

Merle Hay Road MUC District and some referenced sections.

The following document has been compiled specifically to summarize the allowable uses in the Mixed Use Center District. The MUC district is below and makes reference to other districts in the zoning ordinance. Consequently, some of the sections that concern allowable uses are included following the MUC District. Following those is the Merle Hay Road Overlay Zone. The contents are as follows:

Page 1	MUC District Regulations
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Page 13	Merle Hay Road Overlay District Regulations
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## SECTION 17.10.182

### MUC DISTRICT REGULATIONS

#### MIXED USE CENTER PLANNED DEVELOPMENT DISTRICT

##### Sections:

17.10.182.10	MUC District Regulations (Mixed Use Center District)
17.10.182.20	Statement of Intent
17.10.182.30	Plan Required
17.10.182.40	Principal Permitted Uses
17.10.182.50	Permitted Accessory Uses
17.10.182.60	Height Regulations
17.10.182.70	Bulk Regulations
17.10.182.80	Open Space and Landscaping Requirements
17.10.182.90	Off-Street Parking and Loading
17.10.182.100	Buffer Requirements
17.10.182.110	Architectural Standards
17.10.182.120	Sign Regulations

17.10.182.10 MUC District Regulations (Mixed Use Center District). The regulations set forth in this section or elsewhere in this Title shall apply to the MUC Mixed Use Center District.

17.10.182.20 Statement of Intent. The MUC District is intended to permit a mix of several land uses in close proximity to one another within the district. The MUC District is also intended to do the following:

- A. Enable the integration of residence, shops, services and workplace into one district.

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- B. Permit the establishment of a higher-density activity center in the City of Johnston.
- C. Enable establishment of a focal point in the City of Johnston as a unique visual environment for persons in vehicles and for pedestrians.
- D. Create a safe environment for pedestrians.
- A. Encourage walking in and through the district.

17.10.182.30 Plan Required. A plan shall be submitted prior to any development. The plan is intended to assure continuity within the district. The plan prepared shall comply with the plan submittal requirements of Chapter 17.80 of this Title.

17.10.182.40 Principal Permitted Uses. The use of structures or land listed in this section shall be permitted in the MUC District.

- A. Uses permitted within the MUC-RO include any use permitted in District R-4 and C-O, except as provided for below:
  - 1. The district may also contain limited C-1 and C-2 service-related destination uses that are considered to be compatible with the intent of the MUC-RO district. Included are coffee shops, beauty and barbershops, tailor and apparel alteration shops, repair of small appliances, jewelry and watches, pet supplies and veterinarian clinics, and other uses consistent with the uses listed above.
- B. Uses permitted within the MUC-ROC-1 include any principal permitted use and permitted accessory use in District R-4 and C-2.
- C. Uses permitted within the MUC-ROC-2 include any principal permitted use and permitted accessory use in District R-4 and C-2, except as provided for herein.
  - 1. The following uses are prohibited.
    - a. Restaurants with drive-up windows.
    - b. Convenience stores.
    - c. Billiard Parlors and Pool Halls.
    - a. Bowling Alleys.
  - 2. The following uses may be approved by the Board of Adjustment as a Special Use permit. The Board of Adjustment may determine whether these uses are appropriate based upon their compatibility with other uses inside and outside the MUC. Said SUP approval need not be reviewed by the Planning & Zoning Commission, which will review the site plan prior to City Council approval.
    - a. Bars and night clubs.

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- b. Dance halls and ball rooms.
  - c. Hotels and Motels.
  - d. Theaters.
  - e. Ice and roller skating rinks.
4. No pavement provision. No drive-up windows, stacking lanes and parking aisles or parking spaces shall be located directly in front of a principal structure and between it and the right-of-way of Merle Hay Road. Paved areas may be located between Merle Hay Road and the principal structure if there is a minimum of 30 feet of landscaping adjacent to the Merle Hay Road right-of-way line. This provision excludes private approaches that are perpendicular to the public roadway.

17.10.182.50 Permitted Accessory Uses. The following uses may exist as part of, or accessory to the permitted or special uses:

- A. Storage areas incidental to the principal use, but not to exceed twenty-five (25) percent of the total floor area used by the principal use, and such storage shall be wholly contained within the principal building.
- B. Display of merchandise outside the building may be permitted when specifically approved by the City Council through approval of the site plan.
- C. Convenience Store; with fuel sales and no vehicle washing or repair on site, provided that the site plan review adequately address traffic consideration, visual analysis, and mitigation of any adverse impacts.
- D. Outdoor Seating, when in association with a restaurant or café.

17.10.182.60 Height Regulations. No structure shall exceed fifty (50) feet in height. No accessory building shall exceed fifteen (15) feet in height.

17.10.182.70 Bulk Regulations. The following minimum bulk requirements shall be observed in the MUC District:

Use	Lot Area (square feet)	Lot Width (feet)	Front Yard Setback (feet)	Side Yard Setback, least width on any one side (feet)	Sum of Both Side Yard Setbacks (feet)	Rear Yard Setback (feet)
Multiple-Family	80,000	200	20	25	25	50
Office	20,000	100	20	10	10	35
Day Care Center	20,000	50	20	15	15	50
Retail & Service	20,000	100	20	10	10	35

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- A. It is the intent of this district to encourage landscaping between the building and the right-of-way line on Merle Hay Road when the minimum front yard setback is observed.
- B. A zero sideyard setback is permitted provided that it can be demonstrated that fire access and building code requirements are met. Fire access to the rear of the building must be maintained.

17.10.182.80 Open Space and Landscaping Requirements.

- A. Minimum tree requirements at the time of planting - Two (2) trees or one (1) tree per 1,500 square feet of open space, whichever is greater:
- B. Minimum shrub requirements at the time of planting - 6 shrubs, or 1 shrub per 1,000 square feet of open space, whichever is greater.

17.10.182.90 Off-Street Parking and Loading. See Chapter 17.40, except as provided for herein.

- A. Paved parking areas and driveway aisles must setback 15 feet from street right-of-way.

17.10.182.100 Buffer Requirements. A buffer shall be provided as required in Chapter 17.50 based upon the use designation of the Comprehensive Plan or the adjacent zoning classification.

17.10.182.110 Architectural Standards. The architectural standards of Chapter 17.60 shall be applicable to any development in the RO and ROC Districts, except as provided for below:

- A. Any structure facing Merle Hay Road with a wall area exceeding 70 feet in horizontal dimension shall be articulated to appear as though they are multiple buildings that have a common wall.
- B. A common wall along a side property line is encouraged to aid in building setback consistency and create a massing effect of buildings.
- C. Use of glass windows on the façade of buildings is encouraged to enhance pedestrian interest and encourage walking in the District.

17.10.182.120 Sign Regulations. The sign provisions of Chapter 17.70 shall be applicable to any development in the RO and ROC Districts, except as provided for below.

- A. Monument signs are the only freestanding signs allowed.

B. Building Signs. All building signs shall be composed of solid individual letters and logos or individual illuminated self-contained letters and logos attached to the building's exterior wall fascia. Panel signs with letters incorporated or painted upon a panel or wall area shall be prohibited, except as approved by the City Council.

1. Multiple-family building signs. The sign area shall not exceed thirty (30) square feet per apartment building.
2. Commercial and office building signs. Combined wall signs shall not exceed five (5) percent of the total square footage of each wall area of the principal building facing the street frontage.

C. Projecting Signs. Projecting signs shall include any sign, other than a building sign, which projects from, and is attached to the building and partially supported by a wall of the building.

1. Thickness Limitation. The thickness measured between the principal faces of any projecting sign shall not exceed twenty (20) inches.
2. Size limitations. The projecting sign shall not exceed the height of the roofline adjacent to the sign or height of the structure, and shall not project a distance greater than four (4) feet from the structure.
3. Clearance. An overhanging projecting sign shall be at least ten (10) feet above any patio or pedestrian path over which it is erected. The minimum clearance over a vehicle-traveled area is 15 feet.
4. Projection over Public Property. An encroachment permit must be approved by the city for any projection over public property or a public easement. (Ord. 605, 2001)

***Special version for inclusion in the MUC zoning summary document.***

**R-4 DISTRICT REGULATIONS**

Table 17.10.010.2 Permitted Uses	R-4
Permitted "P"- by right; "S"-by Special Use Permit; "A"-as an Accessory Use; " SPR"-with site plan review; Blank-not permitted.	
Nurseries, greenhouses, and gardens	SPR

Nurseries, greenhouses, and gardens with retail sales of the goods produced on the premises.	SPR
Bed and Breakfast Inn	S
Roomers and Boarders (1 guest room)	P
Rooming or Boarding House (2 or more guest rooms)	SPR
Dwelling, single family detached	-
Dwelling, caretaker	A
Dwelling, bi-attached	P
Dwelling, multiple family (3 ore more units)	SPR
Animals, Domestic	A
Group care facility (9 or more individuals)	SPR
Group home (8 or less individuals)	SPR
Nursing and convalescent home	SPR
Assisted living residential facility	SPR
Home Occupations (see Section 17.04.310)	A
Accessory dwelling unit, servant's quarters.	P
Accessory retail establishments and refreshment stands.	A
Golf, swimming, and tennis clubs or country clubs.	SPR
Sports, exercise, and fitness clubs.	SPR
Campground or RV Park	SPR
Cemeteries	SPR
Cemeteries, including mausoleums and crematoriums.	SPR
Communication tower and wireless equipment (see section 17.90.020. O)	S
Day Care Center, Day Nursery or Nursery School	SPR
Churches and other places of religious worship.	SPR
Public and parochial schools (elementary and secondary).	SPR
Colleges and universities, both publicly and privately owned.	SPR
Hospitals	SPR
Museums and libraries	-
Buildings and uses owned by a city, county, state or other political subdivision which are operated for the social benefit or convenience of the public, but excluding equipment storage yards and garages.	SPR

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Private dining clubs, which are operated for the use and benefit of its resident members.	A
Non-profit institutions.	SPR

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SECTION 17.10.090

**CO DISTRICT REGULATIONS**

**COMMERCIAL OFFICE DISTRICT**

Sections:

- 17.10.090.0 CO District Regulations (Commercial Office District)
- 17.10.090.1 Statement of Intent
- 17.10.090.2 Principal Permitted Uses
- 17.10.090.3 Permitted Accessory Uses
- 17.10.090.35 Special Uses
- 17.10.090.4 ~~Height Regulations~~
- 17.10.090.5 ~~Bulk Regulations~~
- 17.10.090.6 ~~Open Space and Landscaping Requirements~~
- 17.10.090.7 ~~Off-Street Parking and Loading~~
- 17.10.090.8 ~~Buffer Requirements~~
- 17.10.090.9 ~~Architectural Standards~~
- 17.10.090.10 ~~Sign Regulations~~
- 17.10.090.11 ~~Site Plan Requirements~~

*The ~~strikeout sections~~ are not applicable in MUC.*

17.10.090.0 CO District Regulations (Commercial Office District). The regulations set forth in this section or elsewhere in this ordinance which are applicable, shall apply in the CO Commercial Office District.

17.10.090.1 Statement of Intent. The CO District is intended to serve both neighborhoods and the community with the development of professional, semi-professional, and public service buildings and office buildings.

17.10.090.2 Principal Permitted Uses. Only the use of structures or land listed in this section shall be permitted in the CO District.

A. Professional and semi-professional office buildings for the following:

1. Abstract title
2. Accountants and Bookkeeping

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3. Actuaries
  4. Advertising (no shops)
  5. Adjusters (insurance)
  6. Aerial survey and photography
  7. Appraisers--no sale or rental of any type of merchandise or equipment
  8. Architects
  9. Attorneys
  10. Auditors
  11. Banks and Finance (no drive-in facilities)
  12. Business Analysts--counselors or brokers
  13. Building Contractors, office only (no shops or storage)
  14. Chiropodists
  15. Chiropractors
  16. Consulates
  17. Counseling, Child Guidance and Family Service
  18. Court Reporter and Public Stenographers
  19. Credit Reporting
  20. Dentists
  21. Detective Agencies and Investigating Services
  22. Drafting and Plan Services
  23. Engineers, professional
  24. Insurance and Bonds
  25. Manufacturer's Agents
  26. Market Research
  27. Medical Doctors and Practitioners
  28. Model Agencies or Schools
  29. Mortgage Brokers
  30. Notary Public
  31. Opticians
  32. Optometrists
  33. Public Libraries
  34. Public Relations
  35. Radio and Television Production and Broadcast Studios
  36. Real Estate
  37. Real Estate Management
  38. Secretarial Services
  39. Shoppers Information Services
  40. Social Service Bureaus
  41. Stock Broker Exchanges, Investment Services
  42. Tax Consultants
  43. Telephone Answering Services
  44. Theater Ticket Agencies
  45. Travel Agencies
  46. Zoning Consultants
- B. Hospitals, clinics, or group medical centers, including dental clinics, but not including animal clinics.
- C. Day Care Center, Day Nursery or Nursery School, licensed in the State of Iowa, provided no building, structure, or accessory use for property so used

is located less than twenty-five (25) feet from any other principal building on any other lot in an R District; and provided there is established and well maintained in connection therewith a completely fenced play lot of no fewer than one thousand (1,000) square feet in area for the first twenty (20) or less children under care, with twenty-five (25) square feet added to such play lot area for each additional designated child capacity of the principal building.

- D. Public and parochial schools (elementary and secondary), colleges and universities.
- E. Business Training School.
- F. Health and athletic fitness centers and clubs with all indoor facilities.
- G. Church, chapel, temple, synagogue and similar place of worship, and associated residence of clergy or ordained official of the religious organizations.
- H. Funeral homes and mortuaries.
- I. Buildings and uses owned by a county, city or other political subdivision which are operated for the social benefit or convenience of the public, but excluding equipment storage yards and garages which are operated and maintained for the necessary business and industrial service of the community.
- J. Museums and libraries not operated for profit.
- K. Swimming, athletic, and tennis clubs or country clubs and similar public and privately owned uses with outdoor facilities.
- L. Other uses that are consistent by type of use, use intensity, physical characteristics, style, size, and purpose with the uses listed above.

17.10.090.3 Permitted Accessory Uses. The following uses may exist as part of, or in accessory to, the principal permitted uses:

- A. Retail establishments and refreshment stands accessory to principal buildings; provided, however, there shall be no access to such place of retail use except from the inside of the principal building, complex, or internal courtyard, nor shall any identification signage, display of stock, goods or advertising for such be so arranged that it can be viewed from outside the principal building.
- B. Storage areas incidental to the principal use, but not to exceed a floor area which is equal to twenty-five (25) percent of the floor area used by the principal use, and such storage shall be wholly contained within the principal building.

Merle Hay Road MUC District and some referenced sections.

17.10.090.35 Special Uses. The following may be permitted in the CO, Commercial Office District, subject to approval of a Special Use Permit by the Board of Adjustment in accordance with Chapter 17.90, after notice and public hearing.

- A. Detached accessory structures for non-profit institution uses. Accessory structures shall adhere to the bulk requirements for the underlying district. However, a detached accessory structure used exclusively for storage purposes shall be located in the rear yard. The cumulative total gross floor area of any detached accessory structures shall not exceed 1200 square feet of gross floor area. Nothing herein is intended to allow additional storage area than permitted in the underlying district. (Ord. 561, 1999)

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SECTION 17.10.110

**C-2 DISTRICT REGULATIONS**

**COMMUNITY RETAIL COMMERCIAL DISTRICT**

Sections:

17.10.110.0	C-2 District Regulations (Community Retail Commercial District)
17.10.110.1	Statement of Intent
17.10.110.2	Principal Permitted Uses
17.10.110.3	Permitted Accessory Uses
17.10.110.4	Special Uses
17.10.110.5	Height Regulations
17.10.110.6	Bulk Regulations
17.10.110.7	Open Space and Landscaping Requirements
17.10.110.8	Off-Street Parking and Loading
17.10.110.9	Buffer Requirements
17.10.110.10	Architectural Standards
17.10.110.11	Sign Regulations
17.10.110.12	Site Plan Requirements

*The ~~strikeout~~ sections are not applicable in MUC.*

17.10.110.0 C-2 District Regulations (Community Retail Commercial District). The regulations set forth in this section or elsewhere in this ordinance which are applicable, shall apply in the C-2 Community Retail Commercial District.

17.10.110.1 Statement of Intent. The C-2 District is intended to provide a wide range of commercial and retail uses and services for residents of the community and outside the community, and has performance standards that encourage quality of building design, site design and construction aesthetically compatible with the desired character of the area.

17.10.110.2 Principal Permitted Uses. The use of structures or land listed in this section shall be permitted in the C-2 District.

- A. Any principal permitted use in the C-1 Zoning District (*list inserted below*)
1. Antique Stores, but not including refinishing or refurbishing
  2. Apparel (Specialty) Shops
  3. Artists' and Architectural Supply
  4. Automobile Parts Store; excluding parts installation and repair
  5. Bakeries (Retail), including baking and selling
  6. Banks, Savings and Loans and other financial institutions with drive-in facilities permitted.
  7. Beauty Shops and Barber Shops, but not including schools
  8. Book Stores and Stationery Stores
  9. Camera and Photographic Supply Stores, including photo finishing services for the general public
  10. Candy, Nut, and Confectionery Stores
  11. Clothing and Accessory Stores, including storage and repair of fur garments but not including trading in furs.
  12. Coffee Shops
  13. Coin Operated Laundries and Dry Cleaning Establishment using nonflammable solvents
  14. Commercial Art Galleries
  15. Computers, typewriters, copiers and similar office equipment retail sales and service.
  16. Dairy Product and Ice Cream Stores and Parlors; retail over-the counter sales only
  17. Drug Stores
  18. Electrical Repair Shops
  19. Florists, including potted house plants
  20. Formal wear and Costume Rental
  21. Fruit Stores and Vegetable Markets, provided that no outdoor or open-air display, sales or storage shall be permitted, except by special use permit
  22. Gift, Novelty, and Souvenir Shops
  23. Grocery and Food Stores
  24. Hardware Stores
  25. Hobby, Toy, and Game Shops
  26. Home accessories, such as glassware and linens
  27. Interior Decorations, including retail sales of draperies and curtains.
  28. Jewelry Stores
  29. Liquor Stores
  30. Lounges, when in conjunction with a restaurant
  31. Luggage and Leather Goods
  32. Meat and Seafood Markets
  33. Music or Dance Schools or Studios, including children's or amateur instruction and exercise classes, but not including professional dance schools, ballrooms, or dance halls
  34. News Dealers and Newsstands
  35. Office furniture, and supplies, retail sales only.
  36. Optical Goods and Hearing Aids
  37. Pet Shops, but not including boarding or outdoor kennels
  38. Postal Service (Local Substation of United States) or Private Parcel Post Delivery Service

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39. Radio, Television, and Music Stores, including home video equipment and movie rentals
40. Religious Goods
41. Restaurants and Cafes, provided there is no drive-in facility
42. Retail Coin, Philatelist, and Autograph Shops
43. Sewing, Needlework, and Piece Goods Stores
44. Shoe Repair Shop, Shoe Shining
45. Tobacco Stores
46. Toy Stores
47. Tailor Shops, including clothing alteration and repair shops
48. Veterinarian Clinics for household pets on an out-patient basis only, no overnight boarding or lodging except by special use permit
49. Watch, Clock and Jewelry Repair
50. Other uses that are consistent by type of use, use intensity, physical characteristics, style, size, and purpose with the uses listed above.

B. The following retail commercial and service establishments and uses:

1. Artist Studios and Gift and Craft Stores with Fabrication on the premises. All production shall be limited to no more than 50% of the floor area of the principal building. Activities shall be confined inside the principal building. Only products sold on the premises can be fabricated.
2. Bars, provided at the time of issuance of a Certificate of Zoning Compliance or Certificate of Occupancy that they are located 300 feet or more from sensitive uses composed of a park, a church or place of worship, a school, or a day care center. The distance measurement shall be taken on a direct line from the footprint of the establishment, building or leased space to the nearest property line of the sensitive use parcel. After the inception of the use, the use shall not become non-conforming under section 17.04.160 for that condition, unless the use is discontinued or abandoned for more than six months. (Ordinance 632)
3. Billiard Parlors and Pool Halls
4. Bowling Alleys
5. Convenience Store; no vehicle washing or repair on site.
6. Dance Halls and Ball Rooms
7. Department Stores
8. Floor Covering Stores, primarily engaged in retail sales and incidental installation, but not including establishments primarily engaged in installing or supplying building contractors.
9. Hot Tub, Sauna, or swimming pool sales, provided that no outdoor or open-air display, sales or storage shall be permitted, except by special use permit.
10. Hotels and Motels
11. Household Appliance Stores
12. Household Furniture, retail sales but not including cabinets.
13. Household Improvement Products Stores, i.e.: paint, glass and wallpaper stores, retail sales to the general public only.
14. Ice and Roller Skating Rinks, indoor only.
15. Restaurants, drive-in facilities permitted.

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16. Sporting Goods Stores and Bicycle Shops, but not including sales of motorized vehicles.
  17. Technical training facilities and class rooms when in combination with a principal permitted use.
  18. Theaters, does not include drive-in theaters.
  19. Other uses that are consistent by type of use, use intensity, physical characteristics, style, size, and purpose with the uses listed above.
- C. Activities within the principal building shall not create an excessive amount of vibration or noise, dust or other particulate matter, fumes, smoke, gas, heat or light, or other objectionable emissions that may be detrimental or noxious to neighboring uses. No outdoor open air display or storage shall be permitted except by Special Use Permit.

17.10.110.3 Permitted Accessory Uses. The following uses may exist as part of, or in accessory to the principal permitted or special uses:

- A. Any accessory use permitted in the CO Zoning District providing such use shall comply with the minimum requirements of the C-2 Zoning District.
- B. The display of merchandise outside the building may be permitted when specifically approved by the City Council.
- C. Technical training facilities and classrooms when in combination with a principal permitted use. (Ordinance 654)

17.10.110.4 Special Uses. The following uses may be permitted in the C-2 Community Commercial District subject to approval of a Special Use Permit by the Board of Adjustment in accordance with Chapter 17.90, after notice and public hearing.

- A. Rescue missions and shelters.
- B. The following establishments of enterprises involving large assemblages of people or automobiles:
  1. Temporary or seasonal amusement enterprises, including carnivals and circuses.
  2. Commercial sport or recreational enterprises, including nonprofit amphitheatres, convention halls and auditoriums
- C. Bars, if not a principal permitted use. (Ordinance 632)

#### SECTION 17.20.050

### **MHR OVERLAY ZONING DISTRICT REGULATIONS**

### **MERLE HAY ROAD CORRIDOR OVERLAY ZONING DISTRICT**

Sections:

17.20.050.0	MHR Overlay District Regulations (Merle Hay Road Corridor District)
17.20.050.1	Statement of Intent
17.20.050.2	Applicability

Merle Hay Road MUC District and some referenced sections.

17.20.050.3	Bulk Regulations
17.20.050.4	Open Space and Landscaping Requirements
17.20.050.5	Off-Street Parking and Loading
17.20.050.6	Architectural Standards
17.20.050.7	Sign Regulations

17.20.050.0 MHR Overlay Zoning District Regulations (Merle Hay Road Corridor Overlay Zoning District). The regulations set forth in this section or elsewhere in this ordinance which are applicable, shall apply in the MHR Overlay Zoning District.

17.20.050.1 Statement of Intent. The MHR Overlay Zoning District is intended to enhance the visual appearance and image of the Merle Hay Road Corridor and advance the public welfare through the resulting benefits to the economy and quality of life for the City of Johnston. The Merle Hay Road Corridor extends more than two and one-half (2-1/2) miles between Interstate 35/80 and NW Beaver Drive through the City of Johnston and provides one of the major accesses to the Saylorville Lake and Big Creek Lake recreation areas. The City has recognized the importance of Merle Hay Road to the City of Johnston as a thoroughfare for regional traffic, the impact its character has on the image of the community, and the need to provide restrictions and guidelines to enhance the visual appearance and image of the Merle Hay Road Corridor. On file at Johnston City Hall are conceptual standards and guidelines contained within the Merle Hay Road Corridor study which this section has been established to implement, in part.

17.20.050.2 Applicability. The restrictions, regulations, and guidelines on development and construction set forth by this Section shall apply to the MHR Merle Hay Road Corridor Overlay Zoning District shown on the Official Zoning Map of the City. If the restrictions, regulations and guidelines of the MHR Overlay Zoning District require standards, height regulations, bulk regulations, open space and landscaping requirements, off-street parking and loading requirements, buffer requirements, architectural standards, sign regulations, lighting standards, street right-of-way improvements, or other requirements and standards which are greater, or different than those set forth in the underlying zoning district, the requirements and standards of this section shall govern.

17.20.050.3 Bulk Regulations. The following additional bulk requirements shall be observed in the MHR Overlay District:

- A. Lot Area: No subdivision of land shall create a lot of less than two (2) acres in size. Furthermore, no resubdivision of any parcels shall reduce in size any existing lot.
- B. Lot Width: No subdivision of land shall create a lot of less than 200'. Furthermore, no resubdivision of any parcels shall reduce in width any existing lot.
- C. Multiple use of a lot by more than one (1) principal building is permitted, if the site is developed as a complex and the approved site plan demonstrates that buildings are compatible in architectural design and use of exterior materials; organized in close physical proximity, utilizing a centralized open space, and provided parking areas are not located between buildings within the complex.

17.20.050.4 Open Space and Landscaping Requirements. On-site open space and landscaping requirements shall be the same as required for the underlying zoning district.

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In addition, street trees shall be required on all streets and spaced at fifty foot (50) intervals. The species selected should provide a shade canopy over the public right-of-way and shall be two (2") to two and one-half inches (2-1/2") caliper or greater in size at the time of planting.

17.20.050.5 Off-Street Parking and Loading. Off-street parking and loading requirements shall be the same as required for the underlying zoning district, with the following additional requirements.

- A. Parking areas and loading areas including loading dock shall be placed and screened to be obstructed from view from any public street.
- B. No part of any parking or loading space and associated access drive shall be closer than fifteen (15) feet to any public street right-of-way or public street easement to permit adequate area for landscape screening and to perpetuate the desired open space character within this overlay district.
- C. Greater setbacks than noted in (B) above may be required if future right-of-way is required for Merle Hay Road to meet the designated widths of a major arterial street as identified in the Comprehensive Plan and Title 16.

17.20.050.7 Sign Regulations. Sign regulations shall be the same as required by the underlying zoning district; provided, however, all on-premise freestanding signs shall meet ground sign standards, except for Interstate/Height Rise Signs which may be permitted within 1,000 feet of the traveled way of the Interstate Highway and all building Signs shall incorporate aesthetic features compatible with the intent of the MHR Overlay District. All building signs shall be composed of solid individual letters and logos or individual illuminated self-contained letters and logos attached to the building's exterior wall fascia. Panel signs with letters incorporated or painted upon a panel or wall area shall be prohibited; except, however, the use of a uniform panel sign system to identify occupants of a multi-tenant retail shopping center after having made a determination that the use of a uniform panel sign system maintains the aesthetic quality and character of the development and the MHR Overlay District.

## CHAPTER 17.60

### **ARCHITECTURAL STANDARDS**

17.60.020 Architectural Standards by Zoning District and Use. Architectural plans for buildings shall be submitted simultaneously with an application for site plan review as required in Chapter 17.80. Documentation to be submitted shall include building elevations showing the building's design and exterior materials and any other information as deemed necessary to make a determination. Detailed information relating to any lighting or signage on the structure shall be provided, including backlit material or accent lighting. The architectural design shall be in accordance with the standards as contained in this section.

- A. Wall Area Defined. In the application of these requirements, some standards are based upon a percentage of the wall area. The wall area is defined as the total square feet of the exterior elevation of

the building that is vertical to the ground. It may contain a gable end or dormer in the same plane of view. It does not contain the elevation area of a pitched roof, but would include the area of a parapet wall. Each elevation must comply with the standards unless otherwise provided for herein or as approved by the City Council.

- B. Multiple-Family Dwellings in All Districts. Multiple-family buildings shall be designed in a manner compatible with residential uses in the vicinity. Architectural design for multiple-family buildings shall attempt to lessen the plainness of appearance which can be characteristic of large residential buildings. Multiple-family buildings with plane walls and boxy appearance are not acceptable. Their architectural design shall use a combination of the following design techniques as appropriate:
1. Exterior building materials shall employ a variety of textures and colors and window and door details.
  2. The roof shall be principally of gable, hip style or similar residential roof design.
  3. The structures' perimeter shall be varied when multiple buildings are proposed.
  4. Multiple buildings shall be sited at angles with one another.
- C. Structures Within C, PC RO, ROC and IC Districts: Building architectural design within these districts or PUD Districts constituting similar uses shall recognize the importance of material strength and permanency through the selection of building materials, and the principle of structural strength and permanency shall dominate the structural and exterior materials and components. The primary material shall constitute at least 75 percent of the wall area, excluding glass. The primary exterior material shall consist of a combination of brick, architectural concrete panels, textured concrete block, or architectural steel, or stone panels. The standard shall apply to all sides of any building. The remaining exterior material shall be considered as building trim. For the purposes of this section, trim is defined as an ornamental design feature, that when removed does not significantly alter the appearance of the building. It would commonly consist of building elements like moldings, cornices, parapet, frieze, sills, lintels, stringcourse, quoining, and ledgement. The maximum amount of trim on the wall area, excluding glass, shall not exceed 25 percent. No wood, masonite, asphaltic exterior wall or roof material, aluminum or steel siding, non-architectural sheet metal, non-textured concrete block, stucco, vinyl, E.I.F.S. (Exterior Insulation and Finish Systems) or other similar materials shall constitute a portion of any building, except as trim.
- D. Non-Residential Buildings Abutting Merle Hay Road, NW 86<sup>th</sup> Street, and NW 62<sup>nd</sup> Avenue. In order to achieve continuity along these arterial street corridors, buildings abutting or within 300 feet of these

Merle Hay Road MUC District and some referenced sections.

arterial streets shall be designed in conformance with Paragraph C and in addition, shall have brick constitute at least 50 percent of the wall area that faces the arterial street, excluding glass.