

§ 153.066 SITE PLANS.

(A) All building construction for commercial, industrial or multiple-dwellings shall be accompanied by a complete site plan, showing the proposed use of the balance of the property. The plan shall show waste disposal, water supply, drainage, ingress and egress, landscaping, screening, and other supportive and pertinent data. Distances to surrounding buildings must also be shown on the site plan. All building permits shall be issued by the Zoning Administrator following his or her and the Building Inspector's review of the site plan for conformity with the city's present development codes and comprehensive plan. If the building permit application involves the approval of a zoning amendment, variance, or conditional use permit, no building permit shall be issued until the Planning Commission and City Council have taken appropriate approving action.

(B) *Preliminary plans required.*

(1) *Certificate of survey.* The certificate of survey shall be drawn at a scale of not less than one inch equals 50 feet. The certificate of survey shall indicate all existing structures and site improvements.

(2) *Preliminary site plan.* The preliminary site plan shall be drawn at a scale of one inch equals 50 feet. The submission may be composed of one or more sheets and drawings and shall include the location of all proposed buildings and their proposed uses; location of driveways and parking areas; indicate front, rear, and side yard setbacks proposed; location of all easements, width and purpose; location and size of existing public improvements adjacent to the lot site, including sanitary sewer, watermain, and storm drainage location and size of existing buildings and structures on site and within the district of 100 feet of the site; existing zoning and land use; location of refuse areas; location of outdoor storage areas; locations and specifications of signs; location and type of lighting.

(3) *Landscape plan.* The landscape plan shall be prepared at a scale of one inch equals 50 feet and shall include the following information:

(a) General. Name and address of developer/owner, name and address of architect/designer, date of plan preparation, date and description of all revisions, name of project or development, scale of plan, north point indication.

(b) Site analysis. Boundary lines of property line with dimensions based upon certified survey, name and alignment of proposed and existing adjacent on-site streets, location of all proposed utility easements and right-of-way, location of existing and proposed buildings, topographic contours at two-foot intervals, location of parking areas, water bodies, proposed sidewalks, and percent of site not covered by structures.

(c) Landscape data. Identification of both sodded and seeded areas with respect to any areas indicated in square footage. Identification of types, size, and location of plant materials, fences, walls, berms and other landscape improvement.

(d) Where landscape or manmade materials are used to provide required screening from adjacent and neighboring properties, a cross-section shall be provided at a legible scale illustrating the prospective of the site from the neighboring property and property line elevation.

(4) *Grading and drainage plan.* The grading and drainage plan shall be drawn at a scale of one inch equals 50 feet and shall contain the following information:

(a) Existing and proposed grades with a minimum of two-foot contour intervals to a known sea level datum;

(b) Sufficient spot elevations on all proposed hard surface areas;

(c) Estimated runoff of the area based upon ten- and 100-year storm events;

(d) Provisions to carry runoff to the nearest adequate outlet, such as a storm drain, natural drainage way or street;

(e) Location of any proposed ponding areas, indicating the size and depth of the pond and amount of acre feet of water to be stored;

(f) Finished floor elevations of all buildings;

(g) Identification of soil conditions by type and location, including identification of the water table, and suitability of soil for proposed development:

(h) Identification of any areas located within a flood hazard zone as identified by the city's floodplain maps.

(5) *Floor plans and elevations.* All floor plans and elevations shall be drawn to a legible scale and include the following information:

(a) Floor plans indicating square footage and dimensions of all proposed rooms and areas identifying the proposed uses;

(b) Elevations of the proposed building.

(c) Preparation of plans. Site plans shall be prepared by a registered architect, civil engineer, landscape architect, or land surveyor.

(Ord. passed 2-29-1996)

§ 153.064 SCREENING.

(A) Screening shall be required where:

(1) Any off-street parking area contains more than four parking spaces and is adjoining a residential district; and

(2) Where the driveway to a parking area of more than six parking spaces is adjoining a residential district.

(B) Where any business or industrial use (structure, parking or storage) is adjacent to a property zoned residential, that business or industry shall provide screening along the boundary of the residential property. Screening shall also be provided where a business, parking lot or industry is across the street from a residential zone, but not on the side of a business or industry considered to be the front.

(C) The screening required in this subsection shall consist of earth mounds, berms or ground forms; fences and walls; landscaping (plant materials) or landscaped fixtures (such as timbers) used in combination or singularly so as to block direct visual access to an object.

(Ord. passed 2-29-1996)

§ 153.067 EXTERIOR STORAGE.

(B) In non-residential districts, all exterior storage shall be screened. The exceptions are:

(1) Merchandise being displayed for sale;

(2) Materials and equipment currently being used for construction on the premises;

(3) Merchandise located on service station pump islands.

(C) In non-residential districts, up to three commercial vehicles such as delivery and service trucks up to 11,075 pounds of gross weight may be parked without screening if the vehicles relate to the principle use. Construction equipment, trailers and vehicles over 11,075 pounds shall require screening.

(D) In all districts, the City Council may order the owner of any property to cease or modify open storage uses including existing uses, providing it is found that the use constitutes a threat to the public health, safety, convenience or general welfare.

(Ord. passed 2-29-1996)

§ 153.062 LANDSCAPING AND TURF ESTABLISHMENT.

(A) All developed, improved or built upon lots or parcels shall be landscaped. Landscaping on a lot shall consist of a finish grade, and a soil retention cover such as sod, seed and mulch, or plantings to protect the soil and aesthetic values on the lot and adjacent property.

(B) In all districts, all developed uses shall provide soil retention from street edge to the road right-of-way lines. This area shall be kept clear of all structures, exterior storage and off-street parking.

(C) No trees or large shrubs shall be allowed within any drainage or utility easement or road right-of-way and shall be planted only on private property, within a front, side, or rear yard.

(D) Landscaping shall be provided and maintained on all required front and side yards in all developed districts except where pavement or crushed stone is used for walkways or driveways.

(F) Construction of new nonresidential uses shall be required to meet the following regulations regarding trees:

(1) The planting of trees shall contain at a minimum the greater of:

- (a) One tree per 1,000 square feet of gross building floor area; or
- (b) One tree per 50 lineal feet of site perimeter.

(2) The full requirements of the landscaping ordinance shall not apply to land zoned B-3 Central Business District. The Planning and Zoning Commission shall determine the extent to which it is possible for the requirements of this chapter to apply to the parcel.

(3) The complement of trees fulfilling the requirements of this section shall be not less than 25% deciduous and not less than 25% coniferous.

(4) Existing trees on a lot may count towards the required number of trees provided the size and type are consistent with the requirements of this section and they are shown and labeled as such on the site plan. For the purpose of this section, a significant tree shall be any healthy deciduous tree (except Russian Olive, Silver Maple, Cottonwood, Box Elder, Mulberry, and Elm) that measures six inches in diameter at 4 1/2 feet or any healthy coniferous (evergreen) tree that measures six inches in diameter at 4 1/2 feet.

(5) Each two ornamental trees may fulfill the requirement of one tree as required by this section.

(6) All required plant materials shall meet the following minimum size standards. For the purposes of determining tree trunk size, the diameter shall be measured at 4 1/2 feet above

the ground level. A deciduous tree shall be a minimum of 2 1/2 inches in diameter and a coniferous tree shall be a minimum of six feet in height.

(G) The following shall be required regarding turf establishment:

(1) Interior lots shall be sodded from the roadside edge or the unpaved right-of-way to the back corners of the furthest building.

(2) Corner lots with two sides of the lot adjacent to the street, in the front yard, sod shall be installed from the roadside edge or the unpaved right-of-way in the front of the building to the back corners of the furthest building. Sod shall also be installed on the street side yard within the boulevard commencing at the rear corner of the building to the rear lot line.

(3) All areas that required silt fences during construction and along any portions of the lot and adjoin drainage easements shall be sodded. Any remaining disturbed areas not disturbed areas not mentioned above may be seeded. Silt fences must be maintained throughout the construction period until new vegetation is established.

(4) The required sod must be in place before a final certificate of occupancy will be issued. If the sod is not in place and occupancy is requested by the builder, a temporary certificate of occupancy may be issued. The builder/homeowner is required to install sod within 60 days after the temporary certificate of occupancy is issued. It is the responsibility of the owner to establish turf in the area where sod is not required. A final certificate of occupancy will be issued only after the turf has been established. The remaining areas of a lot that are not required to have turf established prior to issuance of the final certificate of occupancy should be established with turf within 60 days after the issuance of the final certificate of occupancy.

(5) In periods of adverse weather conditions between approximately October 16 and April 30, a temporary certificate of occupancy may be issued, but the installation of sod must be completed on or before July 1.

(H) The tree planting requirements of this section shall be in addition to, and shall not count towards, any tree replacement that is required by the Tree and Woodland Preservation section of the Lonsdale City Code.

(I) (1) The city shall collect a cash escrow specifically for the planting of required trees, an as-built certificate of survey, and turf establishment before any building permit is issued. The escrow amount shall be established by the City Council and shall be refunded when all of the following are completed and approved.

- (a) Required trees are installed.
- (b) Final grade requirements are completed.
- (c) Ground cover requirements are completed.

(2) If these requirements are not met, the escrow will be used to either complete the grading of the lot consistent with the grading land and/or complete the installation of the sod and seed and/or tree plantings.

(Ord. passed 2-29-1996; Am. Ord. 2006-189, passed 1-26-2006; Am. Ord. 2006-199, passed 6-26-2006)

§ 153.077 PARKING.

(I) *Required parking spaces.* The minimum number of off-street parking spaces for each type of use shall be determined in accordance with the following:

Use	Number of Spaces
Manufacturing, fabricating and processing plants not engaged in retail trade	One space for each employee of one space for each 1,000 square feet of floor area, whichever is greater
Warehouse and storage establishments and freights terminals	One space for each 2,000 square feet of floor area or one space for every two employees, whichever is greater

(Ord. passed 2-29-1996)

§ 153.078 OFF-STREET LOADING.

(A) *Generally.* In connection with any building or structure, which is to be erected or substantially altered, and which requires the receipt or distribution of materials or merchandise by trucks or other similar vehicles, there shall be provided off-street loading space not less than the minimum requirements specified in this subsection. Any loading operation shall not create traffic congestion or traffic hazard on the public approaches to any property.

(B) *Location.*

(1) All required loading spaces shall be located on the same lot as the use to be served and no portion of any vehicle shall, while occupying any loading space, project into a street or alley.

(2) No required off-street loading space shall be less than 100 feet from any residential district boundary without adequate screening provided.

(3) No loading spaces shall be located within 25 feet of the nearest point of intersection of any two streets, nor shall it be located in a required front yard.

(4) Loading spaces may be located within the confines of a building.

(5) All loading spaces shall be in the side or rear yards.

(C) *Access.* Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements and shall be subject to approval by the City Engineer.

(D) *Space usage.* Space allocated for an off-street loading space shall not, while so allocated, be used to satisfy the parking requirements.

(E) *Required loading spaces.*

(1) *In commercial districts.* One off-street loading space shall be provided for each store unit having a gross floor area of 10,000 square feet or less. One additional space shall be provided for each additional 15,000 square feet of floor area.

(2) *Banks, business and professional offices, public administration buildings, schools and other similar uses.* One off-street loading space for each building containing up to 100,000 square feet of floor area. One additional space for each additional 100,000 square feet of floor area.

(Ord. passed 2-29-1996)