



CITY OF OTHELLO PLANNING COMMISSION

**Regular Meeting
500 E. Main St.
Tuesday January 16, 2018
6:00 PM**

1. Call to Order- Roll Call
2. October 16, 2017 Minutes Approval
3. Municipal Code Update – Landscaping – Request for Direction
4. Municipal Code Update – Commercial Zones – Request for Direction

****Next Regular Meeting is Tuesday February 20, 2018 at 6:00 P.M. at Othello City Hall****

**City Hall is accessible for persons with disabilities.
Please let us know if you will need any special accommodations to attend the meeting.**

Planning Commission

October 16, 2017

Terri Phillips

CALL TO ORDER

Chairperson Terry Thompson called the meeting to order at 6:02 pm October 16, 2017.

ROLL CALL

Commissioners: Chairperson Terry Thompson, Chris Dorow, Brian Gentry and Roger Ensz

Absent: Deena Vietzke

Staff: Community Development Director Anne Henning and Planning Secretary, Terri Phillips

Quorum Established.

APPROVAL OF September 18, 2017 PLANNING COMMISSION MEETING MINUTES

It was voted to accept the minutes from September 18, 2017 M/S Chris Dorow/Brian Gentry

MUNICIPAL CODE UPDATE

As the September 18th meeting, the Planning Commission started review of a draft which combined all Commercial Zones into one chapter and added commercial design standards. The intent was to make the Zoning Code easier to understand while adding standards to protect community appearance.

Staff added the changes to permitted uses that were discussed last month, added in existing standard that were spread across multiple chapters, and fleshed out other sections with some ideas of possible regulations.

Photos and drawings to illustrate the design standards will be added in the future, once the standards are more settled.

The Commission discussed land uses in Commercial Zones to allow or not to allow in C-1, C-2 and C-3, as well as Development Standards and Performance Standards. There was considerable discussion about noise levels, but the standards proposed in the new draft already exist in OMC 14.90, they are just being moved to this chapter.

The Commission started discussion of Design Standards. The Commission is interested in exploring regulation the color of buildings, although the draft currently contains only building form standards, not colors. The Commission determined that the Community Development Director should be the review authority for exceptions to the code, rather than creating a Design Review Commission. Meeting adjourned at Treatment of Corner and will continue at that point next meeting.

ADJOURNMENT

Having no other business at hand a motion was made to adjourn the meeting at 8:00pm M/S Roger Ensz/Chris Dorow

The next meeting is scheduled for November 20, 2017.

By: _____ Date: _____
Terri Phillips, Planning Secretary

NOTE: These are abbreviated minutes that contain all motions and business conducted. These meetings are taped; a complete record of the minutes may be obtained by contacting the Planning Commission Office or a verbatim copy of these minutes can be ordered at the requestor's expense.

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: January 16, 2018

SUBJECT: Municipal Code Update –Landscaping – Request for Direction

Landscaping provisions currently exist in multiple places in the Municipal Code, spread out among three Titles and eight Chapters. Some of these provisions conflict, and most are independent of all the others, leading to confusion and inconsistency. In addition, the requirements are not very flexible and may not create the appearance the Commission would like to see. Staff proposes revamping the landscape regulations by having one location that all references can point to, making the regulations more flexible to allow for creativity and individualization, and work toward achieving the City's goals for appearance and function of landscaping.

Staff Comments

1. Different and sometimes conflicting landscaping provisions can be found in these sections of the OMC:
 - a. Title 14 Buildings and Construction
 - i. OMC 14.30.130, Buffer Strips (within the Commercial Development Standards)
 - ii. OMC Chapter 14.57, Landscaping
 - b. Title 16, Subdivisions
 - i. OMC 16.68.130, Landscaping/Screening (within Personal Wireless Telecommunications Facilities)
 - c. Title 17, Zoning
 - i. OMC 17.19.040(b), Front, side and rear yards (Planning Commission can require landscaping adjacent to residential uses for medical facilities within the Residential-Medical District).
 - ii. OMC 17.44.030(C)(12), Landscaping, Buffering and Screening requirements for Recreational Vehicle Parks
 - iii. OMC 17.46.030(o), Landscaping, Buffering and Screening requirements for Mobile Home Parks
 - iv. 17.61.060(3), Screening and Landscaping for Parking Areas
 - v. 17.75, Landscaping Buffer and Screening Requirements
2. The main landscaping provisions, OMC 14.57, were based on Moses Lake's landscape chapter, which I wrote in 1999, with the help of a staff committee. For Moses Lake, it was a big step up from requiring one square foot of landscaping per lineal foot of street frontage for commercial projects. It was a fairly rigid approach of 1 tree per 25 feet, 1 shrub every 4 feet, etc. The idea was to make it simple to comply for developers who were not used to having to think much about landscaping. But it did not lead to creative

or attractive landscape design. Almost every project went through the deviation process to be able to do a better design that wasn't allowed by the code. Moses Lake changed their landscape ordinance in 2012, three years after Othello adopted the Moses Lake model.

3. Staff is not presenting a draft at this time. Instead, staff would request input from the Planning Commission on the landscaping they would like to see, and whether any other groups should be involved in the process of reviewing the landscape ordinance.

Action: The Planning Commission should provide direction to staff on the amount and type of landscaping that should be required, so that staff can create a draft ordinance to replace and improve on the existing requirements. In addition, the Commission should consider who else should be involved in discussing landscape requirements.

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: January 16, 2018

SUBJECT: Municipal Code Update - Commercial Zones – Request for Direction

The Planning Commission has been reviewing of a draft Municipal Code section which combines all Commercial Zones into one chapter and adds commercial design standards. The intent is to make the Zoning Code easier to understand while adding standards to protect community appearance.

Staff Comments

1. Staff added the changes that were discussed at the last meeting (October 16, 2017), including filling in the blanks in the Land Uses chart, deleting proposed uses that are not needed, updating the Development Standards chart, and adding the Community Development Director as the authority to approve alternate designs.
2. The Commission asked staff to bring suggestions of lot coverage regulations; however more information about the Commission's purpose in regulating lot coverage is needed. Lot coverage standards are more common in residential zones, to encourage more openness and space between neighbors. Staff could not find many examples of jurisdictions that limit lot coverage in commercial areas. More often, jurisdictions adopt regulations that attempt to increase the density of their commercial areas. Some jurisdictions also adopt regulations limiting the total amount of impervious surface, as a way of dealing with stormwater. The Commission should provide direction on what the intent was in adding lot coverage standards to Table 2.
3. Regulating building color was also discussed at the last meeting. Staff found a few examples, which have been added in to the draft for the Commission to review at 17.30.070(l) Material (Page 10 in the 1-16-18 draft). However, the Commission should keep in mind this is a cultural issue, as well as being difficult to regulate. Staff would suggest not proposing to regulate building color.
4. Last time, the Commission concluded their review at 17.30.070(i) Treatment of the Corner (Page 9 in the 1-16-18 draft).

Attachments

- 1-16-18 Draft OMC 17.30, Commercial Zones

Action: The Planning Commission should review the attached draft and provide direction to staff.

Chapter 17.30 COMMERCIAL ZONES

Sections:

- 17.30.010 Purpose
- 17.30.020 Additional Requirements
- 17.30.030 Uses.
- 17.30.040 Prohibited.
- 17.30.050 Development Standards.
- 17.30.060 Performance Standards.
- 17.30.070 Design Standards in C-1 and C-2 Zones.
- 17.30.080 Design Standards in C-3 Zone.
- 17.30.090 Construction Code Requirements.
- 17.30.100 Fences and Walls.
- 17.30.110 Stormwater and Drainage
- 17.30.120 Pedestrian Standards

17.30.010 Purpose.

- (a) Generally. This chapter provides for a well-distributed system of retail and service uses with appropriate standards to create an attractive, economically thriving commercial base for the community.
- (b) C-1 Traditional Commercial Zone. The C-1 Zone retains the traditional downtown development pattern of buildings directly abutting the sidewalk with limited to no onsite parking. This is a compact area with traditional building styles.
- (c) C-2 Central Commercial Zone. The C-2 Zone caters to both pedestrian and vehicle traffic. Onsite parking is required but customers may choose to park once and visit several businesses by walking. Design standards ensure buildings create a lively and attractive environment.
- (d) C-3 Large-Scale Commercial Zone. The C-3 Zone is intended for “big box” stores and other businesses that generally attract customers in vehicles. While walking between businesses is an option, it is less likely in this zone with its larger buildings and extensive parking lots. Buildings are pleasing to the eye but design standards are less stringent than in the other commercial zones.

17.30.020 Additional Requirements.

Additional requirements are found in other chapters of the Municipal Code and other adopted City regulations, included but not limited to the following:

- (a) OMC 17.05, Interpretation, Purpose, Applicability
- (b) OMC 17.56, General Provisions
- (c) OMC 17.61, Off-Street Parking
- (d) OMC 17.65, Building Permits [?]
- (e) OMC 17.75, Landscaping Buffer and Screening Requirements, and OMC 14.57, Landscaping [*need to combine these chapters*]
- (f) OMC 14.58, Signs
- (g) OMC Title 19, Development Code
- (h) City of Othello Public Works Standards

17.30.030 Uses.

- (a) The Commercial Land Use table indicates where categories of land uses may be permitted and whether those uses are allowed outright or by conditional use permit. Only commercial zones are included in this table. Land uses not listed are prohibited unless allowed through the process specified in (c), below. Further interpretation of these zones may be obtained as specified in OMC 19.03.020. Land uses are also subject to the footnotes following the table.
- (b) The symbols used in the table represent the following:
- (1) A = Allowed, subject to applicable standards and any footnotes
 - (2) C = Conditionally allowed through the Conditional Use Permit process, subject to applicable standards and any footnotes
 - (3) X = Prohibited use
- (c) Uses similar to those listed may be established as allowed or conditionally allowed through the interpretation process in OMC 19.03.020(b). In determining whether a use should be permitted, the Administrator shall refer to the purpose statement in OMC 17.30.010 and the most recent version of the North American Industry Classification System (NAICS), as used by federal agencies in the classification of business establishments.

TABLE 1: LAND USES IN COMMERCIAL ZONES			
USE CATEGORIES	C-1	C-2	C-3
Retail			
Retail use (other than those listed below)	A ¹	A	A
Contractor supply and sales, lumberyard	X	A	A
Daily outdoor merchandise display	A	A	A
Drive thru for a permitted use	A	A	A
Eating and drinking places	A	A	A
Farm and landscaping equipment sales, supplies, and service	X	A	A
Fuel stations	X	A	A
Manufactured home sales	X	A	A
Marijuana sales	X	X	X
Open sales lots	X	X	A
Vehicle sales lots (can include RVs, boats, trailers, and campers) (can include light service)	X	X	A
Warehouse sales	X	X	A
Wholesale			
Wholesale use when not associated with a retail use	X	X	A
Services			
Service uses (other than those listed below)	A ²	A	A
Adult entertainment and cabarets (in compliance with OMC 4.28) ³	X	X	A

¹ Limited to buildings under 2000 square feet.

² Limited to buildings under 2000 square feet.

³ An adult entertainment business must be at least 700' from any park, school, preschool, youth club, bus stop, day care center, or another adult entertainment business

TABLE 1: LAND USES IN COMMERCIAL ZONES

USE CATEGORIES	C-1	C-2	C-3
Banking and financial services	A	A	A
Clubs, lodges, assembly halls	X	A	A
Cultural, recreational, and entertainment uses	X	A	A
Daily care providers (child care, elder care)	A	A	X
Dance hall	X	X	A
Drive thru for a permitted use	A	A	A
Family day care home in an existing residence	A	A	A
Health care providers	A	A	A
Hospitals	X	X	A
Lodging (Hotels & motels subject to review under OMC 17.67)	X	A	A
Kennels, animal boarding, pet care	X	X	A
Personal service shops	A	A	A
Professional offices	A	A	A
Recreational vehicle park (in compliance with OMC 17.44)	X	X	A
Rental of vehicles, trailers, and machinery	X	X	A
Repair and maintenance, including vehicles, small engines, and appliances	X	X	A
Theater	X	A	A
Truck stops, sales, and light repairs	X	X	A
Veterinarian	X	X	A
Transportation, Communication, and Utilities			
Passenger transportation facilities, public or private	X	X	A
Personal wireless telecommunications facilities (in compliance with OMC 16.68)	X	A	A
Utility facilities (such as well house, electrical substation, etc.)	A	A	A
Industrial and Storage			
Cargo containers used for storage (in compliance w/new section to be created: use 11 existing conditions)	X	A	A
Light manufacturing when subordinate to a retail sales outlet and contained in a building	A	A	A
Outside storage in conjunction with a principal use which is in an enclosed adjoining building	X	X	A
Self-storage, mini-storage, RV storage	X	X	A
Storage, warehousing, and distribution, not associated with a retail business	X	X	A
Truck parking (in compliance w/new section to be created: 12 conditions)	X	X	A
Wrecking yard, salvage yard, junk yard	X	X	X
Public and Institutional			
Churches	X	A	A
Libraries	A	A	A
Municipal and governmental facilities, shops, and yards	X	A	A
Outdoor recreational, entertainment, or amusement facilities	X	X	A
Park, playground, athletic field, other non-commercial recreation	A	A	A
Schools, public or private	X	A	A
Residential			
Adult family home in an existing residence	A	A	A
Assisted living facility	X?	A	A
Manufactured or mobile home park	X	X	X
Multi-family residential use not in conjunction with a commercial structure	X	X	X
Residential use in a basement or upper story	A	A	A

17.30.040 Prohibited.

The following are prohibited in all Commercial Zones:

- (a) Outside storage, collection, or dumping of dismantled, partly dismantled, or wrecked vehicles, trailers, machinery, or parts;
- (b) Outside storage or collection of any junk, scrap, unsightly material or debris visible from a public street;
- (c) Abandoned structures or buildings in a state of disrepair or not approved for use;
- (d) Removal of soil or other natural materials for the purpose of sale or use as fill material, except that excavation for the purpose of construction or landscaping is permitted;
- (e) Using any trailers, railroad cars, semi-trailers, car, truck, or van bodies for storage facilities.

17.30.050 Development Standards.

- (a) Purpose. This section established the development standards and site requirements for uses in the Commercial Zones. The standards and rules are established to provide flexibility in project design, prevent fire danger, provide adequate access and circulation, reduce incompatibilities, and prevent overloading of infrastructure due to the impacts of development.
- (b) Explanation of Table. Development standards are listed down the left column of the table and the Commercial Zones are identified across the top row. The matrix cells contain the requirements of each zone. The footnotes identify particular requirements applicable to a specific use, standard, or zone. "NR" stands for "No Requirement".

TABLE 2: DEVELOPMENT STANDARDS IN COMMERCIAL ZONES

Development Standards	C-1	C-2	C-3
Maximum building height ⁴	4 stories or 62'	4 stories or 62'	4 stories or 62'
Minimum front yard setback	NR	15'	15'
Maximum front yard setback	0' ⁵	NR	NR
Side setback	NR	NR	NR
Side setback, corner lot	NR	15'	15'
Rear setback	NR	NR	NR
Maximum building coverage	Staff to bring ideas ⁶		
Landscaping required (OMC 14.57)	New parking lots only	Yes	Yes
Outside storage allowed	No	??	Yes
Parking required (OMC 17.61)	Residential and lodging only	Yes	Yes
Pedestrian requirements	NR	NR? Or 14.30.160?	14.30.160
Design standards	OMC 17.30.070	OMC 17.30.070	OMC 17.30.080

Setback notes:

⁴ All structures over 35' high and which have a base that is less than 50% of the height shall be set back from the property line equal to the portion of the structure over 35' in height. Additional fire protection measures may be required at the discretion of the Fire Chief and Building Official.

⁵ Portions of the building may be set back further than the maximum setback to allow for features that encourage pedestrian use and activity along the street, such as building modulation, pedestrian plazas or courtyards, covered or recessed entryways, commercial uses or displays (such as vendor, newsstands, or cafes), public art (including sculptures and water features), or seating or planter areas. In addition, buildings on corner lots need to be positioned so as to not create a sight distance hazard for traffic.

⁶ What is our reason for wanting to regulate this?

Within the setback area shown on Table 2, no building or structure (as defined in Sections 17.09.140 and 17.09.836) shall be allowed except flagpoles, street furniture, transit shelters, signage, fencing, slope stability structures, and improvements less than 30 inches above grade, including decks, patios, walks, and driveways. Some of these structures and improvements require a permit.

The setbacks shown in Table 2 are Zoning setbacks. Larger setbacks may be required by the State Building Code, State Fire Code, sight distance requirements, or landscaping requirements.

17.30.060 Performance Standards.

Uses within the commercial zones shall not inflict upon adjacent property smoke, dust, dirt, glare, odors, steam, vibration, electrical interference, excessive hazard or noise which exceeds the maximum permissible limits as herein defined.

- (a) **Air Quality.** Emissions from combustion and incineration, emissions from sources emitting hazardous air pollutants, and emissions of suspended particles or fugitive dust shall not exceed the standards set forth in Washington Administrative Code 173-400, General Regulations for Air Pollution. Where such emissions could be produced as a result of accident or equipment malfunction, safeguards standard for safe operation in the industry shall be taken. Polluted air streams shall be treated with the best available control technology.
- (b) **Heat, Glare, and Humidity (Steam).** Any activity producing humidity in the form of steam or moist air, or producing heat or glare shall be carried on in such a manner that the heat, glare, or humidity is not perceptible at or beyond the property line. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in objectionable glare.
- (c) **Odors.** Any use producing odors shall be carried on in such a manner that offensive or obnoxious odors shall not be perceptible at or beyond the property line.
- (d) **Vibration.** Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any point beyond the property line.
- (e) **Electromagnetic Interference.** Electric fields and magnetic fields shall not be created that adversely affect the public health, safety, and welfare, including but not limited to interference with the normal operation of equipment or instruments or normal radio, telephone, or television reception from off the premises where the activity is conducted. This section does not apply to telecommunication facilities which are regulated by the FCC under the Federal Telecommunication Act of 1996 or its successor.
- (f) **Noise.** Noise within the commercial zones must not exceed the maximum permissible noise levels set forth in this chapter and WAC 173-60, Maximum Environmental Noise Levels, as measured at the property line of the noise source.

Maximum Permissible Environmental Noise Levels			
Noise Source	Property Receiving Noise by Zone		
	Residential	Commercial	Industrial
Commercial Zone	57 dBA*	60 dBA	65 dBA

* Between the hours of ten p.m. and seven a.m., the noise limitations of the foregoing table shall be reduced by ten dBA for residential receiving property.

At any time of the day or night the applicable noise limitations may be exceeded for any receiving property by no more than:

- (1) Five dBA for a total of fifteen minutes in any one-hour period.
- (2) Ten dBA for a total of five minutes in any one-hour period.

- (3) Fifteen dBA for a total of one and one-half minutes in any one-hour period.

Exemptions to the maximum permissible noise level cited in this chapter shall be as enumerated in WAC 173-60-050, Maximum Environmental Noise Levels Exemptions.

- (g) Fire and Explosive Hazard. The manufacture, use, processing, or storage of flammable liquids, gases, or solids shall be in compliance with the State Fire Code, the State Building Code, National Fire Protection Association standards, and any other state or nationally recognized standards that may apply to the particular use, building, or process.

17.30.070 Design Standards.

- (a) Scope and Applicability. These standards are applicable to all buildings in the C-1 and C-2 Commercial Zones, regardless of use. Design standards apply to all of the following:
 - (1) New buildings and new developments;
 - (2) Remodeled buildings where the cost of remodeling is more than 50% of the current assessed value of the building as determined by (Community Development Director/Building Official/Adams County Assessor/Tax Sifter?) Design standards shall apply to the whole building, not just the part that was remodeled.
 - (3) Building additions when the gross floor area is being increased by ___% or where the cost of the addition is more than 50% of the current assessed value of the building as determined by _____.
- (b) Departures from Standards. These standards are not intended to prohibit creative design and development solutions by professional designers/developers that may create a better quality development. Therefore, certain departures from the design standards may be permitted. In order for a departure from the standards to be allowed, the development proposal must demonstrate that the departure would result in a development that better meets the intent, objectives, and design principles of the design standards. The (City Administrator/Community Development Director?) shall have the final authority to resolve any conflicts in the standards in order to protect the City's objectives and goals.
- (c) Objectives
 - (1) Promote economic vitality.
 - (2) Promote a good business environment and destination marketing.
 - (3) Provide simplicity and clarity of regulation.
 - (4) Promote quality and creativity in design.
 - (5) Offer flexibility and options.
- (d) Design Principles
 - (1) Safety and vitality, with a livable, pedestrian-friendly commercial environment.
 - (2) Compatibility with the positive attributes of Othello.
 - (3) Efficiency in the delivery of public infrastructure.
 - (4) Variety and creativity in design.
- (e) Definitions
 - (1) Articulation: Shifts in the plane of walls, setbacks, step-backs, overhangs, and details in order to create variation in a building façade and divide large buildings into smaller identifiable pieces.

- (2) Blank walls: Walls without windows, plantings, or architectural elements, such as modulation.
- (3) Building Mass: Height, width, and depth of a building structure.
- (4) Cornice: The horizontal projection, molded or otherwise decorated, that crowns the top of a building.
- (5) Façade: The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.
- (6) Massing: How the three-dimensional building forms are grouped to create the general shape and form of the building.
- (7) Modulation: Variation in the building mass through the use of step-backs, setbacks, diminishing upper floor areas, and/or projecting roof overhangs.
- (8) Outdoor Display Area: Areas outside the building structure where merchandise is displayed for customers.
- (9) Outdoor Storage Area: Outdoor areas where merchandise is kept for temporary storage purposes but not for display; or the keeping in an unroofed area of any goods, junk, material, merchandise, supplies, or vehicles in the same place for more than 24 hours.
- (10) Parapet: The vertical extension of the main walls of a building above the roofline.
- (11) Pedestrian-Oriented Commercial Use: A commercial enterprise whose customers may likely arrive by foot, which may include restaurants, retail shops, personal service businesses, financial institutions (except drive thru windows), and other similar establishments that generally benefit from pedestrian activity.
- (12) Proportion: The ratio of building elements, including height, mass, and depth. Good proportion is a harmonious arrangement or relation of parts or elements within a whole.
- (13) Roofline: The outer edge of the roof that provides visual terminus to the top of the building.
- (14) Roofline Variation: The roofline articulated through a variation or step in roof height or detail, such as pitched roof, projecting cornice, articulated parapet, or terraced roof.
- (15) Scale: The relationships of a development and/or its elements in terms of size, height, bulk, intensity, and aesthetics, to one another and to the surroundings. "Human scale" would identify the relationship of the building to human beings.

(f) Massing and Architectural Features

- (1) Intent: To reduce the bulk of the buildings by breaking down the mass into human scale, in order to offer variety and consistency along the street face.

(2) Mandatory Standards

(A) Multi-story buildings must display the proportion of a "Base", "Middle", and "Top" in massing. "Top" can be expressed by using sloped, gabled, or flat roofs. Flat roofs shall have cornices, parapets, or similar special features to act as the top of the building. Step-backs of the buildings at the upper floors can also be used as a method to express base, middle, and top.

(B) A street-facing façade more than 50' long shall include the following treatments:

- (1) Change in the roof or wall plane (4 foot minimum)

(2) Projecting or recessed elements

(3) Varying rooflines at 4 foot minimum

(C) Solid blank facades must be avoided on the front and all street-facing sides of the building. These facades must be treated with windows, entrances, canopies, cornices, and by articulating the façade and/or screening with landscaping

(D) For slope roof structures, the slope of the roof must not be less than 4:12 except when a specific design is approved by the Community Development Director.

(3) Recommended Standards

(A) Building height should be compatible with the surrounding building heights and character of the area.

(B) Buildings should use elements such as canopies, awnings, trellises, pergolas, and arcades to provide human scale.

(C) Solid blank facades when unavoidable should be treated with modulation, canopies, wall-mounted lighting, artwork, and landscaping trellises.

(g) Prominent Entrance

(1) Intent: To ensure visible, attractive, inviting, and efficient entrances to buildings.

(2) Mandatory Standards

(A) Entrance to the building must be made visible and prominent by using large entry doors, porches, protruding, or recessed entrances.

(B) Primary pedestrian entrances must face public streets, open spaces, or plazas whenever available.

(C) Light poles, signage, and similar accessories shall be coordinated so that the view and accessibility to the entrance are not obstructed.

(3) Recommended Standards

(A) Special paving is encouraged at the entrance to the building.

(B) Special architectural treatment that signifies the entrance without destroying the architectural character is encouraged. Examples include using different materials such as brick, stone, or glass at the entrance, or locating the entrance at the junction of two building masses.

(C) For multi-story buildings, the building entrance should be scaled down to relate to human scale.

(h) Façade Transparency

(1) Intent: To create a visual connection between the indoor and outdoor environment in order to make businesses more attractive.

(2) Mandatory Standards

(A) Solid blank walls shall be avoided except for service areas where it shall be screened from public view (see Service Areas).

- (B) Facades facing public streets or public open spaces must be treated with a combination of prominent primary or secondary entrance, display windows, transparent facades, façade modulation, canopies, and/or awnings.
- (C) For retail buildings: Facades facing public streets or public open spaces or plazas shall have at least 40% of the façade area comprised of transparent glass at the ground level unless a specific alternative design is approved by the Community Development Director.
- (D) For office buildings: Facades facing public streets or public open spaces or plazas shall have at least 25% of the façade area comprised of transparent glass unless a specific alternative design is approved by the Community Development Director.
- (E) Transparent glass for façade transparency at ground level means between 2 feet and 12 feet from the ground level.
- (F) Display windows along public streets shall express the type of business by displaying products sold or other displays that relate to the business. Signage on windows shall not be considered as part of the display window.

(3) Recommended Standards

- (A) Tinted or reflecting glass is discouraged at the ground level where it prevents visual connection between indoor and outdoor environments.

(i) Treatment of the Corner

- (1) Intent: To ensure that businesses at street intersections can serve as landmarks and be integrated with the pedestrian realm.

(2) Mandatory Standards

- (A) Buildings located at the corner of street intersections shall have at least one of the following:
 - (1) A primary pedestrian entrance complying with the “Prominent Entrance” standard (see 17.30.070(g)) and accessible from the corner street sidewalks.
 - (2) Distinctive massing and roof form of the building to mark the intersection as a landmark.
 - (3) Other architectural features such as porches, canopies, and display windows at the corner.
- (B) Signage and accessory structures must not obstruct the view of the building at the corner.
- (C) Corner treatments shall not obstruct safe sight distance at corners.

(3) Recommended Standards

- (A) The corner of the building should be coordinated with the overall site design.

(j) Service Areas and Backs of Buildings

- (1) Intent: To reduce the negative impacts of the backs of buildings and of service areas.

(2) Mandatory Standards

- (A) Loading and service areas shall be located in less visible areas of the site.
- (B) Service areas and backs of buildings shall not be located facing a major public street (*give a street classification?*) In cases where there are no other options, the street and site layout, service areas, and building back facing public streets must be screened from public view with solid screen landscaping, grading, and/or fencing.
- (C) The back of a building shall be consistent with the front of the building, in terms of design style, building materials, and architectural features.

(3) Recommended Standards

- (A) Solid blank facades should be treated with some combination of façade modulation, canopies, lighting, artwork, and landscaping trellises.

(k) Screening of Electrical and Mechanical Equipment

- (1) Intent: To minimize negative visual impacts of service equipment on the business and the adjacent area.

(2) Mandatory Standards

- (A) Electrical and mechanical equipment when placed on the rooftop shall be obscured from view, such as by using parapets.
- (B) Electrical and mechanical equipment when placed on the ground shall comply with the Service Areas standards (17.30.070(j)).

(3) Recommended Standards

- (A) Increased parapet height can be accepted when used for screening the equipment from view.
- (B) Screening of equipment should be consistent with the overall building design style, building materials, and architectural features.

(l) Material

- (1) Intent: To enhance the character of the building and the area in order to make the business more attractive to customers, areas residents, and visitors.

(2) Mandatory Standards

- (A) Exterior building materials should be selected for suitability and high degree of performance. The building façade should be a combination of materials to add variation to the façade design. Materials used can be masonry, stone, stucco, wood, or similar materials. Metal building exteriors are discouraged unless the specific design is approved by the Community Development Director.

- (B) A combination of materials should be used to add variation to the design.

(3) Recommended Standards

- (A) Color? (*City of Sealy, TX: Façade colors shall be low reflectance, with subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, or fluorescent colors is prohibited. The City Building and Planning Department shall maintain the color chart of primary and accent building colors, which shall first and foremost be compatible with surrounding development and appropriate for the color*

pallet of Southeast Texas. In locations where there is not an identifiable, predominant color pallet, local color preferences are earth tones and Acme "Cranberry Red." Building trim and accent areas may feature brighter colors, including primary colors.)

(Rutherford, NJ, special Improvement District: The colors of buildings in the street wall shall complement one another and be historically correct. Colors must be selected to match the section of the Sherwin Williams Preservation Palatte that is appropriate for the architectural style and period of the original building. Vibrant colors in the Preservation Palatte shall only be used for trim and should be used to accentuate trim and other architectural elements such as windows, doors, and cornices. Only satin, flat, or eggshell finish shall be used on the body of the building.)

17.30.080 Design Standards in the C-3 Zone.

For buildings over (00000) square feet in the C-3 Zone, the following standards apply:

(a) Entrance

(1) Intent: To ensure that building entrances are clearly visible and identifiable to pedestrians.

(2) Standards

(A) The principal entry to the building should be made prominent with canopies, overhangs, protruding or recessed masses.

(B) The building entrance should offer some degree of weather protection and act as a transition between indoor and outdoor environments.

(b) Massing

(1) Intent: To reduce the impact of the large bulk of the building

(2) Standards: For street-facing facades more than 100' long, break down the building mass with the following:

(A) Change in the roof or wall plane (4' minimum every 100'). This does not need to be at regular intervals if approved by the Community Development Director as a design feature.

(B) Use projecting or recessed elements in the façade.

(C) Vary the building rooflines.

(c) Façade Treatment

(1) Intent: To break the monotony of continuous building facades.

(2) Standards

(A) Modulate and articulate the façade (need to set specific standards)

(B) Treat the solid wall with landscaping, trellises, canopies, inserted lighting, modulation, and articulation.

(C) Provide more window/visibility/indoor-outdoor relationships.

(D) Select color and material to add variety.

(d) Outdoor Storage and Display Areas

(1) Intent: To reduce the negative impact of service areas

(2) Standards

(A) All non-enclosed storage areas must be located at the rear, or non-street side of the building.

(B) If such areas need to be covered, the covering shall be consistent with the overall building design.

(e) Landscaping

(1) Intent: To soften the built form and improve the appearance of the area.

(2) Standards

(A) Landscaping, trees, and trellises should be used to screen solid walls.

(B) Special landscaping features should be used for entryways, walkways, plazas, and open spaces.

(f) Parking

(1) Intent: To provide safe pedestrian movement to and from the parking lot, to add human scale to the parking lot, to improve the physical and aesthetic integration between the parking lot and the building.

(2) Standards

(A) For parking lots larger than ?? parking spaces, break down the parking lot into smaller sections by adding landscaping and pedestrian walkways. *(set a standard for size)*

(B) *(Could add pedestrian standards here instead of having a separate section)*

17.30.090 Construction code requirements.

All uses in the commercial zones must be in compliance with the applicable requirements of the building code, the fire code, the mechanical code, and the plumbing code except as may be provided in this chapter.

17.30.100 Fences and walls.

Fences and walls not exceeding eight feet in height may be permitted subject to the requirements of this section. All fences and walls will require a fence permit to be issued by the building official prior to construction or installation. Electric and barbed wire fences are prohibited, except that security fences containing barbed wire may be permitted subject to review by the building official regarding the safety of such a fence. All applications for permits to construct or install fences or walls shall be reviewed by the building official and city engineer for vehicular and pedestrian safety.

17.30.110 Stormwater and drainage.

- (a) Each use shall provide for approved on-site or off-site detention or control of excess stormwater runoff or drainage resulting from the use. No use shall cause downstream property owners to receive stormwater runoff at a higher peak flow than would have resulted from the same event had the use or improvement not been present.
- (b) Stormwater runoff or drainage shall be controlled and contained on site except where adequate off-site storm drainage systems are available. Stormwater runoff and/or drainage resulting from a use must be

controlled so that water will not flow on to a public sidewalk or onto adjacent property. Drainage into city storm sewer or onto a city street must be approved by the city engineer.

14.30.120 Pedestrian standards.

- (a) Purpose. The pedestrian standards encourage a safe, attractive, and usable pedestrian circulation system in all developments. They ensure a direct pedestrian connection between the street and buildings on the site, and between buildings and other activities within the site. In addition, they provide for connections between adjacent sites, where feasible.
- (b) Standards. The standards of this section apply to all development in the C-2 and C-3 zone. An on-site pedestrian circulation system shall be provided. The system shall meet all standards of this section.
- (c) Required Connections.
 - (1) Connection to the Street. The system shall connect all adjacent streets to the main entrance. One of the connections should be no longer than the straight-line distance from the entrance to the closest sidewalk. It may not be more than twenty feet longer or one hundred twenty percent of the straight-line distance, whichever is less.
 - (2) Connection to Neighboring Uses. The system shall connect to all adjacent properties. The connections shall extend to the property line and connect to paths or sidewalks on neighboring properties or to the likely location of connections on those properties. When no connections exist on a neighboring property and extending a connection would create a safety hazard or it is not possible to determine the likely location of future connections on that property, the city of Othello may enter into a legally binding agreement with the owner of the property being developed to construct the connection to the neighboring use when the property on which the use is located develops or redevelops. This agreement shall run with the land and be recorded in Adams County's real property records.
 - (3) Internal Connections. The system shall connect all buildings on the site and provide to other areas of the site, such as parking areas, bicycle parking, recreational areas, common outdoor areas, and any pedestrian amenities.
- (d) Materials.
 - (1) The circulation system shall be paved and be at least five feet wide.
 - (2) Where the system crosses driveways, parking areas, and loading areas, the system shall be clearly identifiable through the use of elevation changes, speed bumps, a different paving material, or other equally effective methods. Striping does not meet this requirement.
 - (3) Where the system is parallel and adjacent to an auto travel lane, the system shall be a raised path or be separated from the auto travel lane by a raised curb, bollards, landscaping, or another physical barrier. If a raised path is used, the ends of the raised portions shall be equipped with curb ramps.
- (e) Lighting. The on-site pedestrian circulation system shall be lighted to an intensity where the system can be used at night by employees, residents, and customers. Lighting should be at a height appropriate for a pedestrian pathway system.