



NOTICE OF WORK SESSION AGENDA

LANCASTER CITY COUNCIL

James R. Williams Pump Station
Training Room, 1999 Jefferson

Monday, March 17, 2014 – 7:00 PM



DEFINITIONS:

Written Briefing: Items that generally do not require a presentation or discussion by the staff or Council. On these items, the staff is seeking consent from the Council or providing information in a written format.

Verbal Briefing: These items do not require extensive written background information or are an update on items previously discussed by the Council.

Regular Item: These items generally require discussion between the Council and staff, boards, commissions, or consultants. These items may be accompanied by a formal presentation followed by discussion and direction to the staff.

[Public comment will not be accepted during Work Session
unless Council determines otherwise.]

Regular Items:

- 1.** Receive a presentation from Republic [Allied} Waste Services regarding refuse and recycling services.
- 2.** Receive a presentation and update on the funding proposal by Dallas County for the construction of water line infrastructure to the City of Wilmer.
- 3.** Receive a presentation regarding the Lancaster Police Department Racial Profiling Analysis.
- 4.** Receive a presentation on the water meter and register replacement program.
- 5.** Receive a presentation regarding a proposed Rental Registration Program.
- 6.** Receive a presentation on the Lancaster Eyes and Ears Program "LEEP".
- 7.** Receive a presentation from Councilmember Marco Mejia, District 3 regarding building materials within the Lancaster Development Code.

EXECUTIVE SESSION: The Council reserves the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the TEXAS GOVERNMENT CODE to seek legal advice concerning such subject.

ACCESSIBILITY STATEMENT: The Municipal Center is wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

Certificate

I hereby certify the above Notice of Meeting was posted at the Lancaster City Hall on March 14, 2014 @ 1:40 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.



Sorangel O. Arenas
City Secretary

LANCASTER CITY COUNCIL
Work Session Agenda Communication
March 17, 2014

Item 1

Receive and discuss a presentation from Republic [Allied] Waste Services regarding refuse and recycling services.

This request supports the City Council 2013-2014 Policy Agenda.

Goal: Financially Sound City Government

Background

On December 14, 2009, the City Council amended the February 19, 2001 contract, as amended December 12, 2005 with Republic [Allied] Waste Services to provide refuse, recyclable materials, bulk and brush collection within the City.

At the November 5, 2012 work session, Council received a presentation regarding refuse and recycling services. Following the work session discussion, staff coordinated with Republic on promotion initiatives regarding the recycle program. Council will receive a presentation from Republic [Allied] Waste Services.

Submitted by:
Opal Mauldin Robertson, City Manager

LANCASTER CITY COUNCIL
Work Session Agenda Communication
March 17, 2014

Item 2

Receive a presentation on the proposal for funding of infrastructure by Dallas County for the proposed sale of water to the City of Wilmer.

This request supports the City Council 2013-2014 Policy Agenda.

**Goal: Financially Sound City Government
Sound Infrastructure**

Background

At the October 21, 2013 City Council work session, staff presented an overview of a proposal to provide water to the City of Wilmer. At the December 9, 2013 City Council work session, staff presented an overview of the wholesale cost of service study with a recommendation for a rate to charge the City of Wilmer to provide water. At the January 13, 2014 City Council work session, staff presented an overview of the deal points and Council directed the City Attorney to draft a contract based upon the terms discussed. At the February 10, 2014 regular meeting of the City Council considered a resolution authorizing the City Manager to enter into an agreement by and between the City of Lancaster and the City of Wilmer for the sale of wholesale treated water.

The agreement was forwarded to the City of Wilmer for consideration by their City Council. The contract only addressed the terms and conditions for the sale of wholesale treated water to the City of Wilmer. Once the water rate was approved by the City of Wilmer, staff would move forward with exploring funding for construction of the infrastructure. The City Manager for the City of Wilmer has provided feedback requesting re-consideration of Article II, Section 2.3 as well as Article IV, Section 4.1.

Dallas County has since provided a proposal to cost share the construction of the waterline from the City of Lancaster's take point to the City of Wilmer's delivery point.

Staff is in receipt of the Dallas County proposed project specific funding agreement for construction of the infrastructure utilizing a Tax Increment Finance District. There are several points of clarification and legal review of the agreement required.

Agenda Communication

March 17, 2014

Page 2

City Council will receive a presentation regarding feedback received from the City of Wilmer on the rate as well as the proposed funding agreement by Dallas County.

Submitted by:

Rona Stringfellow, Assistant City Manager

LANCASTER CITY COUNCIL
Work Session Agenda Communication
March 17, 2014

Item 3

Receive a presentation regarding the 2013 Racial Profiling Analysis Annual Report.

This request supports the City Council 2013-2014 Policy Agenda.

Goal: Healthy, Safe & Vibrant Neighborhoods

Background

Effective September 1, 2001, the Texas Legislature enacted the Texas Racial Profiling Law (S.B. No. 1074). The Texas Code of Criminal Procedure requires that law enforcement agencies collect information relating to traffic stops in which a citation is issued and arrests resulting from those traffic stops. The Texas Code of Criminal Procedure further requires that law enforcement agencies compile and analyze this information and submit a report containing the information compiled during the previous calendar year to the governing body of each county or municipality served by the agency.

Attached is the 2013 Lancaster Police Department Racial Profiling Analysis as prepared by representative experts from the University of North Texas. A printed copy will also be available at the work session. The Police Department had no sustained racial profiling complaints in 2013.

Beginning January 2011, the Texas Commission on Law Enforcement Standards and Education (TCOLE) posts a copy of each police department's racial profiling report on its website.

To further ensure transparency, the Lancaster Police Department will be adding information to the city website.

Considerations

- **Operational** - The Lancaster Police Department has adopted a detailed, written policy on racial profiling and currently collects the required information on racial profiling as required by State Law. The Lancaster Police Department contracted with the University of North Texas for the examination of contact data. We have also had our policy and report reviewed and will be making additional modifications to our report and policies for enhanced transparency and information available to the public. The amended report will be presented to City Council at a future meeting.

- **Legal** - The Texas Code of Criminal Procedure requires that the Lancaster Police Department 2013 Racial Profiling Analysis Report be submitted to the City of Lancaster governing body.
- **Financial** - There are no financial requirements.
- **Public Information** - This item will be placed on a regular meeting agenda of the Lancaster City Council which will be noticed and posted in accordance with the Texas Open Meetings Act.

Options/Alternatives

There is no action required by the City Council at this time.

Submitted by:

Cheryl Wilson, Chief of Police

LANCASTER CITY COUNCIL
Work Session Agenda Communication
March 17, 2014

Item 4

Receive a presentation on the water meter and register replacement program.

This request supports the City Council 2013-2014 Policy Agenda.

**Goal: Financially Sound City Government
Sound Infrastructure**

Background

As prescribed in the City Council Rules and Procedures as amended July 2013, Section 1 D City Council Agenda Process, Councilmember LaShonjia Harris, District 5 requested an item be included on the agenda for the purpose of discussing the operational processes of the City's meter and register replacement program.

Water meters and registers are devices that measure the amount of water used by our customers. Registers are the brains of the meter. They record and transmit the data collected from the meter utilizing a radio signal.

In 2006, the City upgraded its water meter technology and replaced registers city-wide. The technology at that time had a five year warranty and expected lifespan. Staff began a system audit in FY 2011/2012 and implemented an action plan to upgrade registers throughout the City.

Water meter technology is continually progressing and the expected lifespan of registers has increased. Current register technology has an expected 10 year life span. Through this process the meter itself does not have to be replaced only the registers (brains of the meter).

The replacement plan began in July 2013; 297 registers and 16 meters were replaced totaling \$47,202. Since January 2014, 344 registers have been replaced totaling approximately \$51,000.

Council will receive a presentation regarding the replacement program.

Submitted by:

Jim Brewer, Public Works Director
Andrew Waits, Water & Wastewater Superintendent

LANCASTER CITY COUNCIL
Work Session Agenda Communication
March 17, 2014

Item 5

Receive a presentation regarding a proposed Rental Registration Program.

This request supports the City Council 2013-2014 Policy Agenda.

Goal: Healthy, Safe and Vibrant Community

Background

As prescribed in the City Council Rules and Procedures as amended July 2013, Section 1 D. City Council Agenda Process, Councilmember LaShonjia Harris requested an item be included on the agenda to discuss the Lancaster Development Code (LDC) and the International Code Council (ICC) building standards. Numerous complaints were received from residents within the Millbrook East subdivision regarding standards and regulations that would permit a new home builder to construct new homes with the sole intent to rent or lease.

Staff was asked to explore the potential for a citywide rental registration program in an effort to maintain and to stabilize residential neighborhoods.

Council will receive a presentation regarding a rental registration program.

Submitted by:

Opal Mauldin Robertson, City Manager
Rona Stringfellow, Assistant City Manager

Receive a presentation on the City of Lancaster Eyes and Ears Program (LEEP)

This request supports the City Council 2013-2014 Policy Agenda.

Goal: Healthy, Safe & Vibrant Neighborhoods

Background

Council supported implementation of a Citizen on Patrol concept for Code Compliance. The “Lancaster Eyes and Ears Program” (LEEP) intent is to engage citizens to report common code violations in efforts to enhance the city’s objective to maintain healthy, safe and vibrant neighborhoods. The “LEEP” is citizens of Lancaster that receives basic training to recognize code violations and volunteers their time to assist in the identification of code violations. The “LEEP” acts as the eyes and ears of our neighborhoods and identifies problems that are viewable from the public rights-of-way.

Considerations

- **Operational** – The “LEEP” will have a direct link to the Code Compliance Officer for the assigned neighborhood via email, phone or direct contact. The Code Compliance Officer assumes responsibility for the entirety of the complaint. The Development Services Team will be responsible for reviewing applications, selection, training and assignment of the “LEEP” Team.
- **Legal** – The “LEEP” Team will follow the rules and regulations of the City of Lancaster Volunteer Program. All applicants will complete an application and background screening.
- **Financial** – \$10,000 was budgeted for program implementation, training and equipment.
- **Public Information** – A Public Awareness Campaign to promote the “LEEP” Program is the next step.

City Council will receive a presentation regarding “LEEP”.

Submitted by:
Rona Stringfellow, Assistant City Manager

LANCASTER CITY COUNCIL
Work Session Agenda Communication
March 17, 2014

Item 7

Receive a presentation from Councilmember Mejia, District 3 regarding allowable building materials within the Lancaster Development Code.

This request supports the City Council 2013-2014 Policy Agenda.

Goal: Quality Development

Background

As prescribed in the City Council Rules and Procedures as amended July 2013, Section 1 D. City Council Agenda Process, Councilmember Marco Mejia requested an item be included on the agenda for the purpose of making a presentation to Council regarding allowable building materials for residential and commercial construction within the Lancaster Development Code.

Attachments

- Section 14.503 District Development Standards and Section 14.504 Commercial Districts – Lancaster Development Code
-

Submitted by:

Opal Mauldin Robertson, City Manager

District Development Standards

District	Old District Name	Maximum Density	Dwellings per Lot	Minimum Sq. Ft./Dwelling ¹²	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Max. Building Height
A-O	A-O	1 Unit /5 acres	1 Unit ¹	NA	40 ft.	25 ft.	10% of lot width, not to exceed 50 ft. ^{2,3,5}	35 ft.
SF-E	SF-ED	1 Unit /acre	1 Unit ¹	2,100 s.f.	30 ft.	10 ft. ^{2,3,5}	10 ft. ^{2,3,5}	35 ft. and 2.5 stories ⁴
SF-4	SF-1A	4 Units/acre	1 Unit ¹	2,100 s.f.	30 ft.	10 ft. ^{2,3,5}	10 ft. ^{2,3,5}	35 ft. and 2.5 stories ⁴
SF-5	SF-1	5 Units/acre	1 Unit ¹	1,750 s.f.	30 ft.	10 ft. ^{2,3,5}	10 ft. ^{2,3,5}	35 ft. and 2.5 stories ⁴
SF-6	SF-2 / SF-3	6 Units/acre	1 Unit	1,750 s.f.	30 ft.	10 ft. ^{2,3,5}	5 ft. ^{2,3,5}	35 ft. and 2.5 stories ⁴
ZL-7	SF-ZL	7 Units/acre	1 Unit	1,750 s.f.	30 ft.	10 ft. ^{2,3,5}	10 ft. ^{2,3,5}	35 ft. and 2.5 stories ⁴
2F-6	2F-1	6 Units/acre	2 Units	1,200 s.f. / 1,000 s.f. ⁷	30 ft.	10 ft. ^{2,3,5}	7 ft. ^{2,3,5}	35 ft. and 2.5 stories ⁴
TH-16	SF-A	16 Units/acre	1 Unit	1,500 s.f.	25 ft.	10 ft. ^{2,3,5}	0 or 10 ft. ^{2,3,5}	35 ft. and 2.5 stories ⁴
MH	MH-1	6 Units/acre	NA	1,350 s.f.	30 ft./15 ft. ⁸	10 ft. ^{2,3,5}	5 ft. ^{2,3,5}	35 ft. and 2.5 stories ⁴
MF-16	MF	16 Units/acre	NA	800 s.f. plus 100 s.f./BR	30 ft.	10 ft. ³	10 ft. ³	35 ft. and 2.5 stories ⁴
NS	NS	0.5:1 FAR			25 ft.	0 ft./20 ft. ⁹	0 or 10 ft. ¹⁰	35 ft. and 2 stories
R	R	NA			25 ft.	0 ft./20 ft. ⁹	0 or 10 ft. ¹⁰	35 ft. and 2.5 stories
CH	CH / CT / CTH	1:1 FAR			25 ft.	0 ft./20 ft. ⁹	0 ft. or 20 ft. ¹⁰	140 ft./60 ft. ¹¹
CS	C	1:1 FAR			25 ft.	0 ft./20 ft. ⁹	0 ft. or 30 ft. ¹⁰	35 ft. and 2.5 stories
TC	NA	[Place Holder]						
ORT	NA	1:1 FAR			25 ft.	0 ft./20 ft. ⁹	0 ft. or 20 ft. ¹⁰	35 ft.
LI	LI	1:1 FAR			25 ft.	0 ft./20 ft. ⁹	0 ft. or 20 ft. ¹⁰	35 ft.
MI	MI	1:1 FAR			25 ft.	0 ft./20 ft. ⁹	0 ft. or 20 ft. ¹⁰	35 ft.
TND	NA	NA						

Notes:

1. Guest Quarters/Secondary Living Units are allowed but must meet the standards for such units in Article IV Permissible Uses.
2. For Residential Portable and Accessory Buildings Setback, see *Sub-Section 3.1 General Residential Standards*
3. Side yard setback adjacent to a side street must equal at least 85% of the minimum required front yard setback; 100% for MF and other non-residential uses.
4. Accessory buildings such as garages without guest quarters/secondary living unit, shall be a maximum of 20 feet in height, 15 ft. in MH
5. Garages/Carports must be setback a minimum of 20 feet from side or rear property lines that they face.
6. Corner lots should be a minimum of 10 % larger than the average internal lots
7. 1,200 s.f. for a 2-bedroom unit, 1,000 s.f. for a 1-bedroom unit.
8. 30 ft. setback from a public roadway; 15 ft. from a private road
9. If rear wall contains windows or doors, then there shall be a 20 ft. setback from residentially zoned property.
10. If sideyard is adjacent to a residentially zoned property, then a 10 ft. sideyard shall be required; 20 ft. in CH; 30 ft. in CS
11. 140 ft. in height, but shall not exceed 60 ft. in height within 100 ft. of a property zoned as MF, 2F or SF.
12. The minimum Dwelling size is modified for a certain percentage of units by the requirement for Empty Nester type homes

Sec. 14.502 Agriculture-Open Space District

(a) Agriculture (A-O) District

- (1) Purpose. The Agricultural District is a reserved area in which the future growth of the City might occur. It is the intent of this district that agricultural land be held in that use for as long as is practical and reasonable to promote orderly growth. This zoning is suitable for areas where development is premature because of a lack of utilities, capacity, or service, or where the ultimate land use has not been determined.

The zone is also to be used:

- A. To protect those areas that are unsuitable for development because of physical problems or potential health or safety hazards such as flooding. The use of the land would be permanently restricted to low intensity agricultural uses until such time as the property is proven to be suitable for development and is rezoned.
 - B. To provide a permanent greenbelt to preserve natural areas or open space buffer around uses that might otherwise be objectionable or pose environmental or health hazards.
 - C. No uses should be allowed that would be detrimental to urban land uses.
- (2) Permitted Uses. In general, farming and ranching-related activities and accessory uses, including the owner's single family dwelling on 5 acres or more provided that it can be served by septic and water provided on site, shall be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in *Article 14.400 Permissible Uses*.

Sec. 14.503 Residential Districts

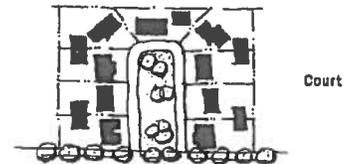
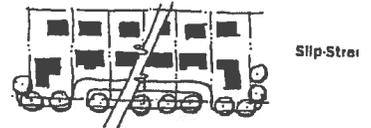
(a) General Residential District Standards – All residential districts.

(1) Residential Unit Diversity

- A. Requirement for Single Family Districts. In order to ensure a diversity of housing types for young couples, empty-nesters and retirees, a portion of the total number of lots and units in certain Single Family zoning districts shall meet the standards for Empty-Nester Units.
 - 1. In residential subdivisions in SF-4, SF-5 and SF-6 zoning districts, developments of 20 or more acres in size which are being developed to within 20% of the maximum allowable density, shall contain a minimum of 20 percent Empty-nester Units.
 - 2. Such units shall fall under the district's overall density cap.
- B. Empty-Nester Units may include single family lots or two-story townhouses and are characterized as
 - 1. Single family living units which are 1,000 to 1,400 s.f. in size; Townhouses must be at least 1,200 s.f. with no maximum size. An SUP shall be required for units down to 850 s.f.
 - 2. Lots which are between 30 and 50 feet wide; Townhouses must be a minimum of 20 feet in width.

3. All such lots shall be within 300 feet of publicly accessible open space of at least 4,000 s.f. which has a minimum dimension of 50 feet. Single family or Townhouse lots must face or side onto this open space.
4. Notwithstanding the above, Empty-Nester units may also include homes designed and built to appear like a traditional large home, but which may include up to four living units meeting the size limitations above.

(2) Residential Facing Streets. Newly created residential subdivisions shall face or side homes on to streets and open space. Such subdivisions shall not be designed or laid out in a manner that will result in placing the rear of homes next to roadways. This may be achieved on major roadways by utilizing large lots (capable of including additional parking and on-site maneuvering), eyebrows, slip streets or courts. *Facing Homes on to Major Streets.*)



Exterior Wall Materials

1. All buildings of 300 s.f. or more and over nine feet (9) tall shall have exterior walls constructed of at least eighty percent (80%) standard masonry construction, excluding windows and doors, unless the wall is on a porch, patio, courtyard, or breezeway, in which event, the wall may be of non-masonry construction. Hardy Plank or similar cementaceous material may be used for up to 50% of the masonry requirement. Buildings with less than 80% shall require approval of the Planning and Zoning Commission.
2. Buildings less than 300 s.f. and under 9 feet in height may be constructed with non-masonry materials, or may be all metal with a baked-on pre-painted surface, but must be screened from a public street or open space.
3. Exceptions to these requirements, including buildings for farm animals, may be permitted on a case by case basis by the Planning and Zoning Commission upon submission and approval of elevation drawings of the subject structure, and material samples.
4. Barns used for agricultural or farm animal purposes in AO districts are excluded from this masonry requirement.

(3) Residential Garages and Carports.

A. Garages. In single family or duplex districts, parking garages must be located off an alley; or if accessed from the front street, must be located at least 20 feet behind closest corner of the front building façade for front entry garages, unless it is a "J-Swing" garage where the garage door is perpendicular to the street. "J-Swing" garages may only be permitted on lots which are 60 or more feet in width.

- B. Carports. In single family or duplex districts, carports must be located at least 20 feet behind the front building façade and be architecturally integrated with the main residential structure.
- C. Porte-cocheres. Porte-cocheres may be permitted provided that they are architecturally integrated with the primary structure.
- D. Height. The garage or carport, attached or unattached, may not exceed the height of the main structure.

(b) Neighborhood Infill Standards

- (1) Intent. The intent of Infill Standards is to preserve the community's special neighborhood areas and to—
 - A. Ensure compatible development on vacant lots and redevelopment of parcels, with the existing fabric of the neighborhood.
 - B. Preserve and enhance the neighborhood's unique character, and preserve property values.
- (2) Applicability. These standards apply to neighborhoods which were subdivided into individual residential lots of 20,000 s.f. or less, prior to 1960.
- (3) Standards.
 - A. Setbacks. The setback from the front and side property lines shall be in the order of the average setbacks of other developed properties on the same block face. In no case shall the setback exceed or be less than any other property on the block face.
 - B. Parking. On-site parking and the location of the residential garage shall conform to the predominant location in relationship to the site and primary building, as other sites on the block face.
 - C. Roof style and pitch. The roof style and pitch shall conform to the typical roofs in the block face.
 - D. Exterior Building Materials. Building materials shall reflect the materials in common use along the block face. However, Hardie Plank or a similar cementitious-fiber board plank in terms of warranty and finish may be used in place of wood siding. Such siding shall be similar in width and scale to the predominant siding on the block face.
 - E. Amenities. Front porches, windows on the street, and chimneys may also be required, where they are common in the block face or neighborhood.
 - F. Exceptions the following projects are exempt from the requirements of this sub-section:
 - 1. Any property that is being rebuilt within the original footprint and to within 10% of the same building area with the same exterior configuration and materials, and
 - 2. Any property located in a Neighborhood Preservation Overlay or Historic District.
- (4) Determination of Conformity.
 - A. The Director shall determine whether the proposed infill development meets the standards of this sub-section; or at his/her discretion, may refer such determination to the Commission.

- C. This zone allows medium density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open spaces are met. MF-16 uses should not run traffic through single-family neighborhoods, and should be located close to arterial or collectors capable of carrying the additional traffic.
 - D. Multi-Family developments are not necessarily a buffer between single-family and commercial uses, and should be property buffered from pollution and/or environmental hazards.
- (2) Permitted Uses. In general, duplex and apartment dwellings together with public, denominational and private schools, and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in *Article 14.400 Permissible Uses*.
- (3) Special Standards.
- A. Refuse Facilities. Every dwelling unit shall be located within two hundred fifty (250) feet of a refuse facility; measured along the designed pedestrian and vehicular travel way.
 - B. Open Space. Each lot of parcel of land, which is used for multifamily residents, shall provide open space on the same lot or parcel of land. Such open space shall be landscaped and improved for use by residents in engaging in recreation or social activity:
 - 1. Efficiency apartments and one-bedroom apartment units shall provide a minimum of 500 s.f. of usable open space per unit. For each additional bedroom over one (1), an addition 300 s.f. shall be provided.
 - 2. In meeting this requirement, a credit of 3 s.f. may be applied for each square foot utilized for swimming pools and adjacent decks, patios or lounge areas within 10 feet of a pool; developed or equipped children's play areas; and usable portions of recreational buildings. At the time of Site Plan approval, the Planning and Zoning Commission and /or City Council may allow a credit not to exceed 10% of the total required usable open space for adjacent and immediately accessible public parks or open space. The combined credit for areas calculated at a 3:1 basis and for public parks shall not exceed 50% of the total usable open space for an individual lot or parcel.
 - 3. At the time of Site Plan approval, the Planning and Zoning Commission and/or City Council may give full or partial credit for open areas that exceed a 4:1 slope, it is determined that such areas are environmentally significant and that their preservation would enhance the development.
 - C. Other Standards. No building or land may be used, unless in accordance with the development standards in this *Article 14.500 General* and *Article 14.500 Residential Districts* of this ordinance.

Sec. 14.504 Commercial Districts

(a) General Commercial District Standards

- (1) Mixed Use. Retail properties comprised of a total of 10 acres or more and zoned NS or R, may include residential loft units with a minimum of 800 s.f. in size and 2-story townhouses which are a minimum 1,200 s.f. in size, provided that they are integrated with the retail development and included on the approved Site Plan for the development. Such residential use may comprise up to 50% of the total amount of development on the site.

(2) Construction Materials.

- A. Exterior Walls. Each exterior wall shall consist of 100% masonry materials as defined in *Article 14.1300 Definitions - Masonry*, excluding doors and windows, on walls which are visible from a public street or open space.

All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the Building Official) shall be limited to 50% of the buildings exterior finishes where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first 8 feet above grade on a façade visible from a street or public area.

Exceptions to this requirement may be permitted on a case by case basis by the Planning and Zoning Commission or City Council upon submission and approval of elevation drawings of the subject structure, and material samples.

(3) Maximum Building Height.

- A. All Districts. The height limit for all structures shall be as established in the Districts governing the property on which the structures are located, and the exceptions to height setback standards below.
- B. Building Height and Setback Exceptions for Commercial Districts.

Exceptions. The following features may be constructed 12 feet higher than the maximum height requirement of the zoning district in which the structure is located:

1. Chimneys, church spires, elevator shafts, and similar appendages not intended as places of occupancy or storage.
2. Flag poles and similar devices.
3. Heating and air conditioning equipment, solar collectors and similar equipment, fixtures, and devices.

Provided that they are:

1. Not more than one-third of the total roof area; and
2. Set back from the edge of the roof a minimum distance of two feet for every foot by which such features extend above the roof surface of the building to which they are attached.

(4) Building Articulation.

- A. Requirements. Facades shall meet the following minimum standards for articulation:
1. Horizontal Articulation. No building wall shall extend for a distance equal to 3 times the wall's height without having an off-set of 25% of the wall's height, and

Sec. 14.505 Industrial Districts

(a) General Industrial District Standards.

- (1) Construction Materials. Exterior Walls - Each exterior wall shall consist of 100% masonry materials as defined in *Article 14.1300 Definitions - Masonry*, excluding doors and windows, on walls which are visible from a public street or open space, including a minimum of 20% stone.

All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the Building Official) shall be limited to 50% of the buildings exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first 8 feet above grade on a façade visible from a street or public area.

Exceptions to this requirement, including allowing concrete tilt-up walls, may be permitted on a case by case basis by the Planning and Zoning Commission or City Council upon submission and approval of elevation drawings of the subject structure, and material samples.

- (2) Maximum Building Height.

A. All Districts. The height limit for all structures shall be as established in the Districts governing the property on which the structures are located, and the exceptions to height setback standards below.

B. Building Height and Setback Exceptions for Industrial Districts.

Exceptions. The following features may be constructed 12 feet higher than the maximum height requirement of the zoning district in which the structure is located:

1. Chimneys, church spires, elevator shafts, and similar appendages not intended as places of occupancy or storage.
2. Flag poles and similar devices.
3. Heating and air conditioning equipment, solar collectors and similar equipment, fixtures, and devices.

Provided that they are:

1. Not more than one-third of the total roof area; and
2. Set back from the edge of the roof a minimum distance of two feet for every foot by which such features extend above the roof surface of the building to which they are attached.

- (3) Building Articulation.

A. Requirements. Facades which face streets shall meet the following minimum standards for articulation:

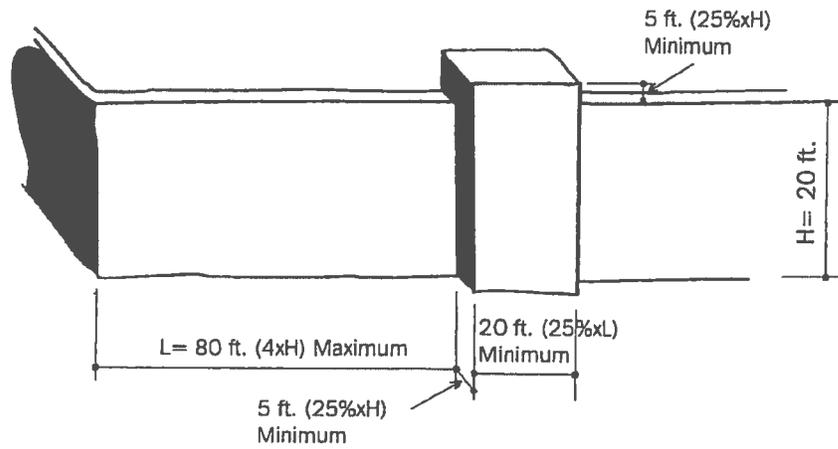
1. Horizontal Articulation. No building wall shall extend for a distance equal to 4 times the wall's height without having an off-set of 25% of the wall's height,

- C. No building or land may be used, unless in accordance with the development standards in this *Section 1 General* and *Section 4.1 Commercial District Standards* of this Article.
- (f) Commercial Service (CS) District.
- (1) Purpose.
 - A. The Commercial Service District is established to provide adequate space and site diversification for commercial establishments may involve uses that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly adverse influences.
 - B. This district is commercial in nature, but has some aspects that are similar to industrial uses. The noise, traffic, litter, late night hours, outside storage of materials and equipment, and other influences that could be harmful to residential areas require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas at all, if possible. These areas should not be located in close proximity to residential areas of any type.
 - C. Areas should not be zoned to this use unless they are located on or close to arterials capable of carrying commercial and truck traffic. They should be located close to major truck routes. Internal streets in such developments should be sized and strengthened to accommodate truck traffic. Fire protection should be adequate for large warehouse type operations, and the water, wastewater, and drainage systems should have enough existing capacity to support such development.
 - (2) Permitted Uses. In general, commercial uses that may involve large volumes of truck traffic, outside operations and storage of materials and equipment may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in *Article 14.400 Permissible Uses*.
 - (3) Special Standards.
 - A. Outside Storage.
 - 1. All outside storage shall be placed behind the front façade of the main structure. This does not apply to uses that allow incidental display, in which case only the amount of goods necessary for display purposes shall be exempt from this requirement.
 - 2. All outside storage shall be screened from streets and public areas.
 - B. No building or land may be used, unless in accordance with the development standards in this *Section 1 General* and *Section 4.1 Commercial District Standards* of this Article.

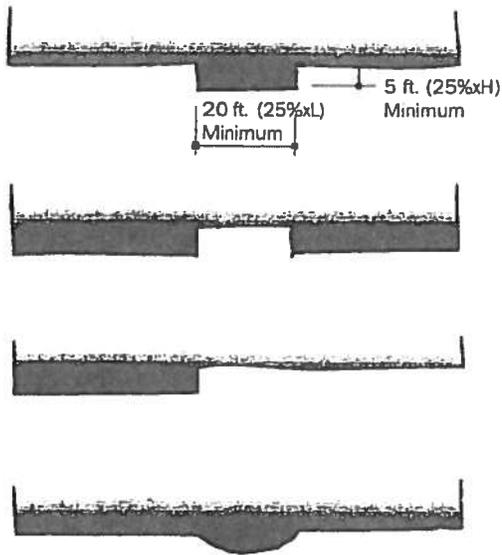
and that new plane shall extend for a distance equal to at least 20% of the maximum length of the first plane.

2. **Vertical Articulation**. No horizontal wall shall extend for a distance greater than 4 times the height of the wall without changing height by a minimum of 25% of the wall's height.

FIGURE 1 INDUSTRIAL BUILDING ARTICULATION EXAMPLE



Possible PLANS of Buildings



Possible ELEVATIONS of Buildings

