

DESIGN PROGRAM: 3 UDC CHANGES

LANDSCAPING:

Policy Objective: Provide better landscaping within landscape strips and parking islands

Rationale: Landscape standards should be strengthened to provide greater transition between roadways, parking lots, and buildings. Landscape planting is a major, integral part of project design that helps define and enliven areas through delineating outdoor circulation patterns via entries and pathways in addition to providing visual screens where necessary. *The proposed changes allow flexibility in plant material choices while requiring an increase in both plant type and coverage area. These increases will improve the quality of landscape plantings, but will not restrict the developer to a narrow range of plant choices for a given location.*

LANDSCAPING: RECOMMENDED UDC AMENDMENTS

Changes to Chapter 3:

Landscaped Areas: Areas devoted to the installation and permanent maintenance of trees, shrubs, ground covers, turf grasses, ~~flowers~~ herbaceous plants, ~~bark~~, mulch, and other similar materials. At least ~~50~~75 percent of a landscaped area must be covered by live plant material at the time of plant maturity, and must consist of at least three of the following elements: vegetative ground cover, herbaceous ornamentals, shrubs, trees. Examples of landscaped areas include landscape strips and landscaped open space.

Changes to Chapter 17:

17-5.7 **Landscaping.** For all parking lots, a ten (10) feet wide strip of land along the entire front perimeter of the site, located between the front property line and any vehicular use area, shall be landscaped. Any appropriately located landscaped or buffered areas, required by this Code, or other codes, can be counted toward this requirement,

(A) Any parking area exceeding twenty (25) spaces shall provide a minimum of twelve and one half percent (12.5%) of the total parking area as landscaped islands. Landscape strips along the perimeter of a parking area shall not count toward meeting this requirement.

(B) Each landscape area shall contain turf grasses, shrubs~~bery~~, trees, or other landscape material in any combination, but must consist of at least three plant types. Interior planting areas shall be located to most effectively ~~to~~ relieve the monotony of large expanses of paving and contribute to orderly circulation of vehicular and pedestrian traffic.

This shall be accomplished through the placement of trees in a ratio of one (1) tree for every ten (10) parking spaces. In addition, every parking space shall be within fifty (50) feet of the trunk of a tree.

(C) Landscape strips for parking lots along the right-of-way of any road classified as a Minor Arterial or greater shall feature a three (3) foot high evergreen hedge and/or a three (3) foot high vegetated berm. Applicants may opt to provide an additional five feet to the landscape strip (for a total of 15 feet) in lieu of the aforementioned features.

FENCING & SCREENING:

Policy Objective: To decrease visual blight and clutter from commercial districts and corridors created by chain link fencing that is clearly visible from the right-of-way.

Rationale: Currently, chain link fencing is used throughout commercial districts as a method for the organization and security of merchandise and/or equipment. Unfortunately, the use of chain link fencing along roadways for commercial purposes contributes to a lack of uniform, high quality design within these areas. It also suggests visual clutter, as heavy equipment, landscaping and construction material, and miscellaneous matter remain visible along major thoroughfares. In an effort to reduce visual clutter from the right-of-way and provide a standard for commercial districts, the use of chain link fencing should be reduced over time and screened to meet the objective of improved landscape design. Addressing

this one feature will go along for overall design improvement, without elaborate or complicated architectural design requirements for commercial owners.

The commercial use that needs chain link fencing should be a Heavy Commercial use. This Zoning District specifies in its Intents and Purpose that features like chain link fence and even gravel may be expected.

FENCING: RECOMMENDED UDC AMENDMENTS

Addition to Chapter 12 prohibition of chain link fencing.

12.10-19 Fencing.

a. Chain link fencing is prohibited along any road frontage in all commercial zoning districts except HC. Road frontage is defined as the property line abutting a public right of way that provides public access or visibility to the premises.

b. Chain link fencing may be allowed along the sides or rear if screened from view of the right of way with vegetation for the full length and height of fencing material. Chain link fencing may also be allowed if located within the front yard as long as the length of fencing does not measure more than twenty-five (25) percent of the road frontage length if screened from view of the right of way with vegetation for the full length and height of fencing material.

SCREENING RECOMMENDATIONS:

Edit to Chapter 12:

12-10.9 and 12-10.10: Screening may be accomplished by ~~a natural vegetative buffer~~, vegetation, by a building that meets architectural standards of this chapter, by an earthen berm, by a 100 percent opaque, solid wood fence or wall, or combination of these screening methods. Vegetative screening must be specified on the applicant's landscape plan.

LIGHTING:

Policy Objective: To allow pedestrian lighting while regulating light nuisance through performance standard controls. To incorporate uplighting within commercial districts.

Rationale: In order to accommodate pedestrian oriented design and invite walker friendly streetscapes within the County, pedestrian lighting should not conflict with current lighting regulations. The inclusion of pedestrian lighting requires a compromise between no direct up-lighting accomplished by full cut-off fixtures and pedestrian lighting options which are often comprised of semi cut-off and non cut-off fixtures. This compromise creates the ability to increase design flexibility for pedestrian fixtures while continuing the application of light spillage restrictions within commercial and industrial zoning districts as well as residential subdivisions.

LIGHTING RECOMMENDATIONS:

Changes to Chapter 16:

16-4.22. Outdoor Lighting. Outdoor lighting shall be designed to provide the minimum lighting necessary to ensure adequate safety, night vision and comfort, and not create or cause excessive glare onto adjacent properties and public street right-of-way.

(A) Fixture Type.

(1) Commercial and Industrial Zoning Districts. All outdoor lighting shall be Full Cutoff Fixtures except for the following:

(a) Pedestrian light fixtures fourteen (14) feet in height or less may be Cutoff or Semi-Cutoff Fixtures.

(b) Uplighting of flags, steeples, monuments, buildings, monument signs, and landscaping must use narrow beam, shielded luminaries not to exceed ten (10) footcandles.

(2) Residential Subdivisions. All street lights shall be Full Cutoff Fixtures.

Pedestrian light fixtures fourteen (14) feet in height or less may be Cutoff or Semi-Cutoff Fixtures