

Article 15: Mount Hope Planned District

(“Mount Hope Planned District” added 3-27-2007 by O-19593 N.S.; effective 4-26-2007.)

Division 4: General and Supplemental Regulations

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§1515.0401 Walls and Fences

(a) Subdistrict I

Applicable fence and wall regulations are contained in Land Development Code Chapter 14, Article 2, Division 3 (Fence Regulations).

(b) Subdistrict II and III

Prior to the use or occupancy of any premises, a wall or solid fence as defined in Land Development Code Section 113.0103, not less than 6 feet in height shall be constructed along all portions of the perimeter of the premises that abut residentially zoned property.

(“Walls and Fences” added 3-27-2007 by O-19593 N.S.; effective 4-26-2007.)

§1515.0402 Landscaping Regulations

Where not otherwise specified, landscaping shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations). Where there is a conflict between the Land Development Code and the Mount Hope Planned District Ordinance, the Planned District Ordinance applies.

(a) Subdistrict I

(1) Prior to the use or occupancy of any lot or premises, the entire required front and street side yards shall be suitably landscaped, except for those areas occupied by driveways and walkways. In no case shall the required landscaped area be less than 40 percent of the total area included in the required front and street side yards.

(2) A minimum of 10 percent of the total gross area of all parking lots or areas, not including parking structures or underground parking facilities, shall be landscaped.

(b) Subdistrict II

- (1) Prior to the use or occupancy of any premises of 25 feet in width or less, a minimum of 2 percent of the premises, which shall be visible from an immediate abutting public street right-of-way, shall be suitably landscaped with shrubs, trees, and ornamental ground cover. The minimum landscaping requirement shall increase one-half of one percent for each 25 feet of parcel width but need not exceed a maximum of 5 percent.
- (2) However, if a project contains a land area of a minimum of 50,000 square feet or if the project land area is 200 feet in depth and bounded on three sides by streets, a strip of land within the premises which abuts public street rights-of-way shall be suitably landscaped with shrubs, trees and ornamental ground cover. This strip shall have a minimum depth of 5 feet and an area equal in square feet to 10 times the length of the property line abutting public street rights-of-way. Any portion of this landscaped strip which exceeds 25 feet in depth shall not be included in calculating the required area.
- (3) Prior to the issuance of any building permits, a complete set of landscaping and irrigation plans shall be submitted to the City Manager for approval.
- (4) A minimum of 10 percent of the total gross area of all parking lots or areas, not including parking structures or underground parking facilities, shall be landscaped.

(c) Subdistrict III

- (1) Prior to the use or occupancy of any lot or premises, a minimum of 10 percent of the entire area of the lot or premises shall be suitably landscaped, including a planting strip along those portions of the perimeter of the lot or premises adjoining streets, highways and public places except where driveways and sidewalks are located. The planting strip shall have a depth of not less than 10 feet.
- (2) A minimum of 10 percent of the total gross area of all parking lots or areas, not including parking structures or underground parking facilities, shall be landscaped.

(“Landscaping Regulations” added 3-27-2007 by O-19593 N.S.; effective 4-26-2007.)

§1515.0403 Off-Street Parking and Driveway Regulations

(a) Subdistrict I

- (1) Every premises used for one or more of the permitted uses listed in Section 1515.0303 shall be provided with a minimum of permanently maintained, off-street parking spaces in a parking area or private garage on the same premises in conformance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).
- (2) Driveway width and spacing shall be in conformance with Land Development Code Section 142.0560.

(b) Subdistrict II

- (1) Every premises used for one or more of the permitted uses listed in Section 1515.0306 shall be provided with off-street parking spaces on the same lot or premises, in conformance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).
- (2) Driveway width and spacing shall be in conformance with Land Development Code Section 142.0560.

(c) Subdistrict III

- (1) Forty percent of the total area of the lot or premises shall be reserved for use as automobile parking areas, driveways, and off-street loading platforms and docks.
- (2) There shall be no direct vehicular access to or from Market Street.
- (3) Parking shall be in conformance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

(“Off-Street Parking and Driveway Regulations” added 3-27-2007 by O-19593 N.S.; effective 4-26-2007.)

§1515.0404 Mechanical and Utility Equipment Screening Regulations

(a) Subdistrict I and II

No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator shall be erected, constructed, maintained or altered anywhere on the premises unless all such equipment and appurtenances are

contained within a completely enclosed penthouse or other portion of a building having walls or visual screening with construction and appearance similar to the main building.

(b) Subdistrict III

No mechanical equipment, tank, duct, elevator, enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers and latticework.

(“Mechanical and Utility Equipment Screening Regulations” added 3-27-2007 by O-19593 N.S.; effective 4-26-2007.)

§1515.0405 Outdoor Display and Storage Regulations

(a) Subdistrict II

(1) The following listed merchandise sold or rented on the premises may be displayed outdoors without screening walls or fences except along common property lines of abutting residentially-zoned lots:

(A) Flowers and plants

(B) Food products

(C) Handcrafted products and goods

(D) Artwork and pottery

(E) Any other merchandise which the City Manager may find to be similar in character, type or nature to the merchandise listed above. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

(2) All other merchandise sold on the premises may be displayed outdoors during hours of operation provided that the display area is completely enclosed by walls, fences, buildings or landscape screening or a combination thereof.

(3) All walls and fences required in Section 1515.0405(b)(2) shall be a minimum of 6 feet in height and shall be constructed and maintained with not less than 50 percent of the surface area impervious to light.

The location, materials and design of required walls and fences shall be subject to approval by the City Manager. Whenever feasible, the approval of the City Manager shall be based upon the similarity of architectural design and appearance of the wall or fence to existing buildings on the premises or to buildings being constructed concurrently on the premises. Such walls or fences shall be maintained in accordance with the provisions set forth in Land Development Code Chapter 14, Article 2, Division 3 (Fence Regulations).

- (4) When landscape screening is used to enclose areas used for outdoor display or storage, a landscape screening proposal shall be submitted to the City Manager for approval. The landscape screening shall be developed in substantial conformance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations). Landscape screening shall be permanently maintained in accordance with the adopted standards referred to in this section.

(b) Subdistrict III

No merchandise, material or equipment shall be stored on the roof of any building.

(“Outdoor Display and Storage Regulations” added 3-27-2007 by O-19593 N.S.; effective 4-26-2007.)

§1515.0406 Sign Regulations

Commercial and industrial developments shall be regulated by Land Development Code Chapter 14, Article 2, Division 12 (Sign Regulations).

The following sign provisions shall apply to residential development:

- (a) For each dwelling unit - one nameplate having a maximum area of one square foot shall be permitted.
- (b) For parking lots - one single or double-faced freestanding directional sign located at each driveway shall be permitted. This directional sign shall not exceed 2 square feet in total face area and 4 feet in height measured vertically from the base at ground level to the apex of the sign.
- (c) For all premises - one single or double-faced freestanding sign with a maximum area of 8 square feet offering the premises for sale, rent or lease shall be permitted. This sign shall not exceed a height of 4 feet measured vertically from the base at ground level to the apex of the sign. Such signs may be located anywhere on the premises.

- (d) Signs permitted herein may be lighted; however, none shall contain visibly moving parts nor be illuminated by flashing lights.
- (e) One single- or double-faced freestanding sign may be installed facing or adjacent to each street abutting the property, provided that no such sign shall exceed a height of 8 feet measured vertically from the base at ground level to the apex of the sign.
- (f) The combined total face area of all wall and freestanding signs on the premises, excluding signs designating the premises for sale, rent or lease, shall not exceed 20 square feet.
- (g) For apartment houses, boarding and lodging houses, churches, temples and buildings of a permanent nature used primarily for religious purposes, wall signs as defined in Land Development Code Section 113.0103 designating the principal uses of the premises shall be permitted, provided that no such sign shall project above the parapet or eaves of the building to which it is affixed or exceed a height of 12 feet, whichever is lower.

(“Sign Regulations” added 3-27-2007 by O-19593 N.S.; effective 4-26-2007.)