Sec. 509 - Quality Growth Development district scope of regulations.

Any multi-family residential, commercial, office, office distribution or industrial use within the Quality Growth Development (O-QGD) district, in addition to meeting all requirements and standards of this Development Code and of the district within which it is located, shall also comply with the minimum standards and restrictions of this Section.

509 (a) Intent.

1. The O-QGD district overlays other zoning districts so that all lands lying within the O-QGD district also are included within other zoning districts. Each parcel of land within the O-QGD district shall be subject to the provisions, regulations, standards, and restrictions of both the O-QGD district and of the other zoning districts within which it lies. If there is a conflict between the provisions of the underlying zoning district and the provisions of the Quality Growth Development District, the more stringent district provisions shall govern.

2. The primary goals of the O-QGD overlay district are to provide a positive climate for high quality investment and development, to provide a sense of place and orientation, to provide an attractive and functional environment, to ensure a harmony of uses and development, and to provide a comfortable, secure, and harmonious developed environment.

509 (b) Site design requirements.

1. Landscaping requirements.

   a. Generally. Any multi-family residential, commercial, office, office distribution, or industrial use within the O-QGD, in addition to meeting all requirements and standards of Article 2, Article 8 and Article 9, shall also comply with the landscaping requirements of this section.

   b. Landscaping requirements. The location and detail of all required landscaping shall be depicted on the site landscaping plan (see the Procedures and Permits Article of this Development Code).

   1. Minimum required landscaped area. Each site shall have a minimum landscaped area of twenty-five percent. The calculated landscaped area may include tree islands within required parking areas.

   2. Frontage landscape strip. A minimum 25-foot wide landscape strip adjacent to the street right-of-way shall be provided. Every 100’ of linear landscape strip must include a minimum of 3 canopy trees, 3 understory trees, 2 evergreen coniferous trees, and 18 shrubs. Planting
standards may be reduced up to 50% with the provision of a 5’ tall earthen berm running the entire length of the landscape strip.

3. Side and rear yard landscaping. Unless otherwise required in Article 8 of the Unified Development Code, all required side and rear yards shall be landscaped in accordance with the requirements of this article.

4. Other landscape areas. All land surfaces other than those covered by permitted buildings, structures, paving, or other required site elements shall be landscaped with well-maintained grass, flowers, shrubs, or other suitable plant materials.

5. Natural buffers shall be supplemented with native plantings when the natural buffer does not provide a minimum of 80% opacity between the proposed use and the adjacent residential district. These plantings shall include a mixture of canopy trees (50% must be evergreen), understory trees, evergreen coniferous trees and shrubs. Canopy trees shall be no less than 3” in caliper and no less than 15’ in height at the time of planting with a mature height of no less than 25’.

(2) Screening

a. Generally. Any multi-family residential, commercial, office, office distribution, or industrial use with the O-QGD, in addition to meeting all requirements and standards set forth in this Development Code, shall also comply with the screening requirements of this section.

b. Requirements for loading areas, service equipment, outdoor storage areas. All loading areas, outdoor service equipment, and outdoor storage areas, including those for trucks, busses, automobiles stored more than 48 hours, or the storage of any other vehicles or equipment shall be screened from street or adjacent property view by an attractive solid masonry wall finished on the exterior side by the same material used for the façade of the building. Such wall shall be not less than 5 feet in height and no more than 8 feet in height. Specific height, as dictated by all applicable ordinance provisions, shall be determined during the site plan review process.

c. Exceptions for loading areas, service equipment and outdoor storage areas.

1. Exceptionally, no screening shall be required to separate adjacent uses which are the same or similar.
2. A portion of the required screening, not to exceed 25 percent, may be substituted in the form of a natural or structural buffer.
d. Building landscaping and screening. For any building structure which faces a public street or is directly adjacent to a residentially zoned property, and has less than 25% glazing or openings (doors, windows, and service entries) on the façade facing the public street or residentially zoned property:

1. The lot for such building structure must include a landscape screen between the building structure and the residentially zoned lot in addition to any buffers required by Article 8 of this Development Code. Such screen must be a minimum of 15’ in width and run the entire length of the subject building façade except where there are breaks for building access. Every 100’ of linear building landscaping screen must include: 6 canopy trees (3 of which must be evergreen), 2 understory trees, 3 evergreen coniferous trees, and 18 shrubs. Canopy trees shall be no less than 3” in caliper and no less than 15’ in height at the time of planting with a mature height of no less than 25’. Understory trees shall be any deciduous or evergreen trees that have the potential to grow to a mature height of less than 40’

(3) Utility and service equipment

a. All industry standard grade utilities shall be located underground. All entry fixtures and other service equipment shall be located in side or rear yards and away from high use or high visibility areas. These fixtures shall be adequately screened and/or by masonry walls, imitation-wood vinyl privacy fences with plantings, or plantings. Such fixtures and service equipment shall be screened as per Sec. 509(b)(2).

b. All service equipment including but not limited to air conditioning units and other utility or mechanical equipment that will be located on a rooftop shall be screened from ground level view behind a parapet wall or other architectural extension, equal in height to the unit requiring screening. Such parapet or extension shall be compatible to, in design, and integrated architecturally to the building. A parapet or extension of up to 8 feet in height will not be included when calculating building height. Ground level view shall be defined as any view of the structure from the property line in any front yard of the property.

(4) Outdoor storage.

a. Outdoor storage of merchandise or inventory (other than motor vehicles) may be permitted as outlined in Sec. 305 regarding outdoor storage. Such outdoor storage shall be screened as per Sec. 509(b)(2).
b. Outdoor storage of motor vehicles may be permitted only in paved areas shown on the site plan.

(5) Sign regulations.

a. Number and size. Except for shopping center lots in commercial zoning districts, only one principal freestanding sign of not more than 60 square feet per street frontage is permitted. Corner lots may use a total of 120 square feet with a maximum of 2 signs, one per frontage.

b. Materials. All signs shall be composed of wood, stone or other similar materials.

(6) Decorative fences & walls.

a. Materials permitted. Any fences or walls not required for screening under this section shall be composed of stone, decorative metal or decorative block. If located parallel to a street and within 30’ of that street, these fences or walls shall comply with Article 8 of this Development Code.

b. Prohibited materials; exception. Chain link, unfinished concrete or cinderblock, plastic or fiberglass, barbed or razor wire, and wood fences are prohibited. Paint shall not be used as a finish material. Exceptionally, the above prohibited materials may be utilized on a security fence if located inside an approved screening fence, wall, or other screening element as specified above.

509 (c) Building design requirements.

(1) Bulk & setback requirements.

a. Maximum building coverage. Except for one-story warehouse, storage, or distribution buildings which are limited to a maximum building coverage ratio of 45 percent, the ratio of building coverage to the total lot area shall in no case exceed a ratio of 55 percent.

b. Floor area ratio.

1. The ratio of total floor area of all buildings on a lot to the total site area (Floor Area Ratio) shall not exceed a ratio of 150 percent (or 1.5 times the total site area).

(2) Building finishes, wall planes and roof planes.
a. Prohibited finish materials. Aluminum, steel, vinyl, mirrored or reflective glass, cinderblock, unfinished concrete, fiberglass or plastic are prohibited, except that architectural detailing and decorative trim or not more than 15% of any one façade.

b. Wall planes and roof planes. Any building facing a public street or directly adjacent to a residentially zoned lot shall not have wall planes exceeding 30’ in length without a change in plane by means such as a vertical recess, projection, change in material or color or pilaster. Changes in roof planes shall occur at locations with changes in wall planes.

c. Permitted finish materials for front facing facades.

1. Principal materials. All exterior finish materials visible from any public street shall be any of the following:
   a. Brick or brick face;
   b. Natural stone including granite, marble, sandstone, field stone or any other natural stone;
   c. Manufactured stone including imitation field stone, marble terrazzo, and any other manufactured architectural finish stone;
   d. Clay tile with baked-on enamel finish; or architecturally treated decorative concrete block.
   e. Fiber cement/cementitious siding (board or plank)

2. Windows and glass doors. All front facades shall have a minimum of:
   a. Non-residential: 25% glass windows and glass doors on each floor visible from a public street unless directly screened by an adjacent building landscaping screen.
   b. Residential: 20% glass windows and glass doors on each floor visible from a public street unless directly screened by an adjacent building landscaping screen.

d. Side and rear facades. All exterior finish materials for side and rear facades shall be any of the following
   1. Brick or brick face;
   2. Natural stone including granite, marble, sandstone, field stone or any other natural stone;
   3. Manufactured stone including imitation field stone, marble terrazzo, and any other manufactured architectural finish stone;
   4. Clay tile with baked-on enamel finish;
   5. Architecturally treated decorative concrete block;
6. Architecturally treated slabs or block either fluted or with exposed aggregate;
7. Stucco on late or an imitation stucco material or an acceptable substitute.
8. Fiber cement/cementitious siding (board or plank)

509 (d) Other requirements.

(1) Maintenance. Buildings and site elements shall be well maintained and repaired or replaced in a timely manner should damage or deterioration occur. Any damage or deterioration shall be corrected within 60 days.

(2) There shall be no outdoor loudspeaker systems utilized

(3) For lots which include required landscaped yards, setbacks, buffer, or screens, the developer shall submit a maintenance plan as part of project approval, showing proper maintenance and irrigation of landscaped areas, and providing for dead and underperforming plant material to be removed and appropriately replaced.

509(e) Residential Development Standards

Residential densities for R-TC and R-MF districts in the Sweetwater Master Plan Area only will be 10 units per acre and subject to the following:

(1) All developments will include publicly accessible greenspace for a minimum of 10% of the total lot area and will be mixed use master planned developments with the following options:
   a. For projects greater than 500’ from the Right of Way of Thornton Road, R-MF of a maximum 50% of units and a minimum 50% of units deed restricted to owner occupied R-TC, R-MD or R-LD, or;
   b. For projects within 500’ of the Right of Way of Thornton Road, R-MF of a maximum 80% of square footage and a minimum of 20% of square footage commercial zoning. Residential over retail/commercial uses are allowed as part of a mixed use master planned development.

(2) Residential buildings with ground floor units directly facing a public street must front the street and provide direct pedestrian access to the sidewalk at the street.

(3) Residential developments shall utilize building techniques and best site design practices to encourage minimal site grading and maintain existing tree coverage.

(4) Developers who apply the high performance standards listed below to multi-family (R-MF) and townhome-condominium (R-TC) residential projects in the Quality Growth Development District in the Sweetwater Master Plan Area only will be allowed the following:
Utilization of all of the following EarthCraft “high performance” standards in the R-MF and R-TC zoning districts will allow for up to a 50% density bonus for that project for R-MF and R-TC. Utilizing these standards and receiving this density bonus is to be approved prior to any project commencement and any alteration to those standards may result in revocation of density bonus.

509(f) High performance standards

(1) Provision of bike racks for more than 25% of the dwelling units;
(2) Provision of an electric vehicle charging facility;
(3) Provide community accessible meeting spaces for tenant use. Areas shall have internet and phone capacity;
(4) Provision of a fenced community garden with access to water and a storage area for tools and supplies. The community garden shall be a permanent fixture and identified on all site plans and shall be in addition to other required greenspace; and
(5) Installation of Energy Star qualified appliances at the time of purchase.

509(g) Uses

The following uses are not allowed in the Quality Growth District:

(1) Rooming/Boarding houses
(2) Industrial launderers
(3) Lumber yards
(4) Automotive repair and maintenance to include busses and trucks
(5) Automotive parking lots as principal uses to include busses and trucks
(6) All automotive parts/accessory/tire stores
(7) Outdoor storage as a principal use
(8) Fueling for trucks and busses