

Table 1 – Neighborhood Compatibility Ordinance

Section	#	Standard	Existing Code	Potential Revision	Applies to
Signs	1	Sign allowance	200 sq. ft.	100 sq. ft., or 120 sq. ft. for buildings with 3 or more tenants	Only the local road frontage of non-residential uses.
	2	Sign placement	At frontage	At frontage or on nearby collector/arterial	
	3	# of signs	1 wall and 1 monument sign per frontage	Same	
	4	Maximum height	Outside MMTD – 18 ft. Inside MMTD – 10 ft.	6 ft.	
	5	Illumination	Internal or external	External with shielded fixtures	
	6	Prohibitions	Sec. 7-81 lists 21 prohibitions. 4 more added in proposal. Existing code only prohibits flashing signs if part of portable sign.	Roof signs, billboard signs, pole signs, and flashing signs.	
	7	Signs at corner	None	May be at corner if within 20 feet of edge of public ROW of collector or arterial.	
Buffer Zones	8	Height Buffer – Applies if commercial or MFR is > 2 stories and adjacent to SFR. Must include either a height step back or tall tree buffer.	a. Height step back – None b. Tall tree buffer - None	a. Height step back – Floors above 2 stories must be stepped back 10 ft. from floor below it; or b. Tall tree buffer – Provide tall tree buffer using trees that achieve mature minimum height of at least 50 ft.	Non-residential or multi-family uses that are adjacent to protected residential uses.
	9	Grading Buffer – Applies if commercial or MFR site is graded to an elevation lower than adjacent SFR.	None	Perimeter landscaping at the commercial or MFR site must be located at the higher, pre-grading elevation to provide functional buffer for SFR. Also allows alternate landscaping placement if tall tree species are planted.	
Accessory Structures	10	Setbacks for loading zones	Must be located at least 200 ft. from any property line adjoining low-density residential zoning.	May be located within 50 ft. of protected residential if buffered by 10 ft. wide landscape strip with 2 trees.	Non-residential or multi-family uses that are both adjacent to and across the street from protected residential.
	11	Setbacks for trash enclosure	Same as loading zone.	May be located within 50 ft. of protected residential if buffered by 6 ft. masonry or wood wall and a 10 ft. wide landscape strip with 1 tree.	

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Drive Throughs	12-13	Buffers and setback for speakers, order boards, windows, and stacking lane	None	Option 1 100 ft. from speaker/order board to nearest residential and 50 ft. from stacking lane to nearest residential; or	Drive throughs that are adjacent to protected residential.
	14-17	Same	None	Option 2 60-foot Type D landscape buffer, 4-inch caliper plantings, evergreen trees, and stockade fence.	
Lighting	18	Light trespass	Standard in some zoning districts is 0.5 footcandles measured at 6 ft. above ground level at property line.	0.5 footcandles measured at 6 ft. above ground level at the property line	Non-residential or multi-family uses that are both adjacent to and across the street from protected residential.
	19	Shielding	In MMTD, sign lighting must be shielded. In Downtown Overlay of MMTD, light overspill must be minimized with shielding. No standards outside MMTD.	Light sources within 10 ft. of the boundary of the property with a protected residential zoning district or dwelling unit shall be aimed away from the boundary and shall be shielded on the side closest to the boundary.	
	20	Photometric plan	None	A point-by-point photometric analysis of the anticipated illuminations levels required on a grid at a maximum of every 10 ft.	
	21	Lighting plan	None	(a) Site plan showing area to be illuminated; (b) number, type, location, and mounting heights of fixtures; (c) manufacturer cut sheets; (d) signature and seal of a registered architect, engineer, or lighting professional certifying that illumination meets Code.	
	22	Full cutoff	Required in some zoning districts.	Required whenever adjacent to or across street from protected residential.	
	23	Parallel installation	None	Fixtures shall be installed parallel to ground, without a tilted angle.	
	24	Mounting height	Varies by zoning district and whether in or out of MMTD.	Maximum is 18 feet in parking lots and 12 feet in pedestrian walkways, which is standard in MMTD's Downtown Overlay.	

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	25	Change in elevation	None	If commercial or MFR use is at a higher elevation than protected residential, lighting must be shielded, aimed, located, and mounted to minimize the impact caused by elevation.	
	26	Ornamental and building lights	None	Shall be located, aimed, and shielded so that direct illumination is focused on the building façade or the ground.	
MFR next to SFR	27	Transparency	No standards outside MMTD. In MMTD, standards vary based on whether in design review district.	Generally based on MMTD criteria outside design review district, including a.) All frontages must meet standard for primary frontage; and b.) New standard added for elevations at an angle to a public road.	Multi-family uses that are either adjacent to or across the street from protected residential.
	28	Façade articulation	MMTD references façade articulation. No numeric minimums.	No street facing façade shall exceed 50 ft. in length without at least a 2 ft. change in the depth of the wall plane.	
	29	Roofs	MMTD references roof articulation. No numeric minimums.	Roofs that exceed 50 ft. in length must provide a 2 ft. horizontal variation or a dormer, cupola, gable, hip detail, or roof projection.	
	30	Parking	MMTD sites parking behind building. No standard outside MMTD.	a. Inside MMTD – Proposal defers to MMTD criteria. b. Outside MMTD – Must be behind street facing façade.	
	31	Orientation	MMTD requires building to face street. No standard outside MMTD.	Front of structure must be oriented to face primary access street.	
	32	Height step back	None	Floors above 2 stories must be stepped back 10 ft. from floor below it.	
	33	Outdoor uses	None	No active recreation uses within 200 ft. of protected residential.	
	34	Driveway access	None	Site MFR driveways across street from shared SFR property lines.	