

ORDINANCE NO. 15-16

AN ORDINANCE AMENDING CERTAIN SECTIONS OF TITLE 18 OF THE OLATHE MUNICIPAL CODE PERTAINING TO THE UNIFIED DEVELOPMENT ORDINANCE AND REPEALING THE SAME EXISTING SECTIONS.

WHEREAS, on June 17, 2014, the Governing Body of the City of Olathe adopted Ordinance No. 14-39, the *Unified Development Ordinance*; and

WHEREAS, the Governing Body directed staff and the Planning Commission to proceed with consideration of amendments to the *Unified Development Ordinance* on an annual basis; and

WHEREAS, changes to the *Unified Development Ordinance* (UDO 14-001) were drafted and reviewed by the Planning Commission at regular workshops; and

WHEREAS, the proposed changes to the *Unified Development Ordinance* were discussed by the Planning Commission at public hearings and meetings held on November 10, 2014, and December 8, 2014; and

WHEREAS, the Planning Commission recommended approval of the amendments to the *Unified Development Ordinance* on December 8, 2014; and

WHEREAS, the Governing Body reviewed the Planning Commission recommendations and concurs with their recommendations.

THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS:

SECTION ONE: Section 18.01.010 of the Olathe Municipal Code is amended to read as follows:

“18.01.010 Ordinance Adopted. The *Unified Development Ordinance*, compiled in 2013 and adopted in 2014 by the Planning Commission of the City of Olathe, Kansas is hereby adopted by reference and made a part of this chapter as if is fully set forth herein.”

SECTION TWO: Section 18.01.020 of the Olathe Municipal Code is amended to read as follows:

“18.01.020 Marked Copies of Ordinance on File. There shall not be less than three (3) copies of the *Unified Development Ordinance*, adopted by reference in Section 18.01.010, kept on file in the office of the City Clerk, to which shall be attached a copy of the incorporating ordinance, marked or stamped “Official Copies as Incorporated by Ordinance No. 14-39, as amended by Ordinance No. 15-XX,” and open to inspection to the public at all reasonable hours. The police department, municipal judges, and all administrative other departments of the City charged with the

enforcement of the *Unified Development Ordinance* ordinance shall be supplied, at the cost of the eCity, with such number of official copies of such standard ordinance as may be deemed expedient.”

SECTION THREE: The following sections of Title 18 of the Olathe Municipal Code are hereby amended as reflected in the attached document (Exhibit “A”):

- 18.15.020 Composite Building Design Standards**
- 18.15.050 Building Design Category F**
- 18.15.100 Composite Site Design Standards**
- 18.15.115 Site Design Category 3**
- 18.15.120 Site Design Category 4**
- 18.15.125 Site Design Category 5**
- 18.15.130 Site Design Category 6**
- 18.20.070 R-1 (Residential Single-Family)**
- 18.20.080 R-2 (Residential Two-Family)**
- 18.20.090 R-3 (Residential Low-Density Multifamily)**
- 18.20.100 R-4 (Residential Medium-Density Multifamily)**
- 18.20.110 N (Neighborhood)**
- 18.20.120 O (Office)**
- 18.20.130 C-1 (Neighborhood Center)**
- 18.20.140 C-2 (Community Center)**
- 18.20.150 C-3 (Regional Center)**
- 18.20.160 C-4 (Corridor Commercial)**
- 18.20.180 BP (Business Park)**
- 18.20.190 M-1 (Light Industrial)**
- 18.20.200 M-2 and M-3 (Heavy Industrial)**
- 18.20.270 Cedar Creek Overlay**
- 18.20.500 Use Matrix**
- 18.30.065 Lots**

- 18.30.070 Building Design Standards**
- 18.30.130 Landscaping, Buffers & Screening**
- 18.30.160 Parking and Loading**
- 18.30.240 Tree Preservation**
- 18.30.270 Yards and Setbacks**
- 18.40.090 Rezonings**
- 18.40.110 Site Development Plans**
- 18.40.120 Site Development Plan Changes**
- 18.40.125 Administrative Review Process**
- 18.40.160 Final Plat**
- 18.50.190 Signs**
- 18.50.220 Telecommunications Facilities; and**
- 18.90.020 Definitions.**

SECTION FOUR: Existing Sections 18.15.020, 18.15.050, 18.15.100, 18.15.115, 18.15.120, 18.15.125, 18.15.130, 18.20.070, 18.20.080, 18.20.090, 18.20.100, 18.20.110, 18.20.120, 18.20.130, 18.20.140, 18.20.150, 18.20.160, 18.20.180, 18.20.190, 18.20.200, 18.20.270, 18.20.500, 18.30.065, 18.30.070, 18.30.130, 18.30.160, 18.30.240, 18.30.270, 18.40.090, 18.40.110, 18.40.120, 18.40.160, 18.50.190, 18.50.220, and 18.90.020 are hereby repealed.

SECTION FIVE: This Ordinance shall take effect and be in force from and after its passage and publication as required by law.

PASSED by the Governing Body this 3rd day of February, 2015.

SIGNED by the Mayor this 3rd day of February, 2015.

Mayor

ATTEST:

City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

Publish one time and return one Proof of Publication to the City Clerk, one to the City Attorney *and one to Planning.*

Exhibit "A" – February 3, 2015

UDO Amendments – UDO-14-001

Chapter 18.15

18.15.020 Composite Building Design Standards (pg. 6)

Table 15-1
Summary of
Composite Building
Design Standards

*Future/Proposed
land use map
category*

*Typical zoning
district*

	A	B	C	D	E	F
	<i>Conventional, Conservation/ Cluster Neighborhood</i>	<i>Mixed Use Residential Neighborhood</i>	<i>Neighborhood Center, Urban Center, TOD</i>	<i>Commercial Corridor, Regional or Community Commercial Center</i>	<i>Employment Area</i>	<i>Industrial Area</i>
	<i>R-1</i>	<i>R-2, R-3, R-4</i>	<i>N, C-1, D</i>	<i>C-2, C-3, C-4</i>	<i>O, BP, M-1</i>	<i>M-1, M-2, M-3</i>

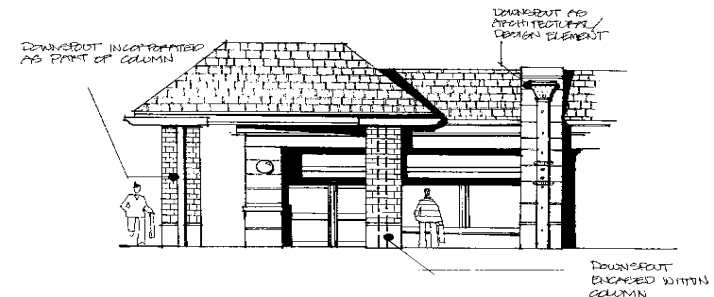
18.15.020 Table 15-2 Permitted Building Materials by Materials Category (pg. 7)

Stone, synthetic will be moved to the Category 1 option.

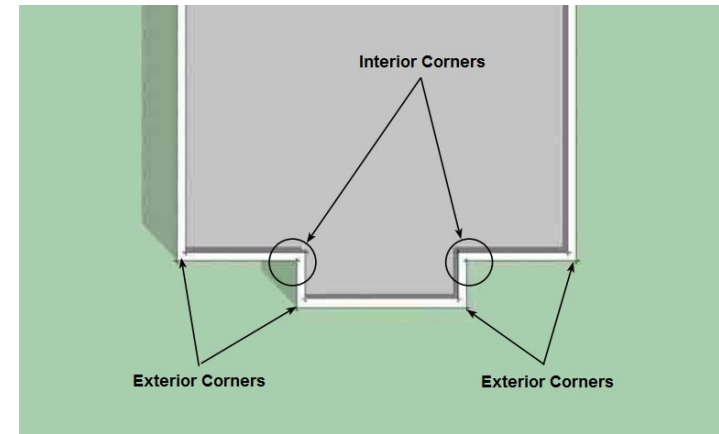
18.15.020.E and F Composite Building Design Standards (pg. 8)

E. Gutters and Downspouts

1. The location and design of exposed gutters and downspouts shall be identified on building elevations submitted for approval.
2. Exposed gutters and downspouts that are located on the primary facades of nonresidential structures subject to Building Design Categories C, D, E or F shall meet the following criteria:
 - a. Exposed gutters are prohibited for use with flat roofs.



- b. Downspouts shall be enclosed within the building walls so that they are not exposed. Exceptions may be granted by the Approving Authority to allow exposed downspouts, provided that they are either:
 - i. designed by the architect as decorative architectural elements that are an integral component of the building design and coordinated with vertical elements such as towers, columns, or pilasters; or
 - ii. located only at interior corners of the building and painted to match or coordinate with the façade in order to minimize their appearance.
- c. Exposed gutters and downspouts shall be constructed of high-quality, commercial-grade metal.
- 3. Interpretations of subsection 2 shall be determined by the Planning Official.



F. Rooftop Screening

1. All applications for preliminary or final development plan approval shall include information regarding anticipated rooftop equipment, including mechanical units, vents, pipes, and other appurtenances. Such equipment shall be indicated on building elevations where the size and location of such equipment is known, and any anticipated equipment or equipment locations not yet determined shall be described in the notes on the building elevations along with the estimated maximum dimensions of such equipment and the intended methods of screening.
2. All rooftop equipment shall be screened from public view with an architectural treatment which is compatible with the building architecture and integral to the overall appearance of the building. An example includes a parapet wall that includes the same building materials as the lower levels of the building façade.
3. For purposes of this chapter, the phrase “architectural treatment compatible with the building architecture” does not include painted or prefinished rooftop equipment.
4. For rooftop equipment not adequately screened by the parapet, a supplementary screen shall be provided by the use of prefinished architectural metal panels, stucco panels, masonry walls, or similar building materials.

5. The height of the screen shall be no lower than the height of the equipment.
6. Screening shall not interfere with Fire Department access to the roof.
7. The Approving Authority may waive or amend rooftop equipment screening requirements as part of a preliminary or final site development plan if the applicant provides a sight line visibility study and alternative screening provisions if needed, and the approving authority finds that: (Ord. 09-22 § 13, 2009)
 - a. The building is located at a high elevation in relation to surrounding properties, and it is demonstrated that rooftop equipment will not be visible; or
 - b. The building is located in the middle of an industrial park and rooftop equipment is not visible from arterial roadways or residential properties, and will not have a negative impact upon any sensitive areas or scenic view or vistas; or
 - c. The building is sited in a manner where the location and setback of rooftop equipment from the building edge in relation to the elevation and visibility of surrounding properties is such that the equipment will not be visible from any distance and additional screening measures are not required.
8. In the event that any rooftop equipment has not yet been determined at the time of final development plan approval, or changes are made to rooftop equipment after the final development plan is approved, the applicant must provide suitable screening to meet the above criteria, subject to review and approval by the Planning Official.

18.15.050.E.1 Meet the standards for Building Design Category D (see § 18.15.040.H) or a minimum 2 feet tall clerestory window positioned on or above the door or a 3-foot deep canopy above the overhead door, and (p. 47)

18.15.100 Composite Site Design Standards (pg. 48)

<i>Future/Proposed Land Use Map Category</i>	<i>Conventional Neighborhood</i>	<i>Conservation/ Cluster Neighborhood</i>	<i>Neighborhood Center, Urban Center, TOD, Mixed Use Residential Neighborhood</i>	<i>Commercial Corridor, Regional or Community Commercial Center</i>	<i>Employment Area</i>	<i>Industrial Area</i>
Typical Zoning District	R-1	R-1	N, C-1, D, R-2, R-3, R-4	C-2, C-3, C-4	O, BP, M-1	M-1, M-2, M-3

~~18.15.050.E.1 Meet the standards for Building Design Category D (see § 18.15.040.H) or a minimum 2 feet tall clerestory window positioned on or above the door or a 3-foot deep canopy above the overhead door, and—(p. 47)~~

18.15.115 Site Design Category 3 (pg. 56)

Table 15-12 General Design Standards for Site Design Category 3

Open Space		
A	Landscaping Adjacent to Sidewalks	Required where building façades are not located in the frontage area- See menu options
B	Outdoor Amenity Space	Required for development with more than 65% open space or larger than 4 acres - See menu options
Building Placement		
C	Street Frontage Area for Commercial/Mixed Use Buildings (min./max. from property line)	0 feet/15 feet
	Street Frontage Area for Residential Buildings (min./max. from property line)	0 feet/25 feet
D	Façade Width in Frontage Area (min % of lot width) – for commercial/mixed use	30% ¹
E	Parking Pod Size (max. spaces)	40
Connectivity		
F	Pedestrian Circulation System	Required - See design standards
G	Additional Pedestrian Connectivity	Required - See menu options
H	Connections to Driveways on Adjacent Properties	Required where possible
Drainage Features		
I	Open Drainage and Detention Areas Designed as Amenities	Required – See design options

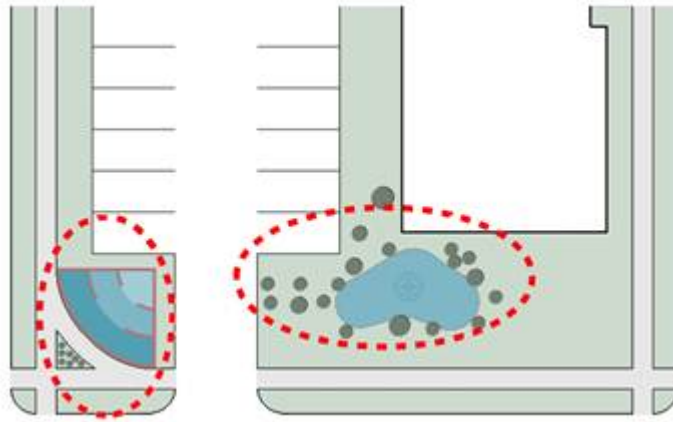
¹Exceptions provided for Civic uses. The Planning Official may reduce required façade width in setback area to support preservation of significant trees or tree clusters.

~~Sections 18.15.115. Site Design Categories 3-I, 18.15.120.4-F, 18.15.1255-C, and 18.15.130 6-B~~ – adding the following language:

Open drainage and detention areas visible to the public shall be incorporated into the design of the site as an attractive amenity or focal point, using at least one of the following tools:

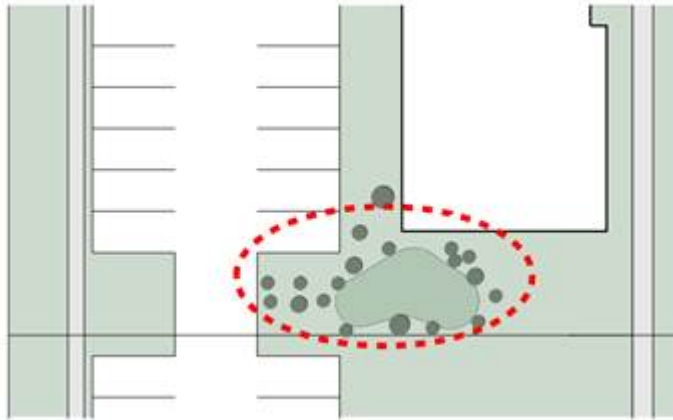
1. Pond or fountain

A wet-bottom basin in a prominent location that is enhanced with decorative features such as fountains, waterfalls, and/or extensive landscaping.



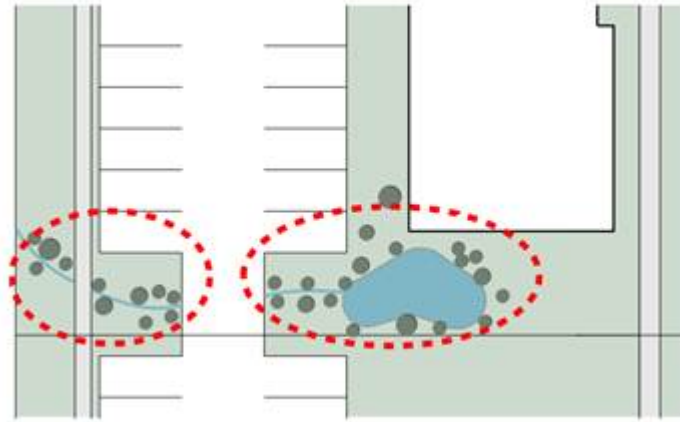
2. Landscaped basin or channel

A dry-bottom basin or channel that is maintained as extensively landscaped open space or yard area, designed with shallow slopes and a curvilinear, non-geometric shape to avoid an artificial appearance.



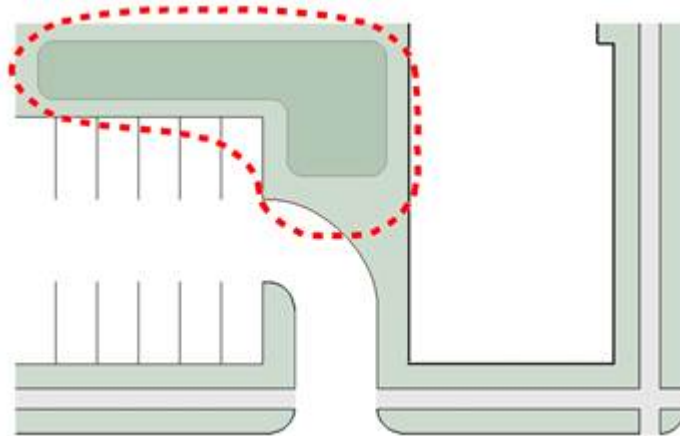
3. Natural drainage feature

Preservation of natural drainage areas including existing trees and vegetation. If existing trees and vegetation are missing or removed, new trees, shrubs, and plants should be added to restore the appearance of natural landscaping.



4. Geometric basin

Artificial geometrically shaped basins should generally be avoided, but may be used in areas that are not visible to the public or from adjacent property.



Chapter 18.20

Add reference to corner side yards in residential districts tables on pages 80, 83, 86 and 88. Sections 18.20.070, 18.20.080, 18.20.090, 18.20.100 and 18.20.110

Update zoning district tables to clarify civic and open space requirements. – Sections 18.20.120, 18.20.130, 18.20.140, 18.20.150, 18.20.160, 18.20.180, 18.20.190 and 18.20.200

Adding footnotes to zoning district tables that larger landscape buffers may apply in addition to setbacks – all sections referenced above

18.20.200 M-2 and M-3

Changing rear yard from n/a to 10 ft.

18.20.270 Cedar Creek Overlay

Village Home will be referred to as Conventional Home under housing choices in the Cedar Creek Overlay District.

Section 18.20.500 Use Matrix (pg. 141)

Use	AG Agriculture	R-1 (Residential Single-Family)	R-2 (Residential Two-Family)	R-3 (Residential Low-Density MF)	R-4 (Residential Medium Density MF)	O (Office)	C-1 (Neighborhood Center)	C-2 (Community Center)	C-3 (Regional Center)	C-4 (Corridor Commercial)	BP (Business Park)	M-1 (Light Industrial)	M-2 (Heavy Industrial)	M-3 (Intense Industrial)	D (Downtown)-Core	D (Downtown)-Mixed Use	D (Downtown)-Santa Fe	LBCS Function	LBCS Structure	NAICS	Definition
Schools, elementary or secondary	S P	S P	S P	S P	S P		P			P		P			P	P	P	6111-6124	4200, 4210	6111	A facility for educational purposes that offers a general course of study at the elementary or middle school levels.
Day-Care & Child Care: Child day-care services						P	P	P	P	P	P							6562, 6566		6244	See Chapter 18.50
Day-Care & Child Care: Child-Care Centers						P	P	P	P	P	P							6562, 6566		6244	See Chapter 18.50
Residence, Multifamily, more than 4 units				P	P										P	P	P	1100	1200	814	A building arranged, intended or designed for more than five (5) or more dwelling units.
Medical Office or Clinic						P	P	P	P	P		P			P		P	6510, 6511-6512, 6514	4120	621	A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include: offices for physicians, dentists, chiropractors, or other health care professionals; outpatient care facilities; urgent care facilities; blood and organ banks; and allied health services. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative." Patients are not provided with room and board and are not kept

Use	AG Agriculture	R-1 (Residential Single-Family)	R-2 (Residential Two-Family)	R-3 (Residential Low-Density MF)	R-4 (Residential Medium Density MF)	O (Office)	C-1 (Neighborhood Center)	C-2 (Community Center)	C-3 (Regional Center)	C-4 (Corridor Commercial)	BP (Business Park)	M-1 (Light Industrial)	M-2 (Heavy Industrial)	M-3 (Intense Industrial)	D (Downtown)-Core	D (Downtown)-Mixed Use	D (Downtown)-Santa Fe	LBCS Function	LBCS Structure	NAICS	Definition	
Office						P	P	P	P	P	P	S	S		P	P	P	2310-2322, 2334-2455, 4210-4212, 4241, 4243, 5140-5160, 6200-6220, 6800-6820, 9210	2100	115115, 236118, 511, 517911, 51911, 51913, 51913, 523-525, 531, 533, 5411-5418, 5611-5616, 56192, 54191, 54193, 54199, 55, 6117, 4885, 7113-7115, 8132-8133, 813, 921, 92213-92219, 923-928	overnight on the premises. Medical Services and medical clinics include medical and dental laboratories incidental to the medical office use. A building or facility for a firm or organization that primarily provides professional, executive, management or administrative services (such as accounting, advertising, architectural, consulting, planning, computer software consulting, data management, engineering, medical, dental, chiropractors, or other health care professionals, environmental analysis, insurance, interior design, investment, graphic design, landscape design, law and real estate offices, drafting), information services (such as print or software publishing, internet publishing and broadcasting, web search portals), and production of intellectual property. It includes research and development, scientific and technical research services that do not involve laboratory facilities. It excludes medical offices or clinics, banks/financial services, and offices that are incidental to retail, production, storage or other activities.	
Furniture Stores											P							2121		442110	This industry comprises establishments primarily engaged in retailing new furniture, such as household furniture (e.g., baby furniture box springs and mattresses) and outdoor furniture; office furniture (except those sold in combination with office supplies and equipment); and/or furniture sold in combination with major appliances, home electronics, home furnishings, or floor coverings.	
Brewery/Tasting Rooms												P	P								312120	This industry comprises establishments primarily engaged in brewing beer, ale, malt liquors, and nonalcoholic beer.
Motor Vehicles, internet sales, no outdoor display									P	P		P	P									Motor vehicles sold online with no display of vehicles outdoors and no on-site repair or refurbishing of the vehicles

Chapter 18.30

18.30 Table of Contents

18.30.140 270 Yards and Setbacks (pg. 163)

18.30.065.J Transitional Lot Standards (pg. 176)

This section applies to subdivisions in the R-1 and R-2 districts that adjoin existing, ~~platted subdivisions~~ residential lots.

18.30.070.B Rooftop Screening

Moving language for rooftop screening to 18.15.020 (pg. 8)

18.30.130 Landscaping, Buffers & Screening (pg. 213)

18.30.130.G.2.g ~~No street tree shall be planted in the public right-of-way within a zone of approach to an intersection. The zone of approach is defined as the area allowing an unobstructed view in advance of an actual or possible future traffic control device for a distance of 150 feet as measured from the point of nearest intersecting curbs or curblines. See Section 18.30.220.E Sight Distance~~

18.30.130.G.1.i No trees shall be planted within 15 feet of a street light.

Table 18.30.130-1 Required Buffers (pg. 220) –

		Adjoining Zoning District								
		1	2	3	4	5	6	7	8	9
District ↓		AG	R-1, R-2	R-3, R-4	N	O, C-1,	C-2, C-3, C-4, BP, M-1	M-2	D, TOD	PD, PR
1	AG	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2	R-1, R-2	N/A	N/A	N/A	N/A	N/A	4B	4B	N/A	N/A
3	R-3, R-4	N/A 1	3	N/A	N/A	N/A	5B	5B	N/A	N/A
4	N	N/A 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5	O, C-1	N/A 1	3	2 or 3	N/A	1	1	1	N/A 1	N/A 1
6	C-2, C-3, C-4, BP, M-1	N/A 1	3, 4A, or 5A ¹	3, 4B, or 5A ¹	3, 4B, or 5A ¹	1	1	1	N/A 1	N/A 1
7	M-2, M-3	N/A 1	3, 4A, 5A or 6 ¹	3, 4A, 5A or 6 ¹	3, 4A, or 5A or 6 ¹	± 2	± 2	1	N/A 1	N/A 1
8	D, TOD	N/A 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9	PD, PR	N/A 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

18.30.130.L Nonresidential Landscaping (pg. 223)

1. Within the front and corner side yards where a street separates a nonresidential use from property zoned or designated on the *Comprehensive Plan Map* for residential use, a continuous fifteen (15) foot landscape area shall be provided with landscaping, clustered or spaced linearly and need not be placed evenly, at a rate of one (1) deciduous shade or evergreen tree for every thirty (30) feet of linear street frontage. In addition, one (1) ornamental tree shall be planted for every three (3) required deciduous shade or evergreen tree.
2. Where a street separates a nonresidential use from property zoned or designated on the *Comprehensive Plan Map* for nonresidential use, a continuous ten (10) foot landscape area shall be provided with landscaping at a rate of one (1) deciduous shade or evergreen tree for every fifty (50) feet of linear street frontage. In addition, one (1) ornamental tree shall be planted for every three (3) required deciduous shade or evergreen tree.

* Remaining sections in 18.30.130 to be re-lettered accordingly.

18.30.160 Parking and Loading (pg. 235)

Drive-in facilities (for retail, restaurant or financial institution)	n/a Parking analysis
Restaurant or snack bar, subordinate to an office or retail building with no direct outside entrance	1 per 800-sf 3 seats

18.30.240 Tree Preservation (pg. 267)

18.30.240.F A credit may be granted for all existing hardwood and evergreen trees indicated to be preserved. Trees that measure from two and one-half (2½) to eight (8) inches in caliper, as measured four and one-half (4½) feet above ground level, may be credited on a one ~~(1)~~ tree for one ~~(1)~~ tree basis. Trees that measure greater than eight (8) inches in caliper may be credited on a two- ~~(2)~~ tree for one ~~(1)~~ tree basis.

18.30.270 Yards and Setbacks (pg. 275)

18.30.270.C.3 **Side yard** means a yard between the main building and the adjacent side line of the lot, and extending entirely from a front yard to the rear yard. ~~Corner lots shall have a side yard of at least twenty (20) feet on the street side.~~ (pg. 275)

18.30.270.C.4 **Corner lots are on the junction of and abutting 2 or more intersecting streets.** Corner lots shall have a side yard of at least 20 feet on the street side. (pg. 275)

Chapter 18.40

18.40.090 Rezoning (pg. 293)

A. Decision.

1. Notice by publication and to surrounding property owners is required (see Section 18.40.050). The Planning Commission submits a recommendation and the Governing Body renders a final decision, as provided in Section 18.40.060.B. The Governing Body approves a rezoning by ordinance. **A preliminary site development plan is processed and approved as part of this application in accordance with Section 18.40.110 (a separate application is not required).**

L. Zoning Amendments

1. A request to change or remove any stipulations approved with a rezoning ordinance shall require approval of a zoning amendment application. Upon approval, the zoning amendment maintains the same zoning district classification.
2. The zoning amendment application shall follow the same review and approval procedures for a rezoning, as outlined in this section.

18.40.110 Site Development Plans

18.40.110.D.2.c.(4) The Planning Commission shall render its decision within 30 days after the applicant ~~or surrounding property owner~~ requests review. The Planning Commission may extend the time for making a decision if requested by the applicant. (pg. 303)

18.40.120.F.1 A **Major Change** to a final site development plan is processed as an original preliminary site development plan, and requires a new application and fee. ~~However, if the revised final site development plan requests uses, densities, and floor area that are consistent with the existing zoning district classification, a application is not required and the Approving Authority will treat the application as a request for a preliminary site development plan only.~~ (pg. 309)

18.40.125 Administrative Review Process (pg311)

An administrative review procedure shall be available for certain changes to approved plans, existing developments or projects that may be deemed minor in nature, and do not alter the concept or intent of the approved plan, existing development or project.

For purposes of this section, minor changes that may be approved with an administrative review shall include the following:

- a. Increases in the density or intensity of residential uses of not more than five (5) percent.
- b. Increases in the total floor area of all nonresidential buildings covered by the plan of not more than five (5) percent.
- c. Increases of floor area for any one (1) nonresidential building covered by the plan of not more than five (5) percent.
- d. Increases of lot coverage by not more than five (5) percent.
- e. Increases in the height of any building of not more than ten (10) percent.
- f. Changes of building materials and architectural style that:

Will not make the project less compatible with surrounding uses with regard to building materials, building composition, roof forms, entryways, or similar elements, or

Buildings that do not conform to the composite building and site standards of this Ordinance may be granted exceptions to those composite standards. The purpose of this provision is to allow existing buildings to be expanded or enlarged in a manner that matches the existing building design and materials. The additions shall be compatible with surrounding properties (see Section 18.60.020.F).

- g. Changes in phasing or stages of construction that will not lead to a different development concept.
- h. Decreases of any peripheral setback of not more than five (5) percent.
- i. Decreases of areas devoted to open space of not more than five (5) percent or the substantial relocation of such areas.
- j. Any other condition deemed minor by the Planning Official.

Any changed not defined above shall be considered a major change subject to Section 18.40.120.

Denial of an administrative review application by the Planning Official may be appealed to the Planning Commission.

18.40.160 Final Plats (pg. 316)

18.40.160.F.1. ~~When an application for a final plat is withdrawn or denied, the same application for the same property shall not be resubmitted for a period of one (1) year from the date of withdrawal or denial.~~

Chapter 18.50

18.50.190 Signs (pgs. 380, 386, 393)

18.50.190.E.8 Directional Signs, such signs shall not exceed 4 square feet per face with 2 faces permitted. The sign shall not exceed 4 feet in height if freestanding.

18.50.190.J.5 Same as subsection I.

18.50.190.O.3.g Balloons attached to stakes shall be permitted with a temporary sign permit.

18.50.190.P.10 Attention-attracting devices. - LED lighting placed on a building will be categorized as an attention attracting device and will be prohibited. (pg. 396)

18.50.220 Telecommunications Facilities

18.50.220.B **Disguised (Stealth) Telecommunications Facility** ~~Any telecommunications facility that is integrated as an architectural feature or designed as structure or object so that the facility does not have the appearance of providing wireless services to a casual observer.~~ Any telecommunications facility that is integrated as an architectural feature or designed to blend with surrounding development or natural environment in a manner to minimize visual impacts and to not have the appearance of providing wireless service. Specifically, this means ensuring that all antennae, arrays, cables and other equipment used for providing communications service is not obtrusive or noticeably visible from adjacent properties or adjacent streets. Examples of disguised telecommunications facilities include, but are not limited to, structures designed to resemble trees, flag poles, steeples, crosses, clock towers or other building elements. (*Compare "Camouflage"*). Due to changing technologies and the use of new communications equipment, the City Planner has the discretion to determine if a telecommunications facility is designed as a disguised or stealth facility. - (pg. 412)

18.50.220.C.2.b. In any zoning district, modification and/or replacement of support structures (light poles, flag poles, electrical poles, private dispatch towers, and similar structure) that ~~are not does do~~ not make the existing structure significantly more visible or intrusive, including cumulative height extensions of up to ten (ten) percent above the original structure height. (pg. 408)

18.50.220.D.2.a Support structures and compound areas surrounding the support structures shall be designed to accommodate ~~at to accommodate~~ at least the following number of additional carriers: (pg. 409)

18.50.220.D.8.b Residential and Mixed-Use Districts: New telecommunications facilities shall be disguised facilities as defined above. The maximum height for disguised facilities shall be one hundred twenty (120) feet, ~~excluding lightning arrestor~~. (pg. 411)

~~18.50.220.F.1.(3) Disguised (stealth) telecommunication facilities.~~ – no longer permitted by right (pg. 414)

18.50.220.F.2.a.(3) Disguised (stealth) telecommunication facilities.– permitted with special use permit (pg. 414)

Chapter 18.90

18.90.020 Definitions

Aluminum Siding	Long pieces of aluminum that are used to cover the outside walls of a building *****
Architectural block	A glass architectural material commonly used in wall and floor applications, consisting of one or more blocks or bricks, typically at least two (2) inches thick, which may be solid glass or hollow in the center. Architectural blocks are commonly textured clear glass formed into a square shape, but are available in a variety of other shapes, colors, and textures. For purposes of this document, transparent glass architectural block may be subject to different regulations than opaque glass architectural block or mirror glass architectural block. *****
Architectural panels	A transparent sheet or panel of glass used as wall cladding, typically as part of a curtain wall system. Architectural panels may be transparent from one or both directions, may come in a variety of colors and levels of translucence, and may be smooth, etched, or otherwise textured. For purposes of this document, transparent glass architectural panels may be subject to different regulations than opaque glass architectural panels or mirror glass architectural panels. *****
Civic Space	A type of open space designed and designated for public or semi-public active use, located in an area visible and easily accessible to the public, and including a combination of pedestrian amenities and aesthetic elements such as plazas, benches, fountains, landscaping, art, clocks, towers, or recreational amenities. Civic spaces typically have a high percentage of impervious or semi-pervious surface area when compared to other types of open space, which generally have a low percentage of impervious surface area.

Corner Lot	A lot on the junction of and abutting two (2) or more intersecting streets
Corrugated metal	Sheet metal which has been drawn or rolled into parallel ridges and furrows to provide additional mechanical strength <u>*****</u>
Mirror glass	Glass with a reflective metallic coating, as used for mirrors <u>*****</u>
Opaque glass	Not transparent or translucent <u>*****</u>
Plastic (columns, details, etc.)	A durable, synthetic fiberglass or vinyl material used for architectural elements such as columns or details. <u>*****</u>
Standard metal lap siding	Metal building siding consisting of beveled boards wider and longer than clapboards <u>*****</u>
Vinyl siding	Plastic exterior siding for a house, used for decoration and weatherproofing, imitating wood clapboard
Zoning Amendment	An application to change or remove stipulations approved with a rezoning ordinance.