

## EXHIBIT A

### DIVISION 6. - COMMUNITY FACILITIES ZONING DISTRICTS

#### Sec. 86-110. - GU government use district.

- (a) *Generally; intent.* The GU district is intended to apply to those lands where national, state or local governmental activities are conducted and where governments hold title to such lands. Any lawful government activity is permitted in these districts. It is not the intent to classify all lands owned by government into this district, but only those lands particularly and peculiarly related to the public welfare.
- (b) *Permitted principal uses and structures.* Permitted principal uses and structures in the GU district are:
  - (1) Parks, playgrounds and recreation areas.
  - (2) Government, administrative and judicial buildings.
  - (3) Public schools, hospitals and libraries.
  - (4) Public airports.
  - (5) Other public facilities of a like nature.
  - (6) Those uses designated on an official master plan adopted by the city council for any publicly owned property.
  - (7) Commercial wireless telecommunication antennae.
- (c) *Permitted accessory uses and structures.* Permitted accessory uses and structures in the GU district are: Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
- (d) *Prohibited uses and structures.* Prohibited uses and structures in the GU district are as follows:
  - (1) Pain management clinic.
- (e) *Special exceptions.* The following special exceptions are permissible in the GU district after public notice and hearing by the planning commission:
  - (1) Government maintenance facilities.
  - (2) Public utility facilities.
  - (3) Jails, detention facilities or work camps.
  - (4) Public incinerators.
- (f) *Maximum residential density.* Maximum number of dwelling units per acre in the GU district is: 18.
- (g) *Minimum lot requirements (area and width).* Minimum lot requirements in the GU district are: None.
- (h) *Maximum lot coverage by all buildings.* Maximum lot coverage in the GU district is: None.
- (i) *Minimum yard requirements.* Minimum yard requirements in the GU district are: None.
- (j) *Maximum height of structures.* Maximum height of structures in the GU district is: None.

(Code 1982, § 20-6.1; Ord. No. 98-6, § 4, 2-10-98; Ord. No. 2003-32, § 3, 10-28-03; Ord. No. 2013-03, § 6, 2-12-13; Ord. No. 2014-05, § 6, 2-11-14; Ord. No. 2016-19, § 5, 10-25-16)

Sec. 86-111. - Essential services.

- (a) Essential services are permitted uses or are permissible by special exception in those zoning districts as specified in the schedule of district regulations set out in this chapter. Essential services are hereby defined to include and be limited to water, sewer, gas, telephone and electrical systems, including substations, lift stations and similar subinstallations necessary for the performance of these services; provided, however, that this section shall not be deemed to permit the location in a district of such establishments as electric or gas generating plants, sewage treatment plants, or water pumping or water aeration facilities from which they would otherwise be barred; and provided further that this section shall not be deemed to include the erection of structures for commercial activities such as sales or the collection of bills in districts from which such activities would be otherwise barred.
- (b) Where permanent structures are involved in providing such services, such structures shall conform insofar as possible to the character of the district in which the property is located, as to architecture and landscaping characteristics of adjoining properties.

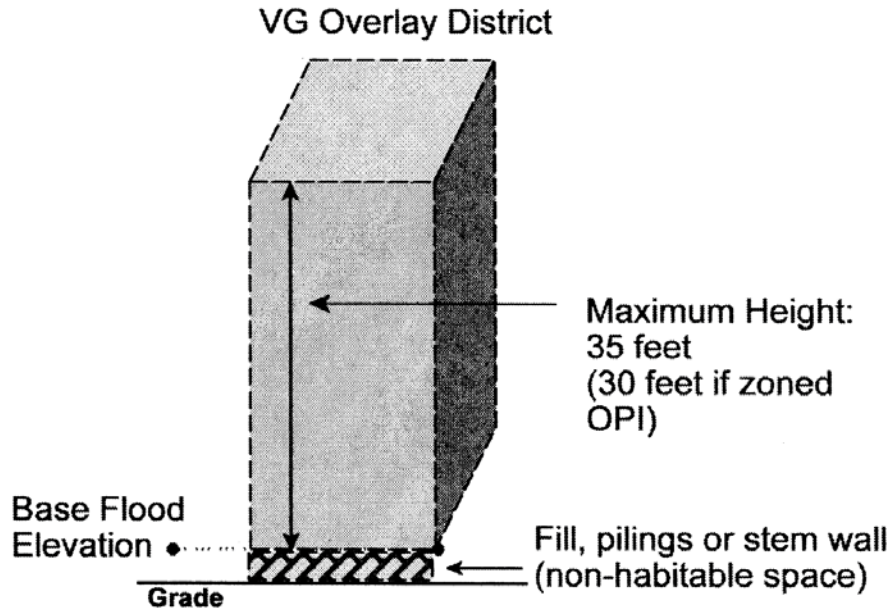
(Code 1982, § 20-7.11; Ord. No. 2003-32, § 3, 10-28-03)

Secs. 86-112—86-119. - Reserved.

Sec. 86-120. - VG Venetian gateway district.

- (a) *Generally; intent.* The VG district is an overlay zone district which supplements or supersedes the provisions of any underlying district. The standards in this district are designed to protect the eastern entrance to the city. East Venice Avenue functions as the "front door" to the city and whatever occurs along this gateway will establish an initial and lasting impression of the city. The Venetian gateway standards are critical to ensure a favorable impression of the overall appearance of the corridor and the functional operation of the thoroughfare. In addition, the standards are designed to protect the adjacent properties from adverse impacts of intensive activities along a typical four-lane corridor. It is intended that implementing these standards will enhance and preserve the eastern gateway to the city for the benefit of all city residents.
- (b) *Applicability; designation on zoning atlas.*
  - (1) The Venetian gateway district shall apply to those areas of the East Venice Avenue corridor delineated on the official zoning atlas and shall be applied in addition to the existing districts without replacing existing districts. The provisions of this district shall supplement or supersede the provisions of the underlying districts. All provisions of the underlying districts shall apply except to the extent they are superseded by this district. In the event of a conflict, the provisions of this district shall apply.

- (2) Lands zoned as any other district and overlaid with the Venetian gateway district shall be identified on the official zoning atlas with the symbol for such other district plus the symbol "VG" (e.g., "OPI/VG").
- (c) *Uses and structures.* The permitted principal uses, permitted accessory uses, prohibited uses and special exceptions in the VG district shall be the same as for the underlying district.



VG Overlay District

- (d) *Prohibited uses and structures.* Prohibited uses and structures in the VG district are as follows:
- (1) Pain management clinic.
- (e) *Architectural design standards.* The following architectural design standards are applicable in the VG district:
- (1) All new structures or substantial improvements to existing structures, except for single-family residences, shall require architectural design approval by the planning commission.
  - (2) Applications for architectural design approval shall include or be accompanied by drawings of sufficient detail to show the architectural definitions of all structures, including full elevations view, door and window details, roof design and materials, wall texture and finish and color, material samples and such other detail as may be necessary to show compliance with the architectural design standards.
  - (3) Preliminary sketches of the proposed site plan and building design may be submitted to the planning commission for informal review so that an applicant may be informed of planning commission policies prior to final site plan and building design drawings. If approved, such sketches shall serve as a guide in final consideration of the site plan and building design.
  - (4)

In reaching a decision as to whether or not the site and development plan as submitted shall be approved, or approved with changes, the planning commission shall be guided in its decision and the exercise of its discretion to approve, approve with conditions, or to deny by the following architectural design standards:

- a. *Architectural style.* The Northern Italian Renaissance style of architecture, as elsewhere defined in this code, is encouraged but is not mandatory. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
- b. *Harmonious design of buildings.* Buildings and structures shall have good scale and be in harmonious conformance with the general intent of the Venetian gateway and the permanent neighboring development. No building shall exceed 35 feet in height. Building design shall not be based upon a prototype which was created without giving consideration to the specific site and the character of the Venetian gateway. Industrial style metal sheathed buildings shall be prohibited. All designs and materials for structures including signs, shall be reviewed by the planning commission for consistency in design and scale, structure to structure both on- and off-site.
- c. *Materials.*
  1. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings and the general intent of the Venetian gateway.
  2. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
  3. Materials shall be of durable quality.
- d. *Proportion of building components.* Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.
- e. *Colors.* Colors shall be harmonious and shall use only compatible accents.
- f. *Visibility of mechanical equipment.* Mechanical equipment or other utility hardware on roofs, the ground or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
- g. *Exterior lighting.* Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.
- h. *Screening of service and storage areas.* Refuse and waste removal areas, service yards, storage yards and exterior work areas shall be screened from view from public ways, using the same materials for all other structures.

- i. *Variation of design.* Monotony of design in single- or multiple-building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest. In multiple-building projects, variable siting of individual buildings may be used to prevent a monotonous appearance.
- (f) *Minimum lot requirements; parking.* Minimum lot requirements in the VG district are the same as for the underlying district, except that all yards abutting East Venice Avenue shall have a minimum 30-foot depth from the right-of-way line. No parking shall be permitted within ten feet of the East Venice Avenue right-of-way.
- (g) *Landscaping.*
  - (1) Minimum landscaping standards for properties requiring approval by the planning commission within the VG district are hereby established. These landscaping standards shall supersede all landscaping provisions contained elsewhere within the zoning code.
    - a. In certain instances, and based upon a finding which considers lot size, on- and off-site land uses, proximity of buildings and structures, roadway classifications and separation, parking lot configuration and vehicle use patterns, the planning commission has the discretion to require additional landscape material and buffering including, but not limited to, increased installation of trees, shrubs and ground coverings, increased buffer yard widths, installation of screening walls and berms, or any appropriate combination of elements.
    - b. Reserved.
  - (2) Landscaping points for planting yards, buffer yards, and parking areas.

Type of Vegetative Species		Planting Area Requirements	
	Points for Minimum Tree/ Shrub	Minimum Width (in feet)	Minimum Area Size (in square feet)
Canopy tree	12	9	160
Ornamen- tal tree	6	NA	NA
Palm tree	4	NA	NA

Large shrub	3	NA	NA
Small/medium shrub	1	NA	NA

- a. Installed canopy trees shall be a minimum of eight feet high and two inches in diameter for container grown trees.
- b. Reserved.

(3) Credit is given at the following ratios for existing trees and in good health to be preserved.

Size of Canopy Tree in Caliper Inches at "Diameter at Breast Height" (DBH)	Tree Credit Points
2.0"—4.0" caliper	14
4.1"—6.0" caliper	16
6.1"—8.0" caliper	19
8.1"—10.0" caliper	23
10.1"—12.0" caliper	28
12.1"—14.0" caliper	<u>34</u>
14.1"—16.0" caliper	<u>41</u>
16.1"—18.0" caliper	49
18.1" or greater caliper	<u>58</u>

- (4) Four landscape points shall be credited for preserved or relocated palm trees which are four inches DBH or greater in size, and with more than 4.5 feet of clear trunk.
- (5) Planting yard requirements.
  - a. A minimum of 60 landscaping points shall be planted or preserved for every acre.
  - b.

A maximum of 35 percent of the total landscaping point requirements for planting yards may be provided by the installation of shrubs. The remainder of the point requirement shall be accomplished by the installation of palm, ornamental or canopy trees.

- (6) Landscaping adjacent to East Venice Avenue. The 60-foot-wide area immediately adjacent to the East Venice Avenue right-of-way shall be landscaped as follows:
  - a. A minimum of 0.25 landscape points shall be required to be planted or preserved for each linear foot of frontage.
  - b. Reserved.
- (7) Buffer yard requirements.
  - a. Vegetated buffer yards shall be required to provide open space and natural barriers around the perimeter of a proposed land use in order to separate and screen the proposed use from adjacent development, vacant land, and roads.
  - b. All buffer yards shall be covered by grass, vegetative ground coverings, or mulch in areas not utilized for tree and shrub plantings. Rock yards are prohibited.
  - c. Location of buffer yards.
    1. The buffers required by these regulations shall be located along the perimeter of a zoning lot, except at approved entrances or exits to the property or in required sight triangles. Buffer yards shall extend to the zoning lot line or right-of-way line, except where easements, covenants, or natural features may require the buffer yard to be set back from the property line.
    2. Exempt buffer yards. Properties which directly abut East Venice Avenue are not required to provide a front buffer yard.
  - d. Required buffer yard. The required buffer yard is determined by cross-referencing the "proposed land use" with the appropriate "adjacent existing land use". For instances with no readily apparent similar use type (e.g., sewer lift station, park, etc.), the director of planning and zoning shall determine the most appropriate buffer yard standard to be used upon considering the use type proposed and use types and zone districts of adjacent properties.

Proposed Land Use	Abutting Existing Land Uses				
	Residential	Professional/Office	Commercial	Industrial	Government Use <sup>1</sup>
Residential	A	D	D	D	—

Professional/Office	D	A	B	C	—
Commercial	D	B	A	B	—
Industrial	D	C	B	A	—
Government Use <sup>1</sup>	—	—	—	—	—

<sup>1</sup> For all government-owned or -operated uses, or leasehold uses on government owned property, the buffer standard to be utilized shall be based on the use type proposed (e.g., office, motor vehicle repair shop, auditorium, etc.), not the ownership. For instances with no readily apparent similar use type (e.g., sewer lift station, fire station, park, etc.), the director of planning and zoning shall determine the appropriate buffer standard to be used.

e. Buffer yard landscaping requirements.

Buffer Type	Minimum Width	Land-scaping Point per Linear Feet	Maximum Percent of Land-scaping Points Using Shrubs
Type "A"	7'	None	None
Type "B"	10'	0.4	75%
Type "C"	12'	0.6	50%
Type "D" <sup>1</sup>	15'	0.9	50%

<sup>1</sup> Landscape buffer type "D." At the time of installation, a complete physical and visual barrier shall be installed between nonresidential and residential land uses. In certain instances, the minimum width of the buffer may be reduced when it is

determined that the installation of a wall or berm will accomplish this objective. Required landscape material shall be installed on the outer perimeter of the wall or berm.

- f. Proposed developments adjacent to existing buffer yards may count the existing buffer yard and landscape material toward fulfilling required buffer yard point requirements.
- (8) Parking area landscaping. Parking area landscaping. Landscaped parking areas shall be located so as to divide the expanse of paving and, at strategic points, to guide traffic flow and direction. Landscaping of an interior parking area shall be required to reduce the visual impact of parking areas that support multi-family residential development and commercial-oriented development by complying with the following landscaping standards:
- a. Parking area standards.
    - 1. All new or improved off-street parking areas in excess of 1,500 square feet or five parking spaces, whichever is less, shall have at least 20 square feet covered by landscaping for each parking stall. Calculations to verify this requirement shall be shown on the landscape plan.
    - 2. In addition to required tree and shrub plantings, all landscaped areas including perimeter planting yards, planting islands, and parking row divider strips shall include a groundcover of mulch or solid sod for covering the balance of the required landscape area.
  - b. The total number of landscaping points required shall be at least 0.12 for each square foot of required landscaping.
  - c. All interior parking rows shall have a terminal planting island at each end with required tree and shrubs as provided herein.
    - 1. All rows of parking spaces shall contain no more than ten spaces uninterrupted by a required landscaped planting island. In certain instances, this requirement may be waived by the planning and zoning director when it is determined that site geometry or the installation of infrastructure will be negatively affected.
    - 2. Each planting island shall be at least 120 square feet in area and at least six feet wide, measured from back of curb to back of curb. Larger islands, a minimum of nine feet wide and at least 160 square feet in area, are required when canopy trees are provided.
  - d. Each parking island shall require six landscaping points, including at least one canopy, ornamental or palm tree.
  - e. A landscaped divider strip shall be required between rows of parking spaces.
    - 1. A minimum seven-foot landscape strip may be provided if curb stops are

utilized.

2. A minimum ten-foot landscape strip must be provided if curb stops are not utilized.
  3. Landscaped divider strips shall have one pedestrian passageway a minimum of three feet in length which bisects the center of the divider strip for all parking rows containing six or more parking spaces.
  4. Landscaped divider strips, not exceeding a 4:1 slope, may be utilized for stormwater retention purposes.
  - f. A maximum 15 percent required parking credit may be allowed for the purpose of preserving trees. In instances where the applicant requests a parking credit in excess of 15 percent, a parking demand and utilization study shall accompany such request. The planning and zoning director shall approve the project limits and assumptions provided in the study.
- (9) Landscaping point reductions and alternative landscape plan.
- a. Reduced landscaping point requirements for redevelopment proposals and instances where existing buffering is provided on adjacent lots.
    1. The owner or developer may pay a fee in lieu of actual plantings to fulfill the required landscaping point requirement.
    2. A fee payment in the amount of \$50.00 per landscaping point shall be assessed for the tree point requirement, and a \$20.00 fee per landscaping point shall be assessed for the shrub point requirement.
  - b. Additional enhancements.
    1. In instances where a property owner provides a sidewalk, gazebo, fountain, garden, playground, or other nonrequired improvement for the enjoyment of the public, a landscaping point reduction approved by the planning commission may be permitted.
    2. Reserved.
  - c. Recognizing the uniqueness of individual sites and diversity of landscaping materials and planting schemes, an applicant may propose an alternative landscaping plan, prepared by a registered landscape architect, which does not meet the minimum standards provided for within the VG district. The planning commission shall consider such alternative plans based upon the quality of landscape treatment to all planting areas, parking and vehicular use areas, and buffer yards as they relate to proposed site and neighboring properties.
- (10) Maintenance. Maintenance and upkeep of all landscaping and landscaped areas is a responsibility, jointly and severally, of owners, tenants or agents, if any. Landscaping and landscaped areas shall present a healthy, neat and orderly appearance, free from refuse

and debris. Dead or dying plant material shall be promptly removed and replaced by materials meeting the requirements of the original landscaping plan. Failure to meet this requirement of continued maintenance and upkeep is a violation of this chapter.

(h) *Access to East Venice Avenue.*

- (1) Each lot of record or combination of lots of record under single ownership existing as of the effective date of the ordinance from which this section is derived and abutting East Venice Avenue shall be entitled to at least one access point (driveway, curb cut, street intersection and the like) to East Venice Avenue.
- (2) The minimum distance between new access points to East Venice Avenue shall be 230 feet, except for the OPI/VG zone. Access points are encouraged to be located in relation to existing median breaks or public street intersections on the opposite side of East Venice Avenue.
- (3) The minimum distance between new access points in the OPI/VG zone shall be 160 feet.
- (4) The planning commission shall be authorized to reduce the minimum 230-foot distance by not more than 50 feet where such reduction is required to ensure that the access point is logically located with respect to median openings and access points across East Venice Avenue or to provide reasonable access to property based on a site plan review.

(Code 1982, § 20-6.1; Ord. No. 2000-35, §§ 2—5, 6-13-0; Ord. No. 2001-92, § 1, 8-14-01; Ord. No. 2003-32, § 3, 10-28-03; Ord. No. 2005-22, § 7, 4-26-05; Ord. No. 2006-23, § 1, 4-11-06; Ord. No. 2013-03, § 7, 2-12-13; Ord. No. 2014-05, § 7, 2-11-14; Ord. No. 2015-04, § 9, 3-24-15; Ord. No. 2016-19, § 6, 10-25-16)