



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Bruce Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director

DATE: January 18, 2007

SUBJECT: Plan Case 2020-T-06: Zoning Text Amendment to Section XIII-3. Planned Unit Developments

In response to the questions and comments raised by the City Council at the January 8, 2007 meeting, staff has prepared the following memo. Any further proposed changes to Section XIII. Planned Unit Developments are noted using a double-underline and strikethrough method.

Section XIII-3.H. Changes in the Approved Development Plan

The City Council inquired about the meaning of “significant” as it pertains to the types of changes the Zoning Administrator may allow to an approved development plan. Similar wording exists in other parts of the Zoning Ordinance and Subdivision and Land Development Code. In those instances, additional language is included which adds qualitative guidelines to help the Zoning Administrator and City Engineer distinguish between changes that may be administratively approved from those that require additional public review. The following changes are proposed to ensure consistent language is used across all City codes and ordinances as they pertain to administrative changes. The proposed changes more closely link acceptable administrative changes to the approved development plan and the overall PUD approval criteria.

- H. *Changes in the Approved Development Plan.* Minor changes to an adopted development plan may be approved by the Zoning Administrator, provided that the changes do not:
1. Substantially alter the overall use or character of the development, as approved by the City Council; or
 2. Significantly increase the overall lot coverage of structures, individual building height, or intensity of use, resulting in the development plan no longer meeting the approval criteria specified in Section XIII-3.G.2; or
 3. Significantly reduce approved open space, setbacks, off-street parking and loading space, or required street widths, resulting in the development plan no longer meeting the approval criteria specified in Section XIII-3.G.2; or

4. Create problems regarding pedestrian, bicycle, and vehicular traffic circulation, public safety, emergency access, or public utilities; or
5. Necessitate additional waivers to the Urbana Subdivision and Land Development Code.

Development Plan Notification and Input

A number of City Council members raised concerns regarding the timing of input on a proposed development plan from City Council, the Plan Commission and the public. In order to fulfill due process expectations and to keep the business of the city moving, City staff have a policy of placing applications on the next possible agenda according to set submittal deadlines. Per the Zoning Ordinance, the notification process for any type of public zoning approval (i.e. SUP, Variance, etc.) includes publication of a legal notification in the News Gazette (15 days in advance of the hearing), letters to residents within 250 feet of the subject property, and placement of sign(s) on the property. Copies of the legal notification are provided to City Council members prior to publication. At that time, as indicated in the notice, application materials and other information on the request is available for review. One week prior to the commission or board meeting, a staff memorandum and supporting documents are prepared. Copies of this packet are provided to the commission or board, Council members, other staff, public agencies, neighborhood associations, and a number of other individuals. The packet materials are also posted on the website.

Council members can share concerns and questions at any time during this process. City staff are also available at any time to meet with and to answer questions of Council members or others regarding a pending plan case or other matters. Because our community has such an engaged citizenry and as a hallmark of good government, the Urbana plan case handling procedures are designed to be highly open and accessible to the public throughout.

Given the additional review and input that may be required for a PUD, the input process attached as Exhibit A is proposed to ensure timely and complete input for the developer from all affected parties. In addition, the following change would codify a portion of the input process.

F. Development Plan Submittal Requirements

1. *Preliminary Conference.* Prior to the preparation of a formal application, the applicant shall meet with the Secretary of the Urbana Plan Commission and the Zoning Administrator, or his/her designee, to discuss the proposed development and determine if it meets the requirements of this Article and if additional information is needed.
2. *Study Session.* Study session review as a first step at the Plan Commission is strongly encouraged. This provides an opportunity for the developer to introduce the project in a conceptual fashion to the Plan Commission and to answer any initial questions of the Commission in a public setting. Staff analysis of a proposal is not typically provided at the study session but issues of concern for future analysis may be identified.

Miscellaneous Changes

The following are specific changes and/or comments made by City Council members. Staff response and any proposed changes are below.

Q: Section XIII-3.I – Would a small farm / communal garden used as a source of revenue be allowed in a Residential PUD?

A: Yes, although general agriculture is prohibited, cropping agriculture is permitted (see Article II for exact definitions).

Q: Section XIII-3.F.2.(c) – A general sketch of the site layout should be required.

A: A general site plan will be required as part of the development plan. Section XIII-3.F.2.(c) outlines specific elements that should be included in the site plan.

Q: Section XIII-3.I – Would a small cemetery be allowed, perhaps associated with a church, in a Residential PUD?

A: Cemeteries would currently not be permitted as part of a Residential PUD. Incorporation of a cemetery that is considered accessory to a church or other permitted use may be allowable, however.

Q: Who will provide design review for a development plan?

A: The PUD submittal and review should be detailed enough to cover all major design review concerns, including elevations, site plan, floor plans, building materials, landscaping, lighting, signage, access provisions, etc. Following approval, review of construction documents is undertaken by the City's engineering division and building inspector. These documents are considered for compliance with the PUD approval, other applicable City regulations, and pertinent State and Federal requirements. A building permit is not issued until all of these requirements are able to be met.

Specific changes requested by City Council members are below:

B. Purpose Statement. The purpose of a planned unit development is to encourage development that goes beyond the minimum zoning and development standards in terms of design, public amenities, innovative "green" construction, and implementation of the Comprehensive Plan and other official development plans and policies. In exchange for public amenities, developers are granted flexibility in applying the typical zoning and development regulations. These amenities may include bicycle trails, public art, unique architecture, protection of natural resources, "green" design and building, or higher density and mixed-use development. For developers, flexibility allows more creative development that encourages infill development, provides a wider variety of housing choices, or meets a market niche. In all planned unit developments, the final built form ~~shall~~ should be generally consistent with the goals, objectives, and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies.

Lighting	Lighting design, <u>amount, angles</u> , and placement should reduce excessive lighting and minimize negative impacts on nearby residential areas	All
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Freestanding Signs	Freestanding signs should incorporate design elements, such as landscaping, strategic placement, and compatible materials, to draw attention. Monument signage (as opposed to pylon signs) is <u>strongly</u> encouraged when appropriate, <u>especially near residential areas</u> .	Commercial Mixed Use Industrial
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Recommendation

Staff recommends that City Council members continue to review the proposed amendment and to offer suggestions for continued improvement and revision. The proposed amendment is extensive and could have far-reaching consequences for future development of the City, so thorough review at all levels is encouraged.

Prepared by:

Matt Wempe, Planner II

Attachments: Exhibit A: Input Process Flow Chart
 Exhibit B: Proposed Revisions (1/22/2007)

Exhibit A: Input Process Flow Chart

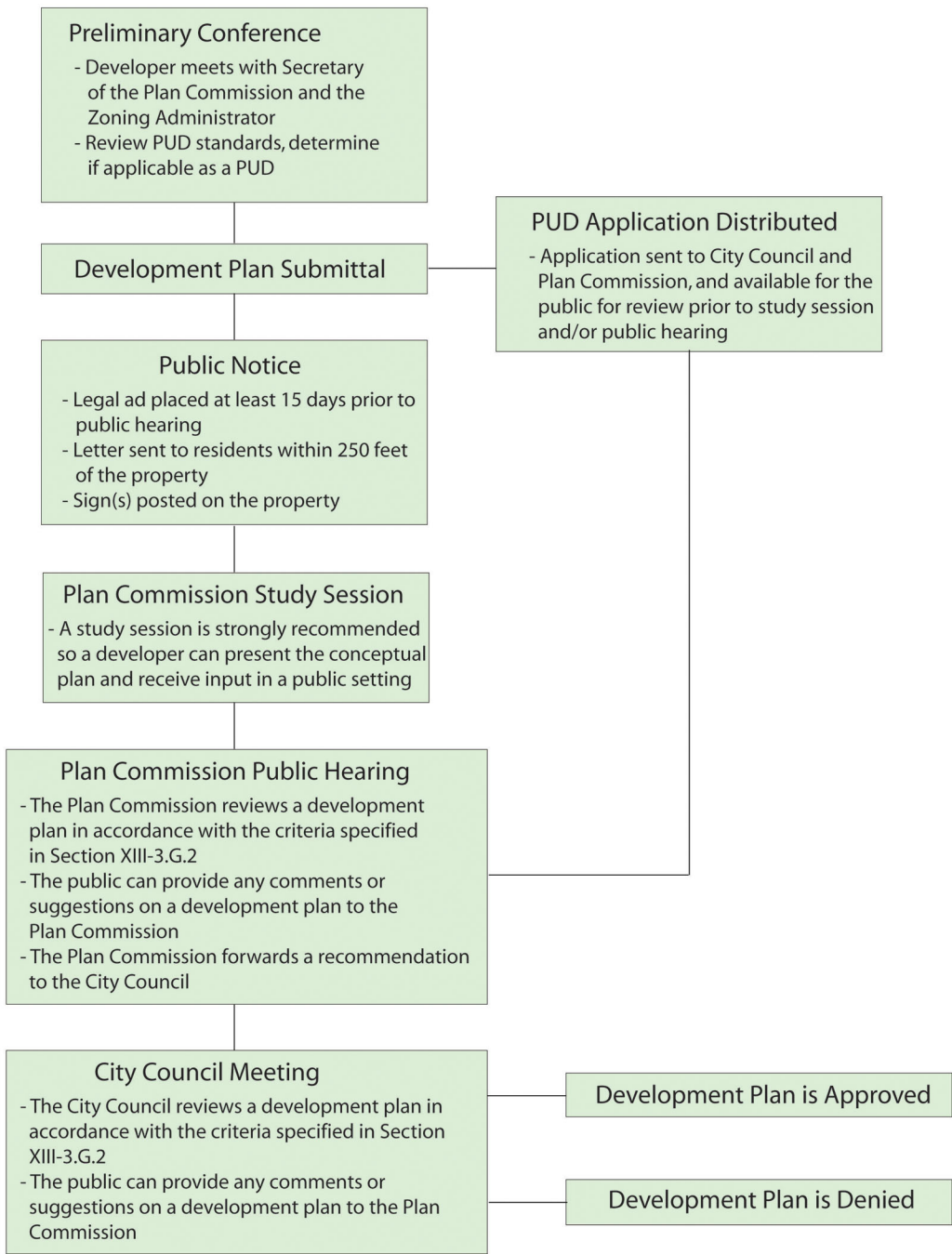


EXHIBIT B: PROPOSED REVISIONS (1/22/2007)

ARTICLE XIII. Special Development Provisions

Section XIII-3. Planned Unit Developments

A. *Planned Unit Development Definitions.*

1. *Planned Unit Development.* A large, integrated development adhering to a detailed site plan and located on a contiguous tract of land that may include a mixture of residential, commercial and/or industrial uses. Zoning and development regulations may be varied in conformance with this section and the adopted Urbana Comprehensive Plan.
 - a) *Residential Planned Unit Development.* A type of planned unit development focusing primarily on residential uses, which may include limited compatible business development.
 - b) *Commercial Planned Unit Development.* A type of planned unit development focusing primarily on business uses, which may include compatible residential development.
 - c) *Mixed Use Planned Unit Development.* A type of planned unit development focusing on the integration of residential and business uses in a manner compatible with the surrounding uses and with the goals of the Urbana Comprehensive Plan.
 - d) *Industrial Planned Unit Development.* A type of planned unit development focusing primarily on industrial uses, and permitting other compatible business uses.
2. *Conservation Development.* A development design technique that concentrates buildings on specific areas on a site to allow remaining land to be used for recreation, common open space, or the preservation of historically or environmentally sensitive features.
3. *Infill Development.* Development of vacant or partially developed parcels which are surrounded by areas that are substantially or fully developed and served by existing public infrastructure.

- B. *Purpose Statement.* The purpose of a planned unit development is to encourage development that goes beyond the minimum zoning and development standards in terms of design, public amenities, innovative "green" construction, and implementation of the Comprehensive Plan and other official development plans and policies. In exchange for public amenities, developers are granted flexibility in applying the typical zoning and development regulations. These amenities may include bicycle trails, public art, unique architecture, protection of natural resources, "green" design and building, or higher density and mixed-use development. For developers, flexibility allows more creative development that encourages infill development, provides a wider variety of housing choices, or meets a market niche. In all planned unit developments, the final built form shall ~~should~~ be generally consistent with the goals, objectives, and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies.

C. *Goals*

The general goals of a planned unit development are:

1. To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
2. To promote infill development in a manner consistent with the surrounding area;

3. To promote flexibility in subdivision and development design where necessary;
4. To provide public amenities not typically promoted by the Zoning Ordinance;
5. To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
6. To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.
7. To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
8. To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;
9. To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.

D. *Applicability*

1. In order to qualify as a planned unit development, the development plan must include a gross site area of at least one-half acre and meet at least one of the following criteria. The Zoning Administrator shall determine if a development may qualify as a planned unit development in accordance with these criteria:
 - a) *Mixed-Use*. Either in the same building or with a “campus” approach, provide for a mixture of single-family, two-family, multi-family, commercial, office, and/or recreational uses.
 - b) *Conservation*. Protect natural, cultural and/or historical resources and harmoniously utilize such features as part of the development. This may include environmentally sensitive, or “green” building and site design.
 - c) *Infill*. Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration, and road access.
 - d) *Unique Development*. Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

E. *Minimum Development Guidelines*

1. *Flexible Zoning Standards*. Except as otherwise provided herein, standards for lot width, building height, floor area ratio, setbacks, off-street parking and loading, landscaping and screening, and fences may vary from the standards established in this Ordinance if justified by the circumstances peculiar to the site or the project and approved by City Council in accordance with the purpose and goals of this section.
2. *Flexible Subdivision Standards*. All dimensional and design standards, such as public and private streets, sidewalks, and stormwater management facilities, shall meet the requirements of the Urbana Subdivision and Land Development Code. A waiver of the requirements for public improvements may be considered concurrently or subsequently with the planned unit development as part of a subdivision plat subject to the criteria in Section 21-7 of the Urbana Subdivision and Land Development Code.

3. *Multiple Structures and Uses.* There may be more than one principal and/or accessory building on a lot in a planned unit development. Similarly, there may be more than one principal and/or accessory use on a lot in a planned unit development.

F. *Development Plan Submittal Requirements*

1. *Preliminary Conference.* Prior to the preparation of a formal application, the applicant shall meet with the Secretary of the Urbana Plan Commission and the Zoning Administrator, or his/her designee, to discuss the proposed development and determine if it meets the requirements of this Article and if additional information is needed.
2. *Study Session.* Study session review as a first step at the Plan Commission is strongly encouraged. This provides an opportunity for the developer to introduce the project in a conceptual fashion to the Plan Commission and to answer any initial questions of the Commission in a public setting. Staff analysis of a proposal is not typically provided at the study session but issues of concern for future analysis may be identified.
3. The applicant shall submit a completed planned unit development permit application to the Secretary of the Urbana Plan Commission, together with five copies of the development plan, and an application fee as specified in Section XI-8. The development plan shall contain the following materials:
 - a) A general location map of suitable scale which shows the location of the property within the community and adjacent parcels.
 - b) A site inventory and analysis to identify site assets and constraints, such as floodplains, wetlands, soils, wooded areas, existing infrastructure and easements, existing buildings, and public lands.
 - c) A site plan with the following information:
 - (1) The location of proposed structures and existing structures that will remain, with height and gross floor area noted for each structure; and
 - (2) The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public right-of-way; transit stops; easements and other reservations of land; the location of existing and proposed curb cuts, off-street parking and loading spaces, including service drives; sidewalks and other walkways; and
 - (3) A landscape plan indicating the general location of trees, shrubs, and ground cover (proposed or existing); and
 - (4) The location of any proposed open space; and
 - (5) A preliminary stormwater plan indicating the general location of impervious surfaces, detention/retention basins, and the basic storm sewer layout; and
 - (6) A preliminary utilities plan indicating the general location of sanitary sewers, electricity, gas, telecommunications, and similar services; and
 - (7) The location of street and pedestrian lighting, including lamp intensity and height.
 - d) Conceptual elevations of all proposed commercial buildings and conceptual typical elevations of residential buildings. Scaled elevations shall identify building materials, the location, height and material for screening walls and fences, storage areas for trash and rooftop equipment.

- e) Design, location, display area, and height of any proposed signage subject to the regulations of the Urbana Zoning Ordinance.
- f) A development program that provides general information about the development, including desired residential and commercial tenants, housing price targets, estimated construction costs, and any other information that conveys that purpose and intent of the development.
- g) Phasing plans, if applicable.
- h) Any other information deemed necessary by the Secretary of the Plan Commission.

G. *Development Plan Review and Criteria for Approval.*

1. The development plan shall be reviewed based on the procedures for a special use permit, in accordance with Sections VII-4 and VII-5. The development plan may be approved in phases if requested.
2. The applicant shall demonstrate that the development plan meets the following criteria
 - a) That the proposed development is conducive to the public convenience at that location; and
 - b) That the proposed development is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the surrounding areas, or otherwise injurious or detrimental to the public welfare; and
 - c) That the proposed development is consistent with the goals, objectives, and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies; and
 - d) That the proposed development is consistent with the purpose and goals of this section; and
 - e) That the proposed development is responsive to the relevant recommended design features identified in Table XIII-2.
3. If the development plan involves a Zoning Map Amendment, such a request may be submitted concurrently or subsequently to ~~with~~ the planned unit development permit request.
4. If the development plan involves a subdivision plat and/or subdivision code waiver request, such a request may be submitted concurrently or subsequently to ~~with~~ the planned unit development permit request.
5. In the case of a valid written protest, the planned unit development shall not be authorized except by a favorable vote of two-thirds of the members of the City Council. Procedures for protest against any proposed planned unit development permit are specified in Section XI-11 of this Ordinance.
6. Unless otherwise specifically stated by the City Council, the planned unit development approval shall be valid for a period of two years from the date of City Council approval. The Zoning Administrator may extend the approval for an additional year in response to a written request by the applicant detailing the reasons why the timeline set forth in the original application cannot be fulfilled. Valid planned unit development approval in the form of an ordinance is required before issuance of a building permit or Certificate of Occupancy.

7. If construction has not begun or an approved use has not been established in the planned unit development within the timeframe specified in Section XIII-3.G.6, the approval of the final development plan shall lapse and be considered void and no longer in effect.
 8. If approved, the development plan, approving ordinance and all dedications, covenants, and other such documents shall be recorded with the Champaign County Recorder's Office.
 9. Violation of the terms and conditions of the special use shall be deemed a violation of this Ordinance, subject to the revocation or cancellation of the permit and the provisions of Section XI-1. Extensions of any time period, or changes in the development schedule or other time sequence which were approved as part of the planned unit development permit may be approved by the Zoning Administrator. Any such extension or change which is not so authorized shall be deemed a violation of this Ordinance as provided above.
- H. *Changes in the Approved Development Plan.* Minor changes to an adopted development plan may be approved by the Zoning Administrator, provided that the changes do not:
1. Substantially alter the overall use or character of the development, as approved by the City Council; or
 2. Significantly increase the overall lot coverage of structures, individual building height, or intensity of use, resulting in the development plan no longer meeting the approval criteria specified in Section XIII-3.G.2; or
 3. Significantly reduce approved open space, setbacks, off-street parking and loading space, or required street widths, resulting in the development plan no longer meeting the approval criteria specified in Section XIII-3.G.2; or
 4. Create problems regarding pedestrian, bicycle, and vehicular traffic circulation, public safety, emergency access, or public utilities; or
 5. Necessitate additional waivers to the Urbana Subdivision and Land Development Code.
- I. *Permitted Uses*
1. In a Residential or Mixed Use Planned Unit Development, any agriculture, residential, public/quasi-public, or business use identified in Table V-1 ~~shall~~ may be permitted except the following uses and use categories:
 - a) Agriculture
 - (1) Agriculture, General
 - (2) Commercial breeding facility
 - (3) Farm Chemical and Fertilizer Sales
 - (4) Farm Equipment Sales and Service
 - (5) Grain Storage Elevator and Bins
 - (6) Livestock Sales Facility and Stockyards
 - (7) Mineral Extraction, Quarrying, Topsoil Removal and Allied Activities
 - b) Public and Quasi-Public
 - (1) Penal or Correctional Institution
 - (2) Public or Commercial Sanitary Landfill
 - (3) Public Maintenance and Storage Garage
 - c) Business
 - (1) Adult Entertainment Uses
 - (2) Wholesale Produce Terminal

- (3) Ambulance Service
 - (4) Express Package Delivery Distribution Center
 - (5) Building Material Sales
 - (6) Transportation, except for personal aviation facilities
 - (7) Vehicular Sales and Service
 - (8) Cemetery
 - (9) Construction Yard
 - (10) Crematory
 - (11) Kennel
 - (12) Lawn Care and Landscaping Service
 - (13) Self-Storage Facility
 - (14) Warehouse
- d) All Industrial uses
2. In a Commercial Planned Unit Development, any agriculture, public or quasi-public, business, or industrial use identified in Table V-1 ~~shall~~ may be permitted except:
- a) Agriculture
 - (1) Commercial Breeding Facility
 - (2) Farm Chemicals and Fertilizer Sales
 - (3) Grain Storage Elevator and Bins
 - (4) Livestock Sales Facility and Stockyards
 - (5) Mineral Extraction, Quarrying, Topsoil Removal and Allied Activities
 - b) Public and Quasi-Public
 - (1) Public or Commercial Sanitary Landfill
3. In an Industrial Planned Unit Development, any agriculture, public or quasi-public, business or industrial use ~~shall~~ may be permitted

J. *Recommended Design Features.*

The following recommended design features are intended to provide guidance on how a development plan may meet the planned unit development review criteria. The recommended design features are directly based on the purpose and goals of this Section, as well as the Urbana Comprehensive Plan.

TABLE XIII-2. PLANNED UNIT DEVELOPMENT RECOMMENDED DESIGN FEATURES

General Site Design	Recommended Design Feature	Applicable PUD Type
Building Layout	Buildings should be placed in a manner that facilitates the recommended design features of this Article	All
Transition Area	The development shall incorporate general design features from the surrounding area, including street design, building configuration, landscaping and setbacks, to ensure compatibility and to provide a transition between differing land use intensities	All
Lighting	Lighting design, <u>amount, angles</u> , and placement should reduce excessive lighting and minimize negative impacts on nearby residential areas	All

Street Lights	Street lighting approved by the City Engineer should be provided to enhance public safety and visibility	All
Pedestrian Connectivity		
Crosswalks	Crosswalks through intersections of sidewalks and streets should be designed with clearly defined edges, either by contrasting paving materials or striping	All
Connectivity	All pedestrian facilities should connect to <u>on-street and off-street bicycle facilities</u> , existing and planned bicycle and shared-use paths identified in the <i>Champaign County Greenways and Trails Plan</i> , the Urbana Capital Improvements Plan, and the Comprehensive Plan	All
Transit	Adequate space for well-lit transit shelters should be provided to clearly identify bus stops. Curb cuts, bump outs, and other infrastructure should be provided as necessary to facilitate transit provision	All
Internal Connectivity	A network of sidewalks, <u>bicycle paths</u> and trails should be included in a development to link buildings within a site and to the surrounding neighborhood	All
Bicycle Parking	Bicycle racks should be placed convenient to building entrances, and under canopies whenever possible. The minimum amount of bicycle parking required is stipulated in Table VIII-1, and should be increased when necessary	All
Vehicular Connectivity		
Access	Roads and Access drives that connect to major roads should be spaced in accordance with the <i>Champaign County Access Management Guidelines</i> . The number of access points <u>drives</u> shall be minimized, and all access points are subject to approval by the City Engineer	All
Internal Connectivity	The internal street system of a development should promote efficient traffic movement and be generally consistent with the goals and objectives of the 2005 Urbana Comprehensive Plan	All
Vehicular Connectivity	Recommended Design Feature	Applicable PUD Type
External Connectivity	The internal street system of a development should connect to adjacent roadways to promote an efficient citywide transportation system consistent with the Mobility Map of the 2005 Urbana Comprehensive Plan	All
Parking Areas		
Permeable Parking	Where appropriate and feasible, parking areas should utilize permeable materials to minimize stormwater runoff. Any such material is subject to approval by the City Engineer	All

Maximum Parking	The amount of parking provided should be reduced to the minimum amount required by the use, as identified in Table VIII-3, or by additional data related to parking demand	All
Rear Parking	Parking areas should be located behind the principal structure whenever possible to encourage a more pedestrian-friendly environment.	Commercial Mixed Use Industrial
Parking Area Landscaping	The corners of parking lots, tree islands, and all other areas not used for parking or vehicular circulation should be landscaped. Vegetation can include turf grass, native grasses or other perennial flowering plants, vines, shrubs, or trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking	Commercial Mixed Use Industrial
<u>Shared Parking</u>	<u>Design parking lots to take advantage of potential sharing among nearby commercial, office, residential, and industrial uses with differing operating hours and peak parking demand times in order to minimize the amount of parking area.</u>	<u>All</u>
Landscaping and Screening		
Landscape Identity	Distinct landscaping, such as prairie plantings or large caliper trees, should be used to link signage, pedestrian facilities, parking areas, drainage areas, and buildings together in order to distinguish the site. A listing of approved materials is provided in Table VI-1 and Table VI-2. Additional materials may be approved by the City Arborist	All
Tree Preservation	Significant trees, as identified by the City Arborist, should be protected and incorporated into the development to the greatest extent possible	All
Street Trees	Deciduous canopy street trees shall be provided along all streets in a development. Trees need not be evenly spaced, and should be placed in the landscaped area of a boulevard, or in tree wells	All
Screening	Screening shall be required in accordance with Section VI-6 and Section VIII-3.F	All
Open Space	Recommended Design Feature	Applicable PUD Type
Open Space Provision	Open space uses, such as environmental corridors, protected natural areas, community parks, water bodies, and stormwater facilities, should be either retained or created and incorporated into the development plan as appropriate, and in accordance with the Comprehensive Plan	All
Open Space Purpose	Open space uses should protect significant natural, cultural, and historical resources such as wooded and other natural areas, natural detention areas, vistas, drainage ways, and historic structures or properties	All

Greenways and Trails	Provide connections to existing and planned bicycle, shared-use paths, and greenways identified in the <i>Champaign County Greenways and Trails Plan</i> , the Capital Improvements Plan, and the Comprehensive Plan	Residential Commercial Mixed Use
Drainage Areas	Drainage areas may count as open space, but should not constitute the majority of open space. Drainage areas should be permanently accessible to the public and link to other such areas within a development	All
Passive Recreation	Provide passive recreation areas that appeal to a wide demographic, such as off-street nature trails, sculpture gardens, community garden plots, and covered picnic areas, where appropriate in the development.	Residential Commercial Mixed Use
Active Recreation	Provide areas for active recreation that appeal to a wide demographic, such as playlots and sports fields, where appropriate in the development.	Residential Commercial Mixed Use
Connected Open Space	Open space throughout the development should be linked by sidewalks, trails, or across public right-of-way in order to avoid separate isolated open space areas	All
Architectural Design		
Architectural Consistency	Incorporate common patterns and architectural characteristics found throughout the development and the surrounding area, such as porches, roof types, and building massing	Residential Commercial Mixed Use
Architectural Identity	Utilize a number of architectural features, landscaping, public art, and other methods to ensure buildings create an identity for the development	Residential Commercial Mixed Use
Architectural Design	Recommended Design Feature	Applicable PUD Type
Articulated Design	Buildings should look "complex and engaging," including varying roof heights and pitches, forward and back progressions, exterior trim details, outdoor living space and other decorative details and exterior materials	Residential Commercial Mixed Use
Openings	Windows, doors and other openings should be in scale and proportionate with each other. Openings should display a consistent pattern and rhythm in order to "break up" large wall spaces	Residential Commercial Mixed Use
Exterior Surfaces	Exterior treatment, such as brick, or siding should protect the integrity of the structure and provide an enhanced visual aesthetic to the block	Residential Commercial Mixed Use
Fences	Walls and fences should be compatible with the architecture of the site and surrounding properties	All

Building-Street Relationship	The principal entrance of a building should be oriented towards the street. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements should be used to define the principal entrance of a building	Residential Commercial Mixed Use
Garages	Garages may be located within the principal building or as an accessory building provided that the accessory building conforms to Section V-2. When possible, garages should be accessed from behind the front façade of a building	Residential Mixed Use
Energy Efficient Construction	Whenever possible, a development should utilize building construction and site design that incorporate innovative and effective techniques in energy conservation.	All
Materials	Utilize exterior treatments or siding that protect the integrity of a structure and provide an enhanced visual aesthetic for the development consistent with other architectural features	Residential Commercial Mixed Use
Accessibility / Visitability	Individual buildings should incorporate design features that encourage accessibility and visitability, such as wide doorways, bathrooms on the main floor, and "zero step" entryways	All
Signage		
General Signage	The amount and type of signage in a development should be architecturally compatible with the building design and development in general, including materials, scale, colors, lighting and general character in order to promote better recognition of a specific business	Commercial Mixed Use Industrial
Freestanding Signs	Freestanding signs should incorporate design elements, such as landscaping, strategic placement, and compatible materials, to draw attention. Monument signage (as opposed to pylon signs) is <u>strongly</u> encouraged when appropriate, <u>especially near residential areas</u>	Commercial Mixed Use Industrial
Signage	Recommended Design Feature	Applicable PUD Type
Group Signage	Multiple businesses or shopping centers shall group signage near main access drives and utilize landscaping or other means to visually link signs to the site and building	Commercial Mixed Use Industrial

EXHIBIT A: PROPOSED REVISIONS (12/7/2006)

ARTICLE V. Use Regulations

Section V-3. Table of Permitted Uses, by District

- A. In Table V-1, the use listed in a horizontal row with the letter "P" is permitted by right as a principal use in the district listed at the head of the vertical column in which the letter "P" appears, except as provided in paragraph B. below; similarly, the letter "C" indicates that the use is permitted as a conditional use in that district, and the letter "S" indicates that the use is permitted as a special use in that district, subject to the regulations and procedures specified in Article VII of this Ordinance. The letter "D" indicates that the use is permitted as a planned unit development, subject to the regulations and procedures specified in Article XIII of this Ordinance.