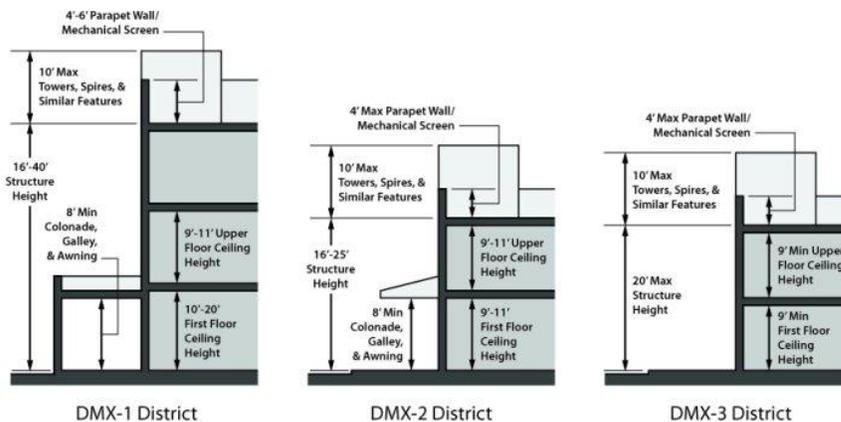
Comment [s18]: Add elevator structures.

Comment [s19]: Add "vertical clearance".

Notes:

1. See special requirements for landmark buildings in subsection 9-6-4D, "Landmark Buildings", of this chapter.
2. Additional parapet height shall be allowed through site plan and design review when the parapet has a varied height across the building frontage and incorporates historic features such as medallions and curves.

**FIGURE 9-6-3-B1
HEIGHT**



C. Parking: The original development of downtown Lemoore dates from the late 1800s and early 1900s before the wide use of the automobile. As such, many of the historic buildings in the downtown do not have their own off street parking lots, unlike the contemporary developments outside of the downtown. The city does provide some parking facilities in the form of on street parking and surface parking lots. The city recognizes the potential impacts to the overall historic character that would occur if all new development was required to provide off street parking, principally in the DMX-1 district. For this reason, the city has reduced or completely waived the requirements for providing parking in some areas of the downtown; in others, parking requirements are reduced when compared to the rest of the city.

Comment [s20]: Remove. Commentary.

In places where parking is required or provided at the option of the property owner, parking shall be developed consistent with the standards listed in table 9-6-3-C1, "Parking", of this section and illustrated in figure 9-6-3-C1, "Location Of Parking Areas", of this section. In addition to these standards, parking lots shall be lighted and landscaped consistent with the standards in sections 9-5A-6, "Outdoor Lighting" and 9-5D1-2, "Landscape Standards", of this title, and parking stall dimensions shall be consistent with the standards of section 9-5E-5, "Design And Development Standards For Off Street Parking Areas", of this title.

TABLE 9-6-3-C1
PARKING

Development Standard	Measurement		
	DMX-1	DMX-2	DMX-3
Parking lot location (minimum setback):			
Setback from front property line	10' min .	10' min .	15' min .
Setback from side property line	5' min .	5' min .	5' min .
Setback from street side property line	10' min .	10' min .	10' min .
Setback from rear property line	4' min .	4' min .	4' min .
Parking lot access (ingress/egress):			

Driveway width	15' max ¹	15' max ¹	15' max ¹
Number of off street spaces required:			
Residential uses	1/du	1/du	1/du
Nonresidential uses:			
Change in use	No required off street parking	No required off street parking	No required off street parking
New development ²	1/250 sf ³	1/250 sf	1/250 sf

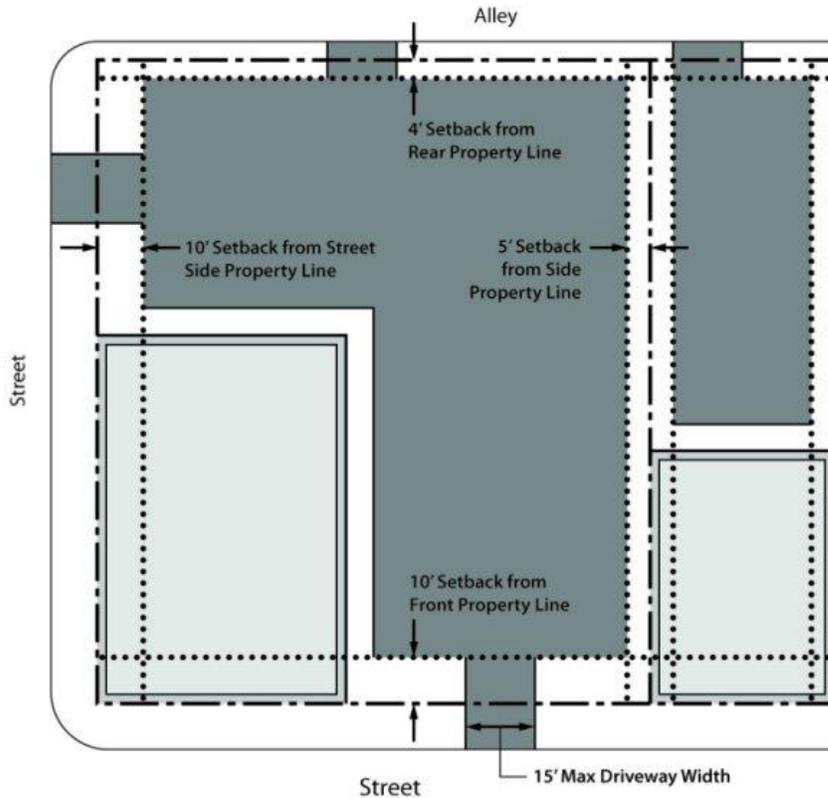
Comment [s21]: Move this to the Parking Chapter 5E.

Notes:

1. A greater or lesser width may be required as determined by public works as part of site plan and architectural review.
2. The minimum parking requirement for new development shall be waived upon payment of an in-lieu payment to the city. The in-lieu fee shall be established by resolution of the city council and shall be used for the acquisition and/or development of new city owned and operated off street parking facilities within the downtown.
3. Required parking may be waived in full without payment of an in-lieu fee for new development that includes retail and restaurant uses.

Comment [s22]: Make in-lieu policies separate Code, not just a note.

FIGURE 9-6-3-C1
LOCATION OF PARKING AREAS¹



Note:

1. Setback varies in the DMX-3 zone.

D. Encroachments: Generally, the city permits development to occur on private property and not within the public right of way. However, the city will permit permanent structures or improvements, including, but not limited to, planter boxes, seating, arcades, galleries, and awnings, within the public right of way within the DMX-1 and DMX-2 districts with approval of an encroachment agreement. Encroachments into the public right of way shall be in conformance with the standards in table 9-6-3-D1, "Encroachments", of this section and shown in figures 9-6-3-D1, "Encroachments", and 9-6-3-D2, "Sidewalk Clearance", of this section. Requests for encroachment will be reviewed for compliance with the standards below and to ensure consistency with the character of the downtown.

Comment [s23]: Change to "prohibits private structures"

Comment [s24]: Remove. We are prohibiting arcades.

TABLE 9-6-3-D1
ENCROACHMENTS

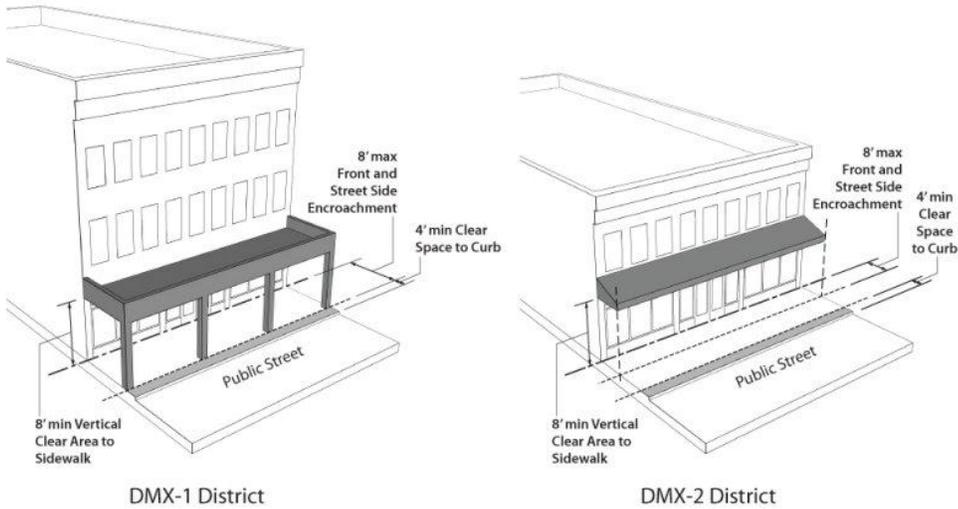
Development Standard	Measurement		
	DMX-1	DMX-2	DMX-3
Encroachment location:			
Front and street side (maximum encroachment distance)	8'	8'	Permanent encroachments not allowed in the DMX-3 district
Clear space to curb (minimum distance to maintain clear at all times)	4'	4'	
Clear walk path ¹ (minimum distance to maintain clear at all times)	4'	4'	
Vertical clear area to sidewalk (minimum distance to maintain clear at all times)	8'	8'	

Note:

1. Clear walk path is intended to comply with the standards of the Americans with disabilities act.

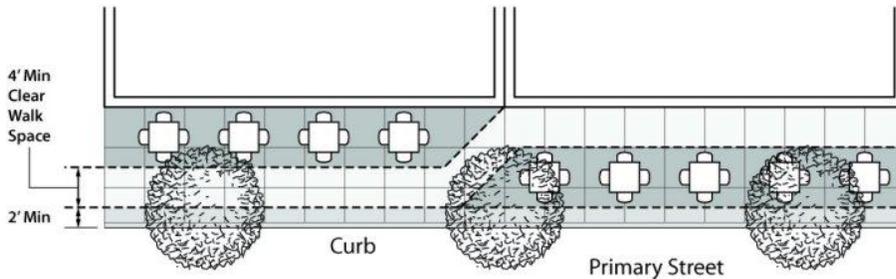
Comment [s25]: Remove. Commentary.

**FIGURE 9-6-3-D1
ENCROACHMENTS**



Comment [s26]: Suggest that both be allowed in both districts.

**FIGURE 9-6-3-D2
SIDEWALK CLEARANCE**



Comment [s27]: Change 2' Minimum to 4' minimum to be consistent with other parts of the Code.

E. Signs: Signs in the downtown shall comply with the development standards identified in this section. While these standards are specific to the downtown, the city's general policies, standards, permit requirements, and development, maintenance, and removal standards, which are described in chapter 5, article F, "Signage", of this title, shall also apply. Nothing in this section shall exempt a sign from the requirements of the city adopted building code and requirements for obtaining a building permit before installation.

Comment [s28]: Move all the sign requirements to Chapter 5F.

1. Permit Requirements: No sign shall be established in the downtown without minor site plan and design review approval as provided in section 9-2B-12, "Minor Site Plan And Architectural Review", of this title, except that the following signs are specifically exempt:
 - a. Those signs listed in chapter 5, article F, "Signage", of this title as being exempt from permit requirements; and
 - b. Temporary signs complying with the following limitations:
 - (1) One sign per public frontage, limited to one square foot of sign per one linear foot of primary building frontage, not to exceed one hundred (100) square feet in total;
 - (2) One temporary sign shall be permitted for a maximum of thirty (30) days. After the thirty (30) day period, another type of temporary signage may be placed for a maximum thirty (30) day period. Not more than one type of temporary signage shall be allowed at one time. A maximum of two (2) temporary signs shall be permitted for a maximum of thirty (30) days at a time, maximum one per street frontage, provided that the same type of temporary sign was not located on the site for a maximum of thirty (30) days prior to the display and the same type of temporary sign will not be displayed for a minimum of thirty (30) days after.
 - (3) Signs shall be constructed of long lasting materials, such as canvas, cloth, or vinyl plastic, and may not be constructed of cardboard or paper.
2. Prohibited Signs: In addition to those signs listed in chapter 5, article F, "Signage", of this title as being specifically prohibited, the following signs shall also be prohibited in the downtown:
 - a. Banners as permanent signs;
 - b. Freestanding signs, unless otherwise approved as part of site plan and architectural review;
 - c. Digital message signs; and
 - d. Internally illuminated can signs with translucent field.
3. Allowed Permanent Signage Types: Allowed types of signs that are permitted in the downtown are listed in table 9-6-3-E1, "Allowed Permanent Signage Types", of this section. These types of signs are defined and illustrated in chapter 12, "Glossary Of Terms", of this title. Specific development standards for these signage types are provided in subsection 9-6-3E5, "Signage Standards By Sign Type", of this section. The symbols in the table shall have the following meaning:
 - a. An "A" means that the signage type is allowed;
 - b. An "E" means that the signage type is preferred and encouraged; and
 - c. An "N" means that the signage type is not permitted.

TABLE 9-6-3-E1
ALLOWED PERMANENT SIGNAGE TYPES

Signage Type	Allowed Permanent Signage Types By Downtown District		
	DMX-1	DMX-2	DMX-3
Awning/canopy	E	A	A
Channel letter	A	A	N
Marquee	E	N	N
Portable	A	A	A
Projecting/bracket	E	A	A
Pushpin	A	A	A
Reverse channel letter	A	N	N
Wall	A	A	A
Window	E	A	A

4. General Signage Size Standards: Signs in the downtown shall comply with the following size limitations:
- a. Signs Along Primary Frontages: The total allowed area of signs along the primary frontage of a building shall be based on a ratio of two (2) square feet of sign for every one linear foot of building frontage. There shall be no limit to the number of signs along a primary frontage.
 - b. Signs Along Secondary Frontages: The total allowed area of signs along the secondary frontage of a building shall be based on the ratio of one and one-half (1^{1/2}) square feet of sign for every one linear foot of building frontage. There shall be no limit to the number of signs along a secondary frontage. Secondary frontages shall include any building side that directly abuts a side street, alley, or parking lot.

c. Cumulative Total Of Sign Area: The cumulative allowed sign area shall be as follows:

(1) Per Sign: The maximum allowed area for each sign shall be one hundred (100) square feet.

(2) Total Of All Signs: The maximum allowed area for all signs shall be two hundred (200) square feet.

d. Proportionality: The signage shall be in scale with the overall building. Signage on any frontage should generally not take up more than ten percent (10%) of the height of the building.

5. Signage Standards By Sign Type: Specific development standards for types of signs allowed in the downtown are as follows:

a. Awning Sign:

(1) Lettering shall only be allowed on valance flaps and shall not exceed ten inches (10") in height; it shall also be located within the middle seventy percent (70%) of the valance area.

(2) Logos, symbols, and graphics are allowed on the shed (slope) portion of an awning, not exceeding nine (9) square feet.

(3) Awning signs are only permitted on first and second story occupancies.

(4) Awnings may be illuminated through spot lighting (e.g., pendants) directed at the face of the awning.

b. Bracket Sign, Marquee Sign, And Projecting Sign:

(1) These signs shall not be longer than eight feet (8') and shall not be taller than four feet (4').

(2) These signs shall maintain a minimum vertical clear space to sidewalk of eight feet (8').

(3) An encroachment agreement is required when this sign is placed over the public sidewalk. These signs shall maintain a minimum two foot (2') clear space to curb.

(4) These signs may be internally or externally illuminated; however, internally illuminated signs shall be designed so that only the letters, logos, numbers, or symbols appear illuminated. The background of the sign shall not be illuminated, such as with a can sign.

(5) Marquee and projecting signs shall not be attached to the sloping face of mansard overhangs or other architectural devices intended to resemble or imitate roof structures.

c. Channel Letter, Pushpin, Reverse Channel Letter, And Wall Sign:

- (1) These signs shall not extend above an eave or parapet. When located along a fascia, they shall not extend beyond the vertical distance of the fascia.
- (2) These signs shall be placed flat against the wall and shall not project from the wall more than required for normal construction purposes and in no case more than twelve inches (12"). The designated approving authority may modify this requirement in special circumstances where a projection greater than twelve inches (12") may be desirable to allow the creation of an especially creative and unique sign design.
- (3) These signs shall be located within the middle seventy percent (70%) of the building or occupancy frontage.
- (4) These signs shall not cover or obstruct any portion of a window or architectural element.
- (5) These signs may be internally or externally illuminated; however, internally illuminated signs shall have opaque face panels so that only the letters, logos, numbers, or symbols appear illuminated.

d. Portable Sign:

- (1) One portable sign shall be permitted per establishment. In the case of multiple establishments having a common entrance, only one portable sign shall be permitted per entrance. Examples include, but are not limited to, mall buildings.
- (2) The maximum size for portable signs shall be eight (8) square feet. The maximum height allowed shall be four feet (4').
- (3) Portable signs shall be made of long lasting, durable materials such as wood and metal. Portable signs shall not be made of cardboard or poster board.

e. Window Sign: A window sign shall not make up more than twenty five percent (25%) of the window area.

6. Design Standards: The following design standards are intended to provide compatibility between the sign(s) and the overall scale of the building.

- a. Signs shall be compatible with the architectural style of the on site building(s).
- b. Signs shall incorporate at least one of the predominant visual elements of the on site building(s), such as type of construction materials, color, or other design detail.
- c. The city encourages signs to be complementary to the style and color of the building; however, they need not follow the adopted downtown historic color palette.
- d. The letter style used on a sign should be compatible with the architectural style of the building. For example, simple block letters are generally most compatible with Spanish style buildings. For recently constructed buildings, simpler letter styles are desirable.

e. Neon light may be used, provided the sign is compatible with the design character of the building.

7. Care And Maintenance: All signs shall be maintained consistent with the provisions of chapter 5, article E, "Signage", of this title. (Ord. 2012-01, 4-17-2012)

9-6-4: ARCHITECTURAL DESIGN STANDARDS:

This section includes architectural design standards for all new buildings, renovated buildings, and remodels within the downtown. These standards incorporate and supersede the "Downtown Lemoore Architectural Design Guidelines" adopted in 1996, supplementing the guidelines with additional information and direction for property owners, merchants, and their designers regarding architectural design parameters within the downtown.

The city shall not require more than twenty percent (20%) of the construction costs for the building to be toward architectural detailing. Documentation showing the cost of the detailing relative to the overall cost of the structure will only need to be submitted by the applicant if they seek relief as part of the site plan and architectural design review process.

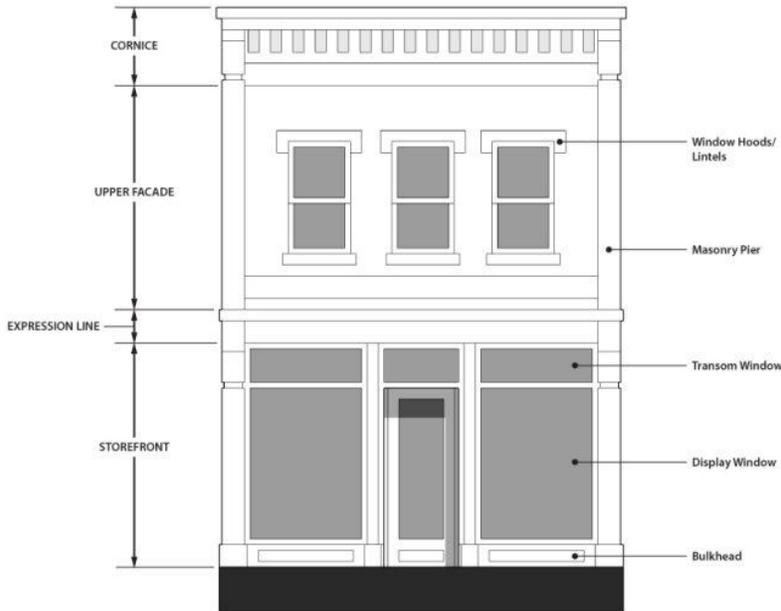
A. Architectural Details:

1. Buildings within the downtown shall include architectural detailing consistent with the design character of the DMX district within which it is located. Design features include, but are not limited to, the following concepts identified below and illustrated in figure 9-6-4-A1, "Design Concepts", of this section:

- a. Detailed cornice such as relief banding, tile banding, and accent tiles;
- b. Trim around windows (e.g., window hoods and lintels) and doors;
- c. Windows with muntins or glazing bars (elements that divide the window into multiple panes/lites) and/or mullions (structural elements that divide adjacent window units);
- d. Expression lines between the first and second floors of multi-story buildings;
- e. Transom windows on the first floor;
- f. Recessed entries;
- g. Large display windows that run the length of the building frontage; and
- h. Wainscot base treatments along the bulkhead.

Comment [s29]: This may not need to apply to the DMX-3 zone.

FIGURE 9-6-4-A1
DESIGN CONCEPTS



2. The physical design of building facades shall vary every twenty (20) to thirty (30) linear feet. This can be achieved through such techniques as:

- a. Architectural division into multiple buildings,
- b. Break or articulation of the facade,
- c. Significant change in facade design,
- d. Placement of window and door openings, or
- e. Position of awnings and canopies.

B. Building Materials: Building materials and finishes shall be selected to reinforce the overall design intent of the project and be consistent with the desired architectural character of the building. Buildings and structures shall be constructed with durable, low maintenance, and timeless building materials of the same or higher quality as surrounding developments. See figure 9-6-4-B1, "Building Materials", of this section.

1. The following materials are encouraged:

- a. Roofs:

- (1) Barrel "U" shaped mission tile in a natural terra cotta or clay earth tone color;
- (2) Concrete tiles in terra cotta or earth tones;
- (3) Exposed wood structural members such as rafter tails, roof beams, and corbels;
- (4) Copper accents, gutters, downspouts, and scuppers;
- (5) Built up stucco or preformed molding on parapets for flat roof buildings.

b. Building walls:

- (1) Stucco (with hand troweled, smooth appearance), adobe, terra cotta, brick, replica brick, and cut stone are all acceptable materials to use on a main surface of a building;
- (2) Wood surfaces in the form of lap siding or board and batten may be used when consistent with architectural character of the building;
- (3) Ornamental tiles, wood, and bricks can be used as trim or accents around the base of the building;
- (4) Split face block may be used on unexposed sides and rears of buildings.

Comment [s30]: Revise to include only what we want to require.

2. The following materials are prohibited:

a. Roofs:

- (1) Brightly colored glazed roofing tiles; and
- (2) Wood shingles and shake roofs.

b. Building walls:

- (1) Synthetic materials of poor quality;
- (2) Corrugated fiberglass;
- (3) Coarsely finished or unfinished plywood;
- (4) Metal siding;
- (5) Unfinished concrete block and split face block;
- (6) Shingles and T-111 siding;
- (7) Slumpstone block; and
- (8) Stucco when applied by sprayer (lace, sand finishes).

FIGURE 9-6-4-B1
BUILDING MATERIALS



C. Colors And Painting: Color is an important aspect of the overall building design and character. Palettes shall be balanced, using the correct proportions between the lighter base colors and the brighter accent colors. Building color shall be reviewed as part of site plan and design review for all new construction. When building colors are to be modified, the proposed change shall require minor site plan and design review; except that if colors are chosen from the city adopted historic color palette, the color modification shall be exempt from review. The city's adopted historic color pallet is the Benjamin Moore Historic Colors palette, the America's Colors palette, and the Ready Mixed Colors palette. See figure 9-6-4-C1, "Building Color", of this section.

Comment [s31]: Remove. Commentary.

1. Brick: Brick shall not be painted unless it has been determined by the planning director that the brick has lost its fire face and clear coat painting is necessary to assist in slowing the degradation of the brick and mortar.

Comment [s32]: Change to Chief Building Official.

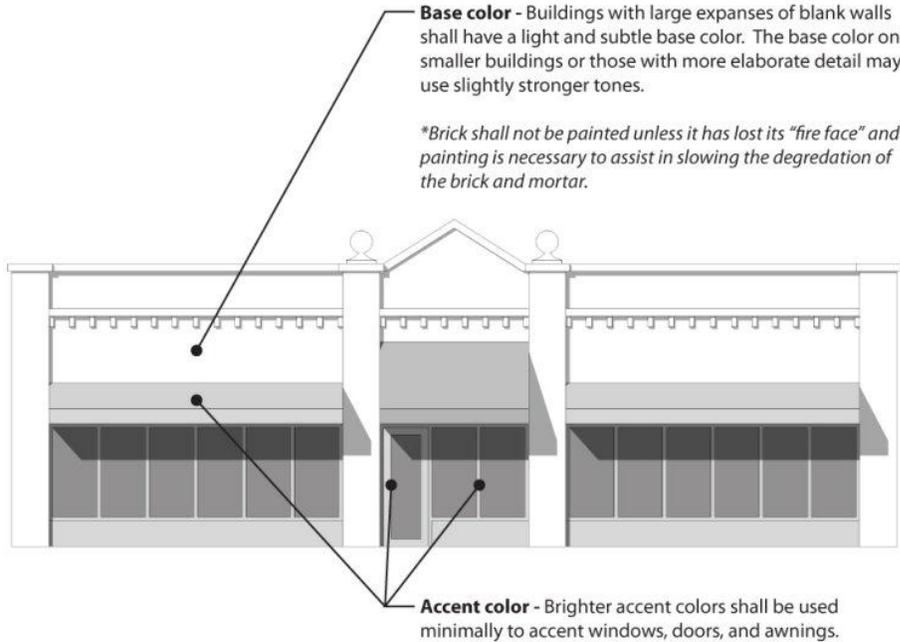
2. Base Color: Buildings with large expanses of blank walls shall have a light and subtle base color. The base color on smaller buildings or those with more elaborate detail may use slightly stronger tones. Examples of base colors include, but are not limited to, light gray, cream, white, pale flesh, pale yellow, light beige, sage green, and caramel.

Comment [s33]: Change to "...such as..."

3. Accent Color: Brighter accent colors shall be used minimally to accent windows, doors, and awnings. Special materials such as glazed tile can also be used to introduce accent colors on building facades. Examples of accent colors include, but are not limited to, forest green, deep blue green, brick red, deep blue, and sea green.

Comment [s34]: Remove.

FIGURE 9-6-4-C1
BUILDING COLOR



D. Landmark Buildings: The city encourages that corner buildings in the DMX-1 zone be developed with the following features, achieving a concept called "landmark buildings" where corner lots have a more prominent presence and character than interior lots.

1. Utilize a multi-story design (at least 2 stories tall) with full, habitable upper floors;
2. Utilize corner treatments, including the use of towers, angled entries, arcades, balconies, and plaza areas;
3. Incorporate a higher level of architectural treatment than interior lots, including, but not limited to, articulated parapets and enhanced facade detail and trim (e.g., detailed cornice and expression line).

Comment [s35]: Do we want to change this? It could be reduced to a requirement for a certain minimum height of building.

E. Lighting: Lighting can be used to enhance the architectural details of a building, such as spotlighting for a shadow effect, to provide security to a building and to indicate whether a business is open. In addition to the requirements of section 9-5A-6, "Outdoor Lighting", of this title, development within the downtown shall comply with the following lighting standards:

1. Lighting fixtures shall be attractively designed to complement the architecture of the project. Accent lighting should be used to accent building details such as tower elements, ornamental windows, and tile, or to accent landscaping.

Comment [s36]: Revise these so they are requirements, not suggestions.

2. Lighting should improve visual identification of residences and businesses and create an inviting atmosphere for passersby.
3. Wall mounted lights should be used to the greatest extent possible to minimize the total number of freestanding light standards and shall be well detailed to complement the building architecture.
4. Parking lot lighting fixtures should not exceed twenty four feet (24') in height. When within fifty feet (50') of residential properties, fixtures should not exceed eighteen feet (18').
5. The light source used in outdoor lighting should provide a warm, calm glow, such as yellow light.
6. Street lighting shall be provided consistent with the city's improvement standards and other adopted lighting standards for the downtown, including specifically the type and style of historic light fixture similar to those existing in downtown. See figure 9-6-4-E1, "Street Lighting", of this section for an example.

FIGURE 9-6-4-E1
STREET LIGHTING



Comment [s37]: Remove. Street lighting should be at the City Public Works Director's discretion and not limited by the Code.

Comment [s38]: Remove

F. Pedestrian Paths: The following standards shall apply to pedestrian paths (also see figure 9-6-4-F1, "Pedestrian Paths", of this section):

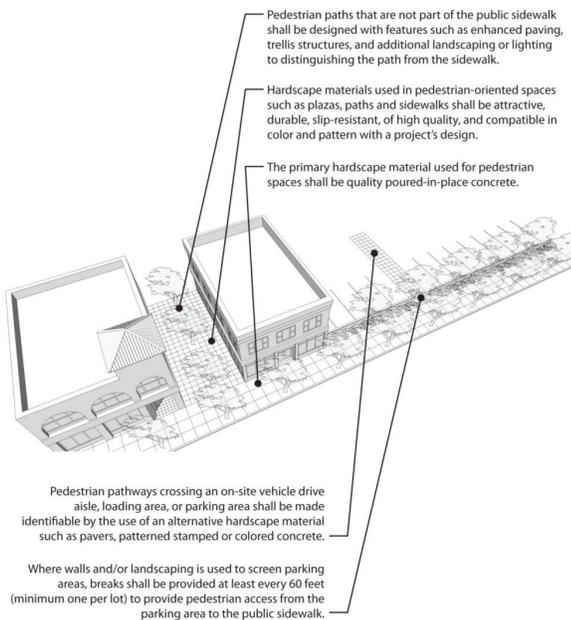
1. Where walls and/or landscaping is used to screen parking areas, breaks shall be provided at least every sixty feet (60') (minimum 1 per lot) to provide pedestrian access from the parking area to the public sidewalk.
2. Pedestrian paths that are not part of the public sidewalk (e.g., paseos, plazas) shall be designed with features such as enhanced paving, trellis structures, and additional landscaping or lighting to distinguish the path from the sidewalk.
3. Hardscape materials used in pedestrian oriented spaces such as plazas, paths, and sidewalks shall be attractive, durable, slip resistant, of high quality, and compatible in color and pattern with a project's design. Surfaces in pedestrian circulation areas shall be constructed from materials that provide a hard, stable surface and that permit maneuverability for people of all abilities.
4. Pedestrian pathways crossing an on site vehicle drive aisle, loading area, or parking area shall be made identifiable by the use of an alternative hardscape material such as pavers or patterned, stamped, or colored concrete.
5. The primary hardscape materials used for pedestrian spaces shall be high quality poured in place concrete.

Comment [s39]: Remove. Already stated in second sentence.

Comment [s40]: Remove. Already stated above.

**FIGURE 9-6-4-F1
PEDESTRIAN PATHS**

Comment [s41]: Make easier to read.



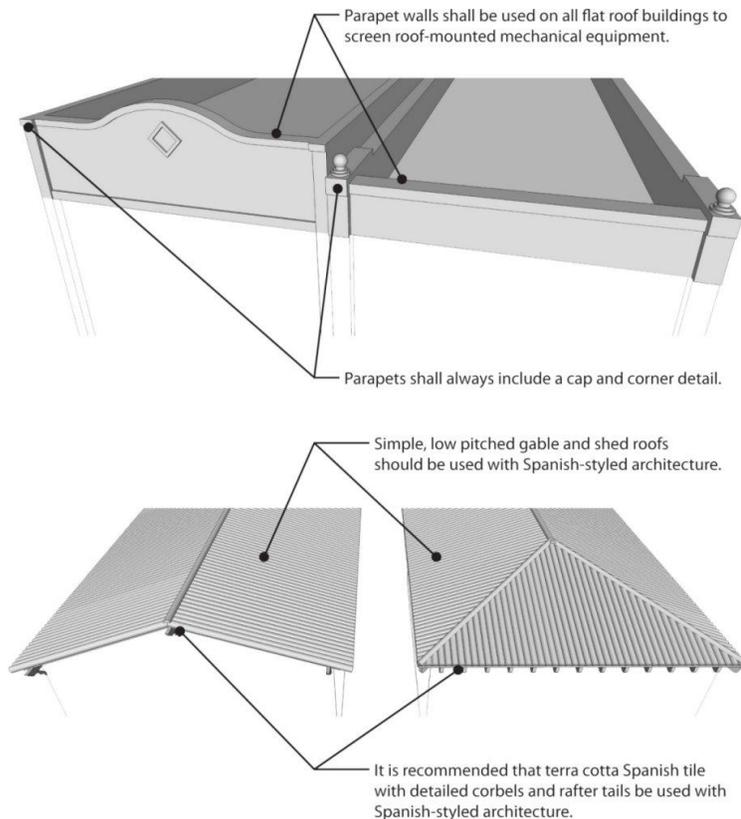
G. Roof Forms: The design and treatment of roof forms help identify the architectural style of a building and create visual interest along the street when properly articulated. Roofs within the downtown area are predominantly flat with parapets. There are a few low pitched gabled roofs and mansard roofs, particularly in the DMX-3 district. The following are intended to help guide the design of roofs within the downtown. See figure 9-6-4-G1, "Roof Forms", of this section.

1. Parapet walls shall be used on all flat roof buildings to screen roof mounted mechanical equipment, such as air conditioners and elevator equipment. Parapets shall always include a cap and corner detail.
2. The visible portion of sloped roofs should be sheathed with a roofing material complementary to the architectural style of the building and other surrounding buildings.
3. Simple, low pitched gable and shed roofs should be used with Spanish styled architecture. Terra cotta Spanish tile with detailed corbels and rafter tails can also be used.

Comment [s42]: Remove.

Comment [s43]: If you want to allow both, then this is not needed.

FIGURE 9-6-4-G1
ROOF FORMS



H. Walls And Fences: In addition to the requirements in section 9-6-7C, "Outdoor Storage And Sales (Permanent)", of this chapter, parking and service areas shall be screened with garden walls or fences. The design of these walls shall be consistent with the design of the adjacent buildings. Garden walls and fences shall include pilasters with caps at the corners and pedestrian entrances. The minimum height for garden walls and fences is two and one-half feet (2¹/₂'); the maximum height is six feet (6'). Acceptable materials for garden walls and fences are masonry brick (required to be treated with a graffiti resistant material), natural fieldstone, decorative wrought iron, and decorative tubular steel.

Comment [s44]: Too many requirements in the same paragraph. Break it up into separate code sections.

I. Windows, Doors, And Awnings: Windows and doors are very important design elements of a building. They provide architectural detail by articulating and breaking up walls. Windows and doors shall be carefully detailed, including the use of quality framing, molding, and window box treatments wherever possible.

Comment [s45]: Remove. Commentary.

1. Recess doors and windows to give the appearance of traditional, thick masonry walls consistent with architecture of the early 1900s and to produce interesting shadows.
2. Provide large storefront windows along first floor elevations accessible by the general public. These windows open up the sidewalk to create an inviting pedestrian atmosphere.
3. Use consistent treatment and types of windows and door frames across the entire building (or tenant space when a building is visually broken down to appear as multiple buildings from the street).
4. Windows shall include muntins or glazing bars (elements that divide the window into multiple panes/lites) and/or mullions (structural elements that divide adjacent window units) consistent with the architectural style of the building.
5. Awnings and canopies are encouraged, as they can create comfortable spaces for pedestrians. Acceptable materials include canvas and metal. Textured plastic is not allowed.
6. Store entrances should open onto the public sidewalk. Space entrances to stores, particularly in the DMX-1 district, between twenty feet (20') and thirty feet (30') apart.
7. Windows shall not be reflective or dark glass and may not be tinted more than to meet building energy codes. (Ord. 2012-01, 4-17-2012)

Comment [s46]: Either require or remove.

9-6-5: BUILDING TYPES AND FRONTAGES:

A. Overview Of Standards: This section identifies the types of buildings and frontages allowed within downtown. Frontage type refers to the architectural composition of the front facade of a building, particularly concerning how it relates and ties into the surrounding public realm. The downtown Lemoore frontage types are intended to enhance social interactions in the historic downtown while simultaneously providing appropriate levels of privacy in residential areas. All new development within the downtown shall be consistent with one or more of the building and frontage types allowed within the applicable DMX district.

There are twelve (12) types of buildings and frontages that can be developed throughout the downtown. The types allowed in each downtown district are listed in subsection B, "Allowed

Buildings And Frontages In Each DMX District", of this section. The frontage types are defined, along with specific development standards for each type, in subsection C, "Building And Frontage Definitions And Standards", of this section.

B. Allowed Buildings And Frontages In Each DMX District: Allowed building and frontage types in the different DMX districts are listed in table 9-6-5-B1, "Allowed Buildings And Frontages", of this section. The symbols in the table shall have the following meaning:

1. An "A" means that the building and frontage type is allowed;
2. An "E" means that the building and frontage type is preferred and encouraged; and
3. An "N" means that the building and frontage type is not permitted.

TABLE 9-6-5-B1
ALLOWED BUILDINGS AND FRONTAGES

Building And Frontage Type	Allowed Buildings And Frontages By Downtown District		
	DMX-1	DMX-2	DMX-3
Alley/paseo - active	E	A	N
Alley/paseo - nonactive	A	A	A
Arcade	A	N	N
Balcony/bay window	A	N	N
Civic	A	A	N
Gallery - deck	E	N	N
Gallery - roof	E	N	N
Historic home/office conversion	A	A	E
Neighborhood yard	N	A	A

Comment [s47]: Remove. Arcades are being prohibited.

Comment [s48]: Remove. Not needed.

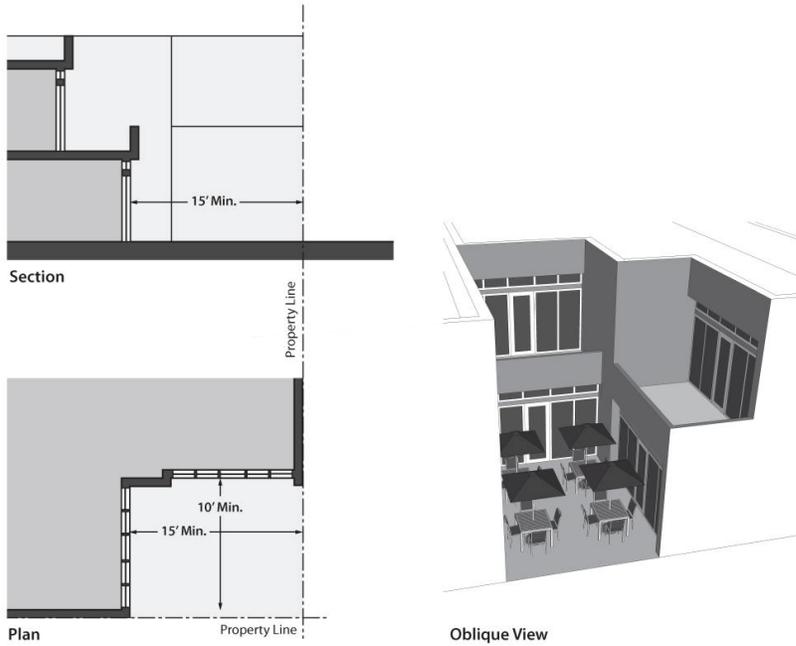
Comment [s49]: Combine the two Gallery frontages into one.

Comment [s50]: Remove. Not needed.

Porch	N	A	A
Row house	N	A	A
Storefront	E	A	N

C. Building And Frontage Definitions And Standards: The following defines the various building and frontage types allowed in the downtown. Each type includes text and illustrations describing the features that define the building and its frontage. It also includes a series of development standards for each type (e.g., minimum spacing between supporting columns). Development applications will be reviewed for consistency with these standards as part of site plan and architectural review and building permit plan check. These standards are in addition to any requirements of the city adopted building and fire codes as may be required at the time of building permit issuance.

ALLEY/PASEO - ACTIVE

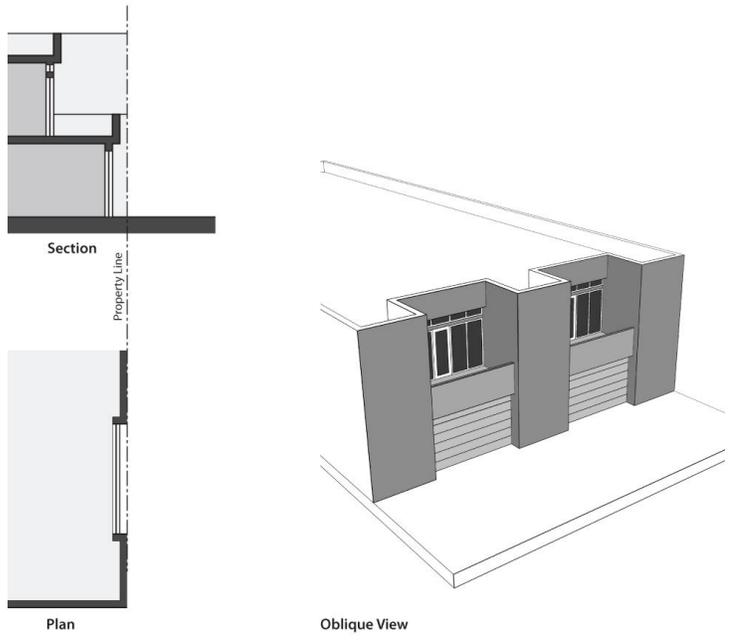


1. Alley/Paseo - Active Description: The active alley/paseo frontage is the development of the rear of a building abutting an alley with an active pedestrian area. Examples include patio seating for restaurants, primary entrances for ground floor businesses, and other gathering spaces for pedestrians. While alleys are typically used as the service areas for buildings (e.g., trash collection, utility service), the city recognizes that parcels in the downtown have substantial depth and present an opportunity for property owners to create multiple tenant spaces at both ends of their buildings.

Alley/Paseo - Active Dimensions

Development Standard	Measurement
Pedestrian area:	
Width	10 feet minimum
Depth	15 feet minimum

ALLEY/PASEO - NONACTIVE



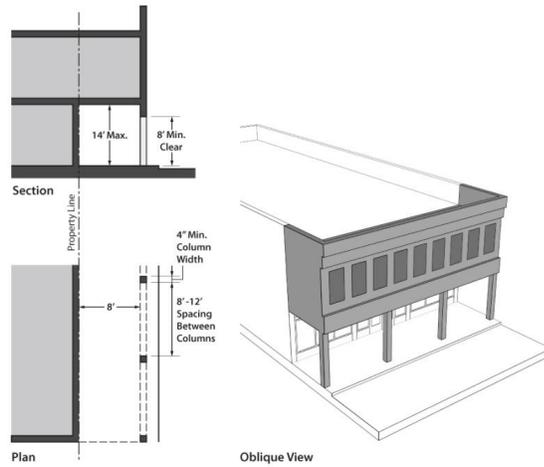
2. Alley/Paseo - Nonactive Description: The nonactive alley/paseo frontage is the development of a building directly abutting the rear property line where there is an alley. This type of frontage may have secondary/emergency access to the building, along with utility and service access. This type of frontage is appropriate for retail and office buildings throughout the downtown, as well as row houses with alley access garages. This frontage type does allow for a balcony or balconies to be built along the frontage, provided the balcony does not encroach into the alley.

Alley/Paseo - Nonactive Dimensions

Development Standard	Measurement
<p>There are no specific development standards for the alley/paseo - nonactive building and frontage beyond the building placement and height standards in section <u>9-6-3</u>, "Base Development Standards", of this chapter.</p>	

ARCADE

Comment [s51]: Remove. The City does not want to permit arcades.



3. Arcade Description: An arcade frontage is characterized by a facade where the first floor aligns directly with the street facing property line (a 0 foot built-to line) and the floors above project out over, and fully absorb, the pedestrian space/sidewalk so that a pedestrian may not bypass it. This frontage is typically appropriate for ground floor retail and restaurant use, with office and residential uses above. An encroachment agreement is needed to construct this frontage type.

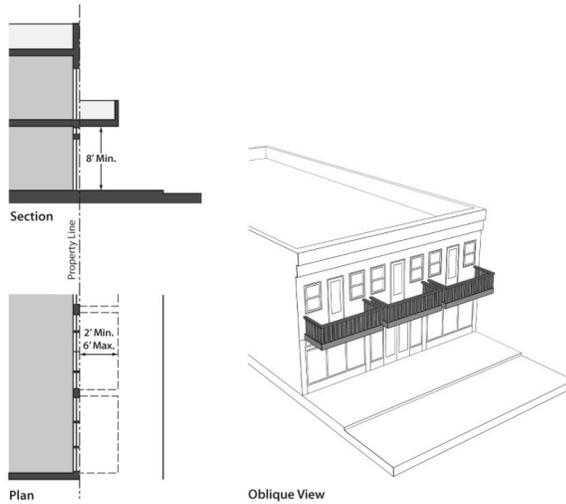
Arcade Dimensions

Development Standard	Measurement
Depth	8 feet minimum ¹
Height (base to sidewalk)	8 feet minimum clear 14 feet maximum
Percentage of building front	100 percent
Spacing between columns	8 feet minimum to 12 feet maximum
Column width	4 inches minimum

Note:

1. The arcade shall fully encumber the sidewalk while maintaining the minimum 4 foot clear space to curb. A depth of less than 8 feet shall be allowed through site plan and design review when the sidewalk is less than 12 feet wide.

BALCONY/BAY WINDOW



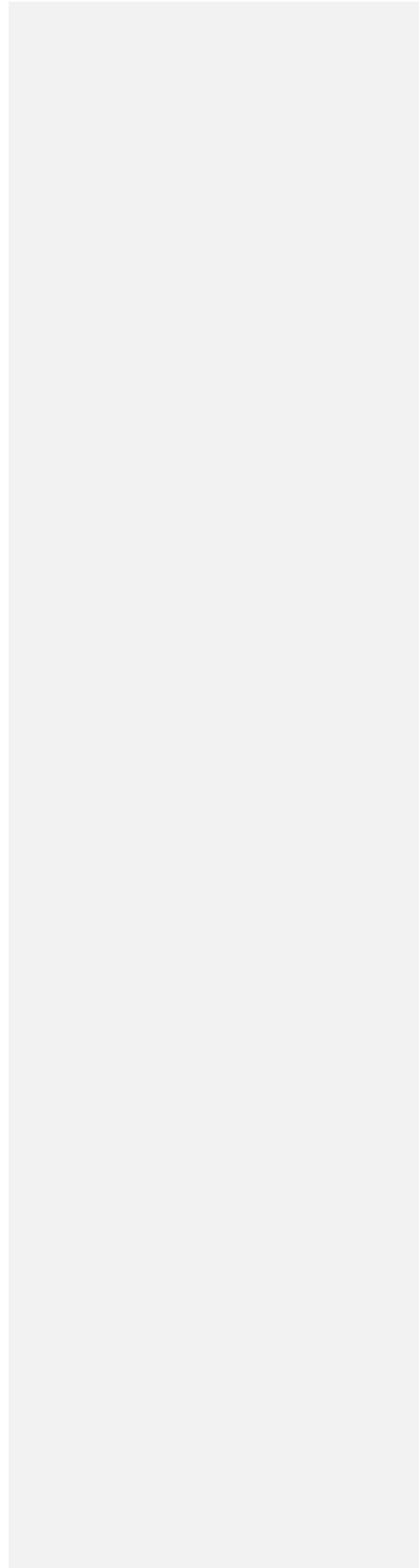
4. Balcony/Bay Window Description: A balcony/bay window frontage is characterized by a facade which is aligned close to or directly on the build-to line with the building entrance at the sidewalk grade and by a balcony or bay window projecting into the right of way on a floor other than the ground floor. This frontage is typically appropriate for ground floor retail or restaurant use with office or residential above. An encroachment agreement is needed to construct this frontage type.

Balcony/Bay Window Dimensions

Development Standard	Measurement
Depth	2 feet minimum
	6 feet maximum
Height (base to sidewalk)	8 feet minimum clear
Percentage of building front (collective)	50 percent to 100 percent
Doorways (ground floor):	

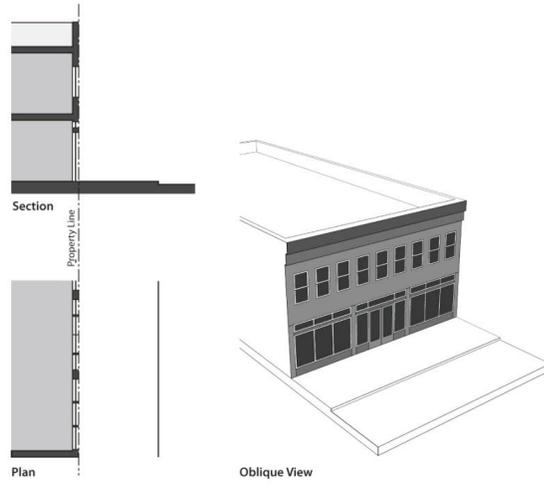
Comment [s52]: Make distinction between balcony and bay window requirements.

Doorway inset	0 feet to 12 feet
Doorway width	5 feet to 11 feet
Ground floor windows:	
Window width	5 feet to 7 feet
Window height (allowed range)	6 feet to 7 feet



CIVIC

Comment [s53]: Suggest replacing the Civic design standards with a statement acknowledging that public buildings are unique situations. Either the City controls the design, or as in the case of state and federal buildings, they have no authority to control the design.



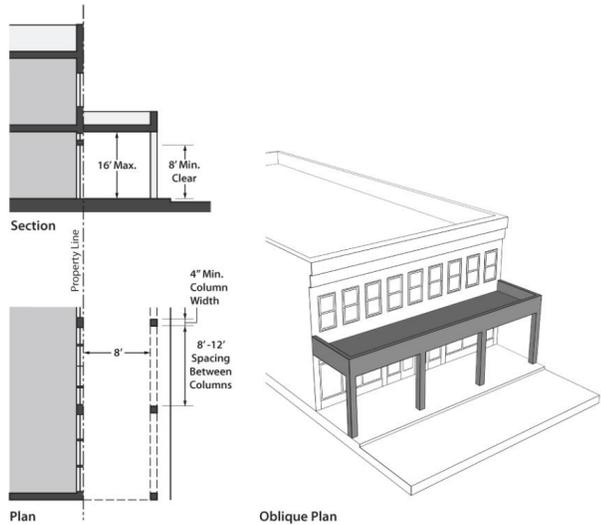
5. Civic Description: The civic frontage is intended for public service buildings that are located within the downtown. Examples include city hall, the fire station, and the post office. Because of the unique nature of these buildings, the city allows for design flexibility with regard to setbacks, fence standards, and building height as part of site plan and architectural review.

Civic Dimensions

Development Standard	Measurement
Doorways (allowed ranges):	
Doorway inset	0 feet to 12 feet
Doorway width	5 feet to 11 feet
Ground floor windows (allowed ranges):	
Window width	5 feet to 7 feet
Window height	6 feet to 7 feet

GALLERY - DECK

Comment [s54]: Combine Gallery-Deck and Galley-Roof into one type. The dimension requirements are the same for both.



6. Gallery - Deck Description: A gallery - deck frontage is characterized by a facade which is aligned close to or directly on the build-to line with the building entrance at the sidewalk grade and with an attached colonnade deck that projects over the public sidewalk and encroaches into the public right of way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may not bypass it. The colonnade may project over the public sidewalk, provided that the upper stories of the building do not also project over the public sidewalk. This frontage is typically appropriate for retail use. An encroachment agreement is needed to construct this frontage type.

Gallery - Deck Dimensions

Development Standard	Measurement
Depth	8 feet ¹
Height (base to sidewalk)	8 feet minimum clear 16 feet maximum
Percentage of building front	100 percent
Spacing between columns	8 feet minimum to 12 feet maximum

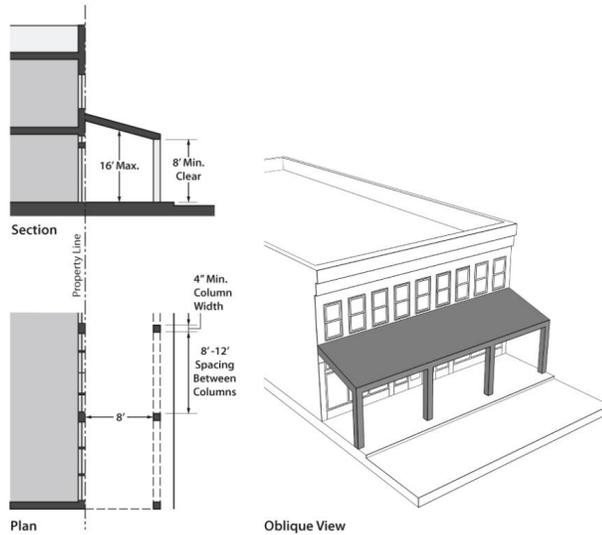
Minimum column width	4 inches
Doorways (ground floor, allowed ranges):	
Doorway inset	0 feet to 12 feet
Doorway width	5 feet to 11 feet
Ground floor windows (allowed ranges):	
Window width	5 feet to 7 feet
Window height	6 feet to 7 feet

Note:

1. The arcade shall fully encumber the sidewalk while maintaining the minimum 4 foot clear space to curb. A depth of less than 8 feet shall be allowed through site plan and design review when the sidewalk is less than 12 feet wide.

GALLERY - ROOF

Comment [s55]: Combine Gallery-Deck and Galley-Roof into one type. The dimension requirements are the same for both.



7. Gallery - Roof Description: A gallery - roof frontage is characterized by a facade which is aligned close to or directly on the build-to line with the building entrance at the sidewalk grade and with an attached colonnade roof that projects over the public sidewalk and encroaches into the public right of way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may not bypass it. The colonnade may project over the public sidewalk, provided that the upper stories of the building do not also project over the public sidewalk. This frontage is typically appropriate for retail use. An encroachment agreement is needed to construct this frontage type.

Gallery - Roof Dimensions

Development Standard	Measurement
Depth	8 feet ¹
Height (base to sidewalk)	8 feet minimum clear 16 feet maximum
Percentage of building front	100 percent
Spacing between columns	8 feet minimum to 12 feet maximum

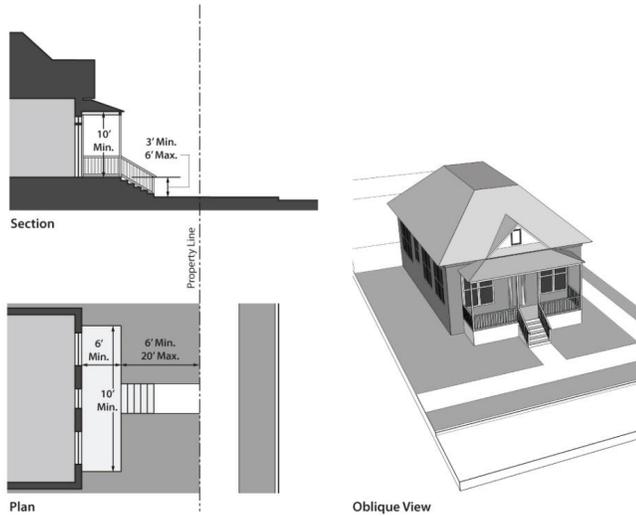
Minimum column width	4 inches
Doorways (allowed ranges):	
Doorway inset	0 feet to 12 feet
Doorway width	5 feet to 11 feet
Ground floor windows (allowed ranges):	
Window width	5 feet to 7 feet
Window height	6 feet to 7 feet

Note:

1. The arcade shall fully encumber the sidewalk while maintaining the minimum 4 foot clear space to curb. A depth of less than 8 feet shall be allowed through site plan and design review when the sidewalk is less than 12 feet wide.

HISTORIC HOME/OFFICE CONVERSION

Comment [s56]: Converting historic homes to non-residential use is a great way to maintain them for future generations. However, the requirements to do these types of conversions are usually much more detailed than is in the code. See separate section showing our proposed new language.



8. Historic Home/Office Conversion Description: The historic home/office conversion frontage is the reuse of an existing home for a nonresidential use (typically office or general medical service), or the development of a new structure to resemble a historic home that has been converted to an office use.

Historic Home/Office Conversion Dimensions

Development Standard	Measurement
Setback	20 feet maximum
Distance to porch	6 feet minimum 20 feet maximum
Porch height above sidewalk grade	3 feet minimum 6 feet maximum
Porch width	10 feet minimum

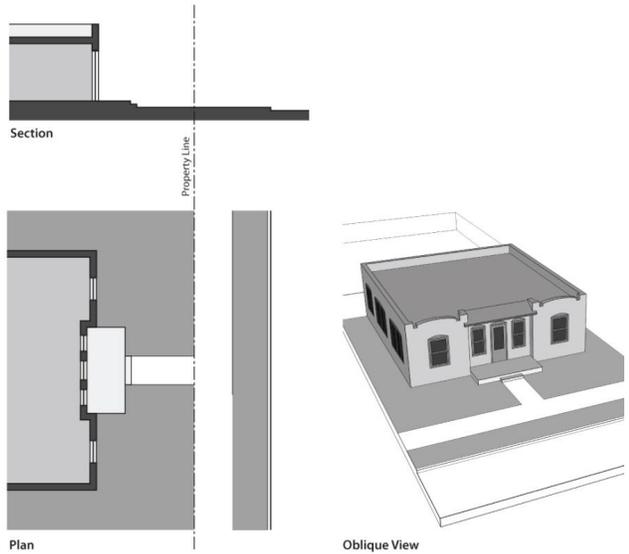
Porch depth	6 feet minimum
Clearance above porch to roof	10 feet minimum

Note:

1. ADA ramp(s) shall be located to connect to the side of the porch. Ramps are exempt from setback standards.

NEIGHBORHOOD YARD

Comment [s57]: Remove. There are no requirements described. This is a variation of Porch and Rowhouse frontages.

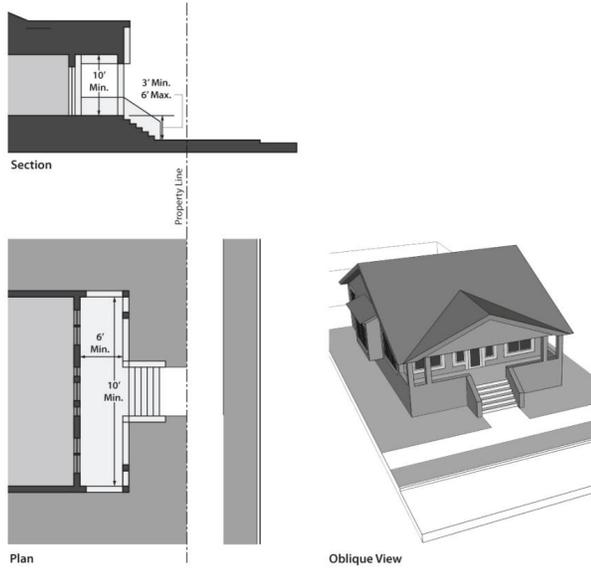


9. Neighborhood Yard Description: A neighborhood yard frontage is characterized by deep front yard setbacks. The building facade is set back substantially from the front property line. The resulting front yard is unfenced and is visually continuous with adjacent yards, supporting a common landscape.

Neighborhood Yard Dimensions

Development Standard	Measurement
<p>There are no specific development standards for the neighborhood yard building and frontage beyond the building placement and height standards in section <u>9-6-3</u>, "Base Development Standards", of this chapter.</p>	

PORCH



10. Porch Description: The porch frontage is intended for residential uses. The type is characterized by a covered, active outdoor living space connected to the front of the building. The porch shall be raised above the finished grade of the lot and adjacent public sidewalk.

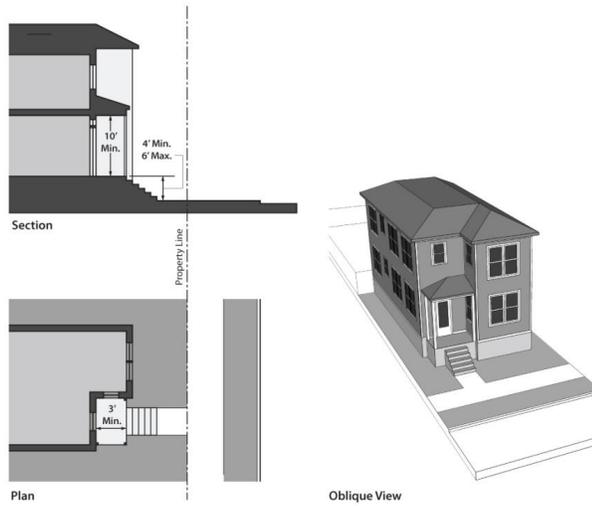
Porch Dimensions

Development Standard	Measurement
Porch height above sidewalk grade	3 feet minimum 6 feet maximum
Porch width	10 feet minimum
Porch depth	6 feet minimum
Clearance above porch to roof	10 feet minimum

Comment [s58]: Change to 1.5 feet minimum to match many existing structures.

Comment [s59]: Change to 8 feet minimum, which is adequate.

ROW HOUSE



11. Row House Description: A row house is a residential dwelling with little to no side yard. The entrance to the dwelling is raised above the sidewalk in order to create privacy for the occupant. Living spaces are located at the front of the unit. Parking is accessible from the alley behind the unit.

Row House Dimensions

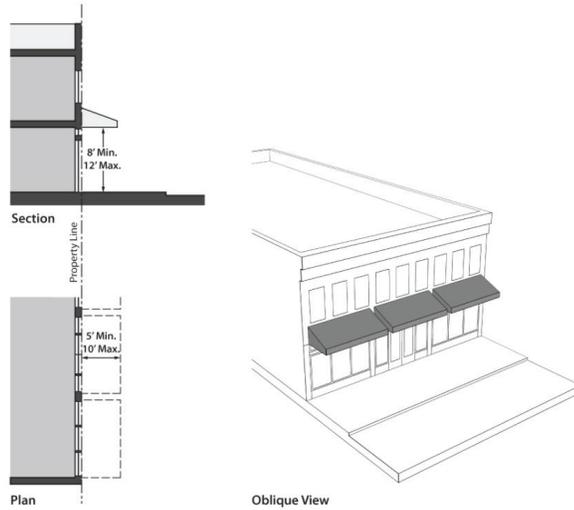
Development Standard	Measurement
Stoop height above sidewalk grade	4 feet minimum 6 feet maximum
Stoop width	3 feet minimum
Clearance above stoop	10 feet minimum

Comment [s60]: Change to 1.5 feet minimum to match many existing structures.

Comment [s61]: Change to "depth".

Comment [s62]: Change to 8 feet minimum, which is adequate.

STOREFRONT



12. Storefront Description: A storefront frontage is characterized by a facade which is aligned close to or directly on the public right of way line with the building entrance at sidewalk grade. Storefront frontages have substantial glazing on the ground floor and provide awnings or canopies cantilevered over the sidewalk. Building entrances may either provide a canopy or awning, or alternatively, may be recessed behind the front building facade. Awnings over the public sidewalk require approval of an encroachment agreement.

Storefront Dimensions

Development Standard	Measurement
Awning depth	5 feet minimum 10 feet maximum
Height (base to sidewalk)	8 feet minimum clear 12 feet maximum
Doorways (allowed range):	
Doorway inset	0 feet to 12 feet

Comment [s63]: Change to 3 feet minimum to 8 feet maximum to match existing conditions and be consistent with other codes.

Doorway width	5 feet to 11 feet
Ground floor windows (allowed range):	
Window width	5 feet to 7 feet
Window height	6 feet to 7 feet

(Ord. 2012-01, 4-17-2012)

9-6-6: STREETS AND PEDESTRIANWAYS:

Comment [s64]: Remove entire section 9-6-6. All streets are already built. The City has full control over future modifications.

This section identifies the development standards for the public areas of the downtown - more specifically the streets, alleys, and other pedestrianways. The intent of this section is to identify how the public (and in some cases private) rights of way shall be developed and maintained in order to promote an active pedestrian environment that also provides for safe vehicle operations in appropriate locations. These standards are unique to downtown Lemoore; where a conflict exists between these standards and those in the city's adopted improvement standards, these standards shall apply.

A. Typology Of Streets And Pedestrianways: The streets and other pedestrianways in downtown Lemoore are broken down into the following typologies:

1. Retail Street: A street located along major retail corridors. This street features active pedestrian spaces with wide sidewalks (greater than 8 feet). Buildings are constructed directly adjacent to the back of the sidewalk (e.g., 0 foot built-to line). On street parking is provided within the pavement area and is typically angled such that vehicles can only pull into spaces directly in front of them on the passenger side of the vehicle. The sidewalk is lined with street trees in tree wells (with tree grates) near the curb. Intersections may be controlled with stop signs or signals when warrants support such controls.
2. Minor Street: Similar to a retail street, except that sidewalk widths may be reduced and on street parking may or may not be provided, depending upon the available right of way width. When on street parking is provided, it may be either parallel or angled.
3. Alley: Narrow public ways located between retail streets. While alleys are primarily intended as locations for service and loading access to adjacent properties, the city recognizes the opportunities alleys provide to property owners and encourages their use as a second means of access to property, including for the use of second entrances to buildings and access to courtyards, patios, and other outdoor spaces in the rear of buildings. Alleys do not provide parking (but may provide access to public and private off street parking) and do not include dedicated pedestrian paths separate from travelway, such as sidewalks on retail streets.

4. Paseo: Special pedestrian paths that connect alleys and parking areas at the rear of lots to the retail streets between block ends. Paseos may be developed as public spaces (such as the plaza on D Street between Fox and Heinlen Streets) or as private spaces between buildings. Paseos are of substantive size and feature amenities such as pathway lighting, seating, and ground floor uses that open onto them so that they are attractive to pedestrians.

B. Street And Pedestrianway Plan: This subsection establishes the street and pedestrianway plan for the downtown. Each street within the downtown, including those defining the boundaries of the downtown, is categorized into one of the typologies established in subsection A, "Typology Of Streets And Pedestrianways", of this section as identified below and illustrated in figure 9-6-6-B1, "Street And Pedestrianway Plan", of this section.

Retail Streets	Minor Streets	Alleys	Paseos
<p>* D and E Streets between Fox Street and Follett Street</p> <p>* Fox, Heinlen, and Follett Streets between E and C Streets</p>	<p>* All streets that are not retail streets</p>	<p>* The rights of way parallel to and between C, D, and E Streets</p>	<p>Connecting the lettered streets at the mid block parallel to the named streets within the DMX-1 district. Paseos shall be established as part of site plan and design review</p>

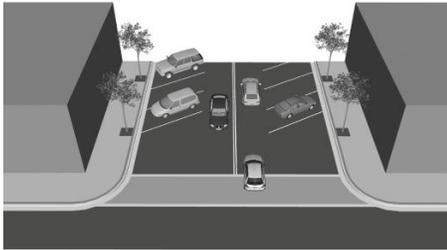
FIGURE 9-6-6-B1
STREET AND PEDESTRIANWAY PLAN



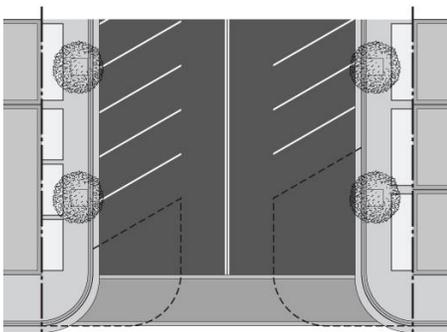
C. Development Standards For Streets And Pedestrianways: Each of the four (4) street and pedestrianway typologies shall be developed consistent with the following standards:

RETAIL STREET

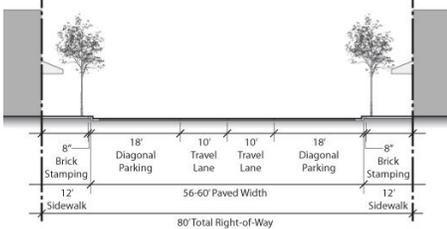
Retail Street Dimensions



Oblique View



Plan

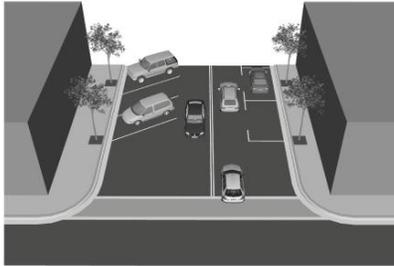


Section

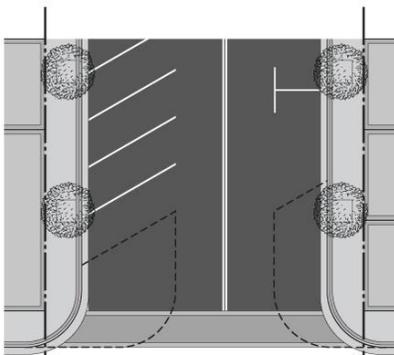
Component	Measurement
Sidewalk:	
Total width	12 feet
Minimum clear space	4 feet
Tree planters:	
Planter size	4 feet x 4 feet
Planter spacing	30 feet on center
Brick stamping (utility conduit and irrigation located under stamping)	8 inches
Parking (angled):	
Stall width	9 feet to 10 feet
Stall to curb	18 feet
Angle	45 degrees or 60 degrees
Travel lanes:	
Number of lanes	2
Lane width	10 feet
Curb and gutter	2 feet
Paved width	56 feet to 60 feet
Total right of way	80 feet

MINOR STREET

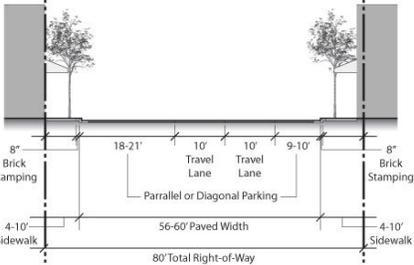
Minor Street Dimensions



Oblique View



Plan

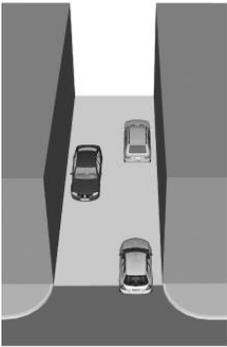


Section

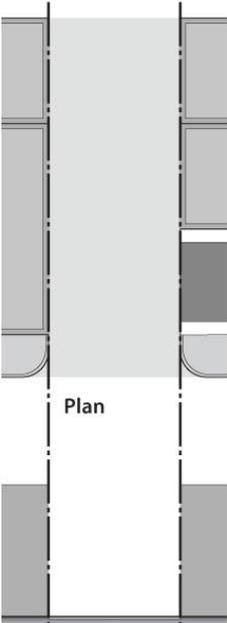
Component	Measurement
Sidewalk	4 feet to 10 feet
Tree planters:	
Planter size	4 feet x 4 feet
Planter spacing	30 feet on center
Brick stamping (utility conduit and irrigation located under stamping)	8 inches
Parking:	
Angled:	
Stall width	9 feet to 10 feet
Stall to curb	18 feet to 21 feet
Angle	45 degrees or 60 degrees
Parallel:	
Stall to curb	9 feet to 10 feet
Travel lanes:	
Number of lanes	2
Lane width	10 feet
Curb and gutter	2 feet
Paved width	56 feet to 60 feet
Total right of way	80 feet

ALLEY

Alley Dimensions



Oblique View



Plan

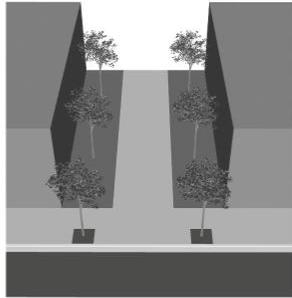


Section

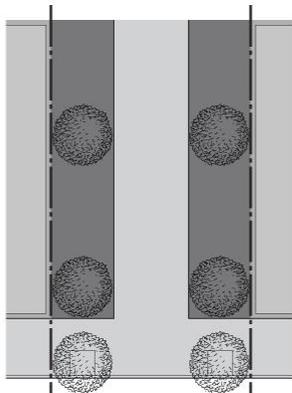


Component	Measurement
Travel lanes:	
Number of lanes	1 to 2
Lane width	10 feet minimum
Paved width	20 feet minimum
Total right of way	20 feet minimum

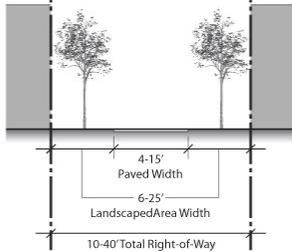
PASEO



Oblique View



Plan



Section

Paseo Dimensions

Component	Measurement
Paved width	4 feet to 15 feet
Landscaped area width	6 feet to 25 feet ¹
Seating	1 bench/150 linear feet ¹
Total right of way	10 feet to 40 feet ¹

Note:
 1. The landscaping and seating requirements may be waived in cases where the existing conditions do not allow for their installation. Such alternative designs shall be allowed through site plan and design review.

D. Improvement Requirements For New Development And Renovation: In most areas of the downtown, the public right of way has been improved consistent with the standards established in this section. However, in some cases, the current condition of these improvements has deteriorated such that reconditioning or replacement is necessary, or components such as tree grates and brick stamping are missing (see figure 9-6-6-D1 of this section). When new development or renovation occurs within the downtown, new buildings and uses create a demand on the public right of way.

Therefore, as identified as part of project review, development applicants shall be responsible for completing upgrades to the public street frontage immediately adjacent to the subject property, consistent with the development standards in this chapter, when the existing improvements are not consistent with these standards. It is anticipated that in many cases this will involve repair of tree planters and tree irrigation and replacement of dead, dying, diseased, or otherwise unsafe street trees. In limited cases, it may involve repairs or replacement to the public sidewalk to correct uneven pavement or insufficient width.

FIGURE 9-6-6-D1
STREET TREES WITH TREE GRATES AND BRICK STAMPING



(Ord. 2012-01, 4-17-2012)

9-6-7: SPECIAL DESIGN AND OPERATIONAL STANDARDS:

The following are special development standards for the downtown pertaining to trash enclosures and utilities. These standards are intended to ensure that services for properties within the downtown are planned and developed in a manner that is consistent with the overall character of the area.

Comment [s65]: Revise wording. This introduction does not fully describe this section.

A. Outdoor Dining: The development standards below apply to all outdoor seating for food uses, including both fixed and movable seats. These standards are intended to be consistent with the requirements of the state alcoholic beverage control agency.

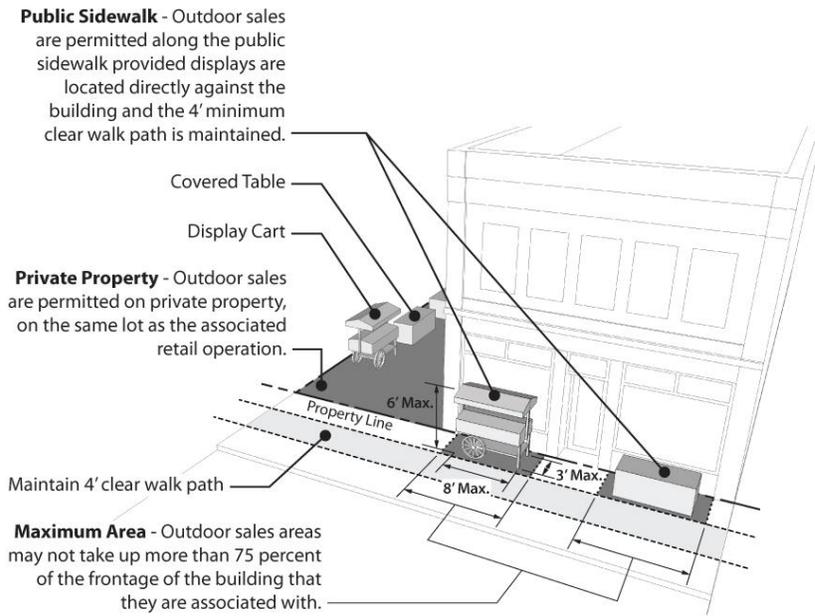
1. Location: Seating shall be located proximate to the dining establishment. Where seating is located within the public right of way, an encroachment agreement shall be required and seating areas shall be installed consistent with subsection 9-6-3D, "Encroachments", of this chapter, specifically maintaining a clear walk path as illustrated in figure 9-6-3-D2, "Sidewalk Clearance", of this chapter.
2. Enclosure: An enclosure wall, fence, or planter shall be required around any outdoor seating areas with restaurant table service where alcohol is served, consistent with state licensing requirements. Walls, fences, and planters shall not exceed a maximum height of thirty inches (30"). The wall/fence may be extended to a maximum height of six feet (6') if the area above thirty inches (30") remains primarily open view (e.g., glass, wrought iron). Outdoor seating may be uncovered, partially covered, or fully covered by means of umbrellas, awnings, or canopies.
3. Trash Collection: A minimum of one outdoor trash receptacle shall be located within twenty feet (20') of the outdoor dining area.

B. Outdoor Sales (Temporary): The following development and operational standards apply to all temporary outdoor sales. See also figure 9-6-7-B1, "Temporary Outdoor Sales", of this section.

1. Location: Outdoor sales are allowed to occur when consistent with the following standards:
 - a. On private property, on the same lot as the associated retail operation; and
 - b. Along the public sidewalk when consistent with subsection 9-6-3D, "Encroachments", of this chapter, specifically maintaining a clear walk path as illustrated in figure 9-6-3-D2, "Sidewalk Clearance", of this chapter. Displays shall be located directly against the building and not along the curbside.
2. Maximum Area: Outdoor sales areas may not take up more than seventy five percent (75%) of the frontage of the building that they are associated with.
3. Product Display: Products shall be displayed as follows:
 - a. Tables: Products displayed on tables shall be kept organized at all times. The tables shall be covered with a table cloth or skirt such that the legs and under table area is screened.
 - b. Display Carts: Display carts shall be no taller than six feet (6'), no longer than eight feet (8'), and no wider than three feet (3').
4. Term: Products may only be displayed outdoors during the business hours of the associated retail use. Goods may not be displayed outside overnight.

Comment [s66]: Do we want to prohibit outdoor displays that just place items on the sidewalk? Should they be on a table, cart, or low stage.

FIGURE 9-6-7-B1
TEMPORARY OUTDOOR SALES



C. Outdoor Storage And Sales (Permanent): The following development and operational standards apply to all permanent outdoor storage. See also figure 9-6-7-C1, "Permanent Outdoor Storage And Sales", of this section.

1. Location: Outdoor storage and permanent sales are allowed in the rear of the lot or within interior side and **street side yards**. Outdoor storage is not allowed within front yards.
2. Maximum Area: The maximum area allowed for outdoor storage shall be twenty five percent (25%) of the total lot area. Additional storage areas shall be permitted through site plan and design review.
3. Enclosure/Screening: Outdoor storage areas shall be enclosed through the use of walls or fencing as follows:
 - a. When located along street side yards, the fencing shall be decorative in nature (e.g., wrought iron, tubular steel, picket fence), be of substantially open view (greater than 50 percent of the surface area is open), and shall have a maximum height of five feet (5'). The use of concertina wire, chainlink fencing, or sheet or corrugated iron, steel, or aluminum is prohibited.
 - b. In all other areas of the lot (e.g., areas that are not highly visible to the public, such as alleys), there is no requirement for decorative fencing. The maximum allowed fence

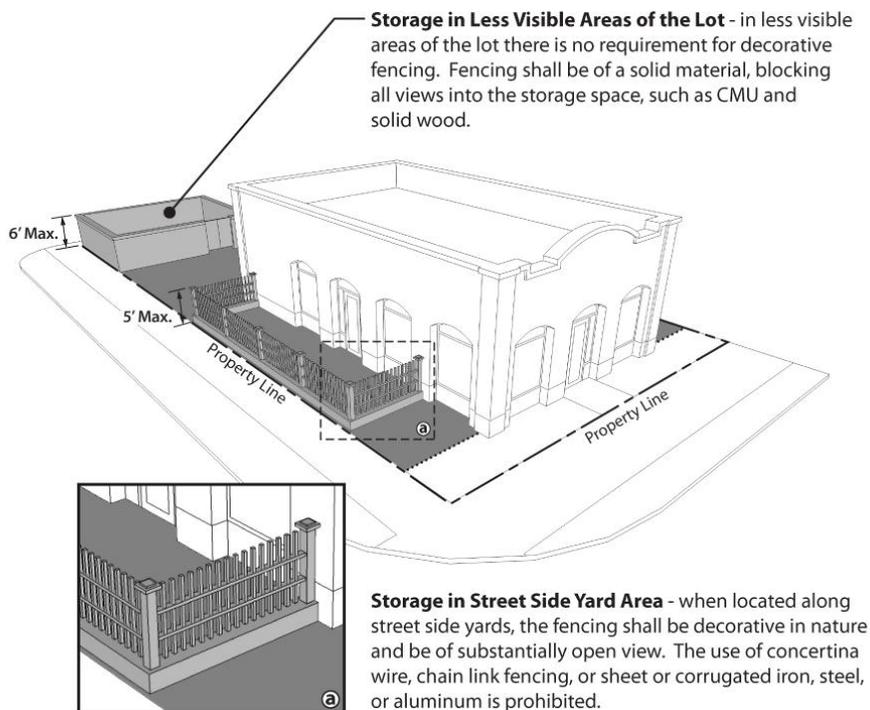
Comment [s67]: Recommend prohibiting outdoor storage on street side yards. It is difficult to keep from being unattractive. There appears to be none of it happening currently.

height is six feet (6'). Fencing shall be of a solid surface, blocking all views into the storage space, such as CMU block (required to be treated with a graffiti resistant material) and solid wood.

4. Storage Area Maintenance And Upkeep When Visible From Public Right Of Way: When the storage area is viewable from the public right of way (e.g., sidewalk), the storage area shall be regularly maintained and kept orderly and clean such that it does not create a public nuisance.

Comment [s68]: Recommend removal. If storage areas are screened, then why is this needed.

FIGURE 9-6-7-C1
PERMANENT OUTDOOR STORAGE AND SALES



D. Trash Collection: The following provisions describe the city's minimum standards for the design and location of trash and other refuse collection areas as part of new development. These provisions are intended to create functional spaces for both users and trash collection services while maintaining a design compatible with the historic character of the downtown.

1. Trash storage must be fully screened from public view, subject to design approval from the city and operational approval from the public works department. Where practical, storage at common enclosures is preferred. Other design solutions may include, but are not limited to, incorporating within the main structure (subject to compliance with city adopted building and fire codes) or within a separate freestanding enclosure.

2. Trash enclosures shall be architecturally compatible with the project. Examples include use of the same materials and colors as the building.
3. Refuse containers and service facilities shall be screened from view by solid masonry walls with powder coated solid metal doors. Chainlink fencing is prohibited. Use landscaping (shrubs and vines) to screen walls and help deter graffiti.
4. Trash enclosures shall allow convenient access for commercial tenants. Siting on site service areas in a consolidated and controlled environment is encouraged.
5. Trash enclosures shall be located away from residential uses to minimize nuisance for the adjacent property owners.

E. Utilities: Utilities for new development and redevelopment of property shall be integrated either into the structure(s), placed underground, or otherwise designed as an integral part of the project. The intent is to not have devices such as backflow preventers, power transformers, and other utility equipment sited in the same way as new subdivisions where underground infrastructure is brought aboveground (or "daylighted") at regular intervals with service access. The city recognizes the need for utility providers to access the equipment on a regular or emergency basis. (Ord. 2012-01, 4-17-2012)

Comment [s69]: Add "To the extent allowed by building code and utility providers, ..."

Comment [s70]: Remove. Commentary.

NEW SECTION REGARDING HISTORIC HOME CONVERSION

TRANSITIONAL DEVELOPMENT FROM DOWNTOWN TO RESIDENTIAL NEIGHBORHOODS

The provisions of this Section allow residential structures that are located in the DMX-3 zoning district to be used for business and professional offices and other permitted uses as identified in Chapter 9-4, ~~Use Regulations~~. The residential conversion is the reuse of an existing home or homes for a nonresidential use (see Section 9-4B-3 . Allowed Uses), or the development of a new structure to complement surrounding residential architecture in scale and character. This district allows for professional office and medium-density residential, with small-scale support commercial uses, as well as bed and breakfast. The DMX-3 zone completes the transition from the downtown to the surrounding residential properties by utilizing some of the building siting qualities of the adjacent residential development.

Many of the existing buildings within the DMX-3 district are residences that contribute to the historic fabric of downtown Lemoore and its surrounds. Many noteworthy architectural styles include, but are not limited to: Victorian, Craftsman, Bungalow, Tudor, and California Ranch. This district encourages that such buildings remain as a residential use or be converted to a non-residential use as permitted in Section 9-4B . ~~Allowed Uses~~. By encouraging these buildings to remain, DMX-3 allows for a compatible transition of building heights and character from the DMX-1 and DMX-3 downtown zones to the surrounding residential neighborhoods. Also, by requiring that new construction compliment these existing residences, a smooth transition from downtown to residential neighborhoods is continued.

Some of these architectural styles are often characterized by a noticeable covered porch with handrails and steps. Craftsman, Bungalow, and Victorian architectural styles typically exhibit front porches. Tudor and California Ranch do not. Existing porches on homes being converted to a non-residential use shall remain. New construction that proposes to emulate an architectural style that includes porches shall comply with the following standards. All new construction does not have to emulate an existing architectural style, but new construction shall be residential in scale and appearance.

Existing residences that are being converted to a permitted non-residential use shall meet the requirements of the building code.

Standards for Transitional Development from Downtown to Residential Neighborhoods

Development Standard	Measurement
Setback . Front	20 feet minimum

Setback - Interior Side A side yard providing access to more than one office or dwelling unit shall not be less than ten feet.	5 feet minimum
Setback . Corner Side	10 feet minimum
Setback - Rear	
Building Height	1-story: 25 feet maximum 2 story: 35 feet maximum
Distance to porch.	20 feet maximum. Steps may extend no more than 5 feet beyond face of porch
Porch height above sidewalk grade	18+ minimum 3 feet maximum
Porch width	10 feet minimum
Porch depth	6 feet minimum
Clearance above porch to roof soffit	8 feet minimum



Examples of new construction with non-residential uses that is residential in scale and appearance and compatible with neighboring buildings.

BUILDING FEATURES

1. For existing residences, exterior alterations or additions will be permitted so long as they do not significantly alter the original architectural style and provided that the changes enhance or upgrade the property.
2. Residences with existing front and/or side yard covered porches and handrails that are indicative of the architectural style shall remain and be improved
 - a. All porches shall include a handrail and steps and be compatible with the proposed architectural style.

PARKING

Parking shall be provided as required by Section 9- 5E ~~%~~Off Street Parking and Loading+. The following requirements shall also apply to conversions and new development in this area:

Parking lot location setbacks shall be 30q(front) 10' (sides) and 5q(rear) from property lines.

1. Parking may not be located between the building and the street. Parking shall not be allowed in the front or corner side setback areas of a corner lot.
2. Paved surface area (including access drive coverage) shall not exceed 35% of the gross lot area.
3. Parking shall only be accessed from the alley.
4. All paved surface for parking or access drive shall be setback at least six feet from the primary building.
5. No loading space shall be required.

GARAGES AND GARAGE DRIVEWAYS

1. For homes with front yard or side accessed garages, existing driveways may not be used for parking. In such instances, driveways shall be removed. Garages may be converted to the permitted use and shall be in compliance with the building code.
2. Garages may be converted into occupiable space, subject to all provisions and review procedures herein. The City may require in such case that the driveway be removed.
3. If the conversion is viewed as temporary or includes a residence, the garage may not be altered absent provision for additional covered parking, as required for the residential use itself.

4. For homes with alley accessed garages, garages are permitted to remain but shall be renovated to be compatible with the main structure. .

SIGNAGE

All signage shall comply with the signage requirements as identified in Section 9-5F ~~%Signage+~~. The following requirements shall also apply to conversions and new development in this area:

1. No signage shall be placed on the house or any other structure except approved nameplate signs or undercanopy hanging signs, not to exceed one sign per user. The sign area shall not exceed eight square feet. Lighted, canister, or pan-channel letter signs are prohibited.
2. One architectural monument sign for project identification not to exceed three feet in height or five feet in width may be approved, subject to the finding that the freestanding sign does not detract from the residential scale of the conversion or the neighborhood, but instead contributes to the overall quality of the project; however, the approval of a free-standing sign precludes signage from being approved or-placed on the structure. Minimum setback from R.O.W. shall be 5 feet.

LANDSCAPING

All landscaping shall meet the requirements identified in Title 9, Chapter 5: ~~%Site Development, and Operational Standards+~~. The following requirements shall also apply to conversions and new development in this area:

1. Mature trees and shrubs shall be preserved to the extent possible.
2. All unimproved surfaces shall be fully landscaped.

MECHANICAL EQUIPMENT

1. Mechanical equipment shall be located in the interior side yard or rear yard. No mechanical equipment shall be located in the front or corner side yard. All mechanical equipment shall be screened from the street.

LIGHTING

Outdoor lighting shall meet the requirements identified in Section 9-5A-6 ~~%Outdoor Lighting Requirements+~~. The following requirements shall also apply to conversions and new development in this area:

1. Freestanding light fixtures, including freestanding parking lot light fixtures, shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture. Freestanding light fixtures shall not be permitted in front or side yards.
2. All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.

3. Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
4. Lighting for signs and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.