

15 Design requirements for properties within Entryway Corridors or Gateway Districts.

15.1. Procedure. For all development or redevelopment within an Entryway Corridor or Gateway District of multi-family, commercial, or industrial projects meeting the definition of substantial improvement under Appendix A Section 2, the following procedure shall apply for necessary building and site design approval prior to issuance of a building permit.

15.1.1. The applicant shall submit the following to the Planning Division office:

- A. Description of proposed uses.
- B. Site Plan (24"x36") Showing:
 - 1. Location of buildings with the entries noted.
 - 2. Dimensions of all setbacks, property lines, building footprints.
 - 3. Location and dimensions of all driveways, parking areas, loading/service areas and walkways.
 - 4. Site and building entry areas.
 - 5. Location and type of outdoor storage or trash facilities.
 - 6. Location and size of utilities and utility easements.
 - 7. Any accessory appurtenances such as scales, satellite dishes, antenna, gas pumps, trash enclosures, etc.
 - 8. Gross floor area of the development by use.
- C. Grading Plan (24"x36") Showing:
 - 1. Existing and proposed contours at 1' interval.
 - 2. Finished floor elevations at all building entries.
 - 3. Flow arrows indicating drainage directions along all swales and paved areas.
- D. Landscape Plan (24"x36") showing:
 - 1. Proposed planting including a tabular breakdown of planting beds, lawn area and other proposed ground covers.
 - 2. Existing and proposed utilities and utility easements.
 - 3. Irrigation strategy narrative describing system.
- E. Building Floor Plans.
- F. Color Rendered Building Elevations.
- G. Notations on the types of materials to be used, mechanical systems, electrical systems, structural type and exterior colors.

15.1.2. Upon verifying that the design review submittal materials are complete, Planning Division Staff shall review the project for compliance with the building and site design requirements found in Section 15.2 below. Upon determining that the project meets building and site design requirements, Planning Division Staff shall schedule the project for the next available meeting of the Planning Commission. If Planning Division staff finds that an applicant's design review submittal materials are incomplete or not compliant with building and site design requirements, staff shall notify the applicant of any deficiencies, which the applicant must correct prior to Planning Commission consideration. In considering the project design review submittal materials, the Planning Commission shall approve, approve with conditions, or

deny the project. Upon approval, or approval with conditions, the Building Official may issue a building permit once all other necessary requirements, including Planning Commission conditions, have been met.

15.2. Building and Site Design Requirements.

15.2.1. Entryway Corridors and Gateway Districts Generally. The following design requirements shall apply to all new construction, or substantial improvement of, multi-family, commercial, or industrial projects within Entryway Corridors as defined in Appendix A Section 2 or Gateway Districts as approved by the City Council and shown on the official zoning map.

15.2.1.1. Cell towers and other kinds of tall communication towers shall not be allowed within Entryway Corridors and Gateway Districts.

15.2.1.2. Landscaping should use native, drought tolerant species whenever possible and be properly maintained.

15.2.2. Interstate Corridors. The following design requirements shall apply to Interstate Corridors as defined in Appendix A Section 2:

15.2.2.1. Be designed so that any loading docks, mechanical systems and waste disposal and storage areas, including dumpsters, shall be screened from view. Screening may consist of landscaping which is designed to be at least 90% opaque at maturity, decorative walls and landscaping, opaque fencing or other means that meets the intent of the Entryway ordinance codified in this section.

15.2.2.2. Rear and side façades that face the Interstate or adjacent roadways and façades that are visible to passing motorists and/or pedestrians shall include design features that are similar to the front façade of the building.

15.2.2.3. Commercial or industrial storage areas shall be screened along the side facing I-90. Such screening shall include landscaping designed to screen at least 80% of such storage. Landscaping may be supplemented by opaque fencing and/or decorative walls to screen such storage areas which may count for up to 50% of this screening requirement.

15.2.3. Junction Corridors. The following design requirements shall apply to Junction Corridors as defined in Appendix A Section 2:

15.2.3.1. All solid areas of façades, except those that are entirely invisible to passing motorists and pedestrians, shall include 85% natural wood, stone, brick or other natural or natural-looking building materials that are indistinguishable from natural materials and shall be of natural shades and colors.

15.2.3.2. Roofs shall be gabled, clipped-gabled, hipped, sheds, flat roofs with façades that implement parapets for variety, cross-gabled or other design. Flat roofs and unbroken hipped or pyramid or other non-traditional roof shapes shall not generally be allowed. Visible roof pitch shall be no less than 4:12.

15.2.3.3. Rooflines over 50 feet long shall be broken with gables, cupolas or other modulation, to avoid long, unbroken expanses of roof lines.

15.2.3.4. Roof soffits, when present, shall be no less than 12 inches deep.

15.2.3.5. Signage should be constructed of natural or natural-looking materials similar or complimentary to those materials used on the building façades.

15.2.3.6. Any concrete retaining walls constructed on a site shall be covered with natural-looking materials or stamped to look like natural material and may be screened with plantings.

15.2.3.7. Buildings over two stories in height are encouraged to stagger stories, vary the width of stories, and/or provide modulation to avoid large, unbroken expanses of flat planes.

15.2.3.8. Appurtenances such as porches, balconies, or other features are encouraged and should be of wood or wrought iron or painted to appear to be made of natural materials when possible and appropriate.

15.2.3.9. Support pillars or columns should be made of, or appear to be made of, natural materials.

15.2.3.10. Landscaping shall be provided on site to screen and/or break up long expanses of façade that are visible to passing motorists. Large buildings may require a berm and groups of trees to break up the appearance of bulk and size. Decorative walls or fencing may be used in conjunction with landscaping in appropriate areas.

15.2.3.11. Landscape buffer(s) shall be required along any roadway. Whenever possible, one (1) tree per every thirty (30) linear feet of road frontage, or portion thereof, shall be planted in the buffer area. New trees shall have a caliper of no less than 2" at planting. A credit of two trees shall be given for every one healthy, mature, tree preserved within the buffer area onsite.

15.2.3.12. Whenever possible, onsite mature trees shall be preserved and native, drought-resistant landscape materials shall be used for all landscaping.

15.2.3.13. In parking over 25 spaces, landscape islands will be required between every 15 spaces to break up the appearance of a large expanse of asphalt.

15.2.3.14. Rear and side façades that face the Interstate or adjacent roadways shall include design features similar to the front façade of the building. Façades that are visible to passing motorists and/or pedestrians shall not be blank walls.

15.2.3.15. Parking lot lighting shall meet the requirements of this Code.

15.2.3.16. Lighting in entrances to sites and in areas along the front façade of buildings shall be similar in appearance to City installed district lighting for either the Historic Downtown or the North Main Street areas and be designed with safety and security measures in mind for guests using the parking lot.

15.2.3.17. Pedestrian walkways and entrance areas, when included in site design, shall be consistent with the concrete design and color used in historic downtown Sheridan.

15.2.4. Roadway Corridors.

15.2.4.1. A ten foot landscape buffer shall be installed along the street frontage of any new construction and, whenever possible, in conjunction with any substantial improvement project. Landscaping shall consist of no less than one tree per thirty linear feet of road frontage, or portion thereof, and shall include grass and shrubs or hedges to fill in the buffer. Healthy, mature, trees preserved within the landscape buffer onsite shall be credited as two trees. Native, drought-tolerant species are recommended to provide shelter for native species and to conserve water. Trees shall be no less than two inches caliper at planting.

15.2.4.2. Access to the Roadway Corridor shall be limited. New construction shall be limited to one access per 100 feet of road frontage. In the case of a commercial subdivision, indirect access shall be provided through construction of a new street. Cross access easements with adjacent commercial businesses are required whenever possible.

15.2.4.2. Signage shall be located within the landscape buffer area.

15.2.5. Gateway Districts. Gateway Districts shall be subject to the design standards contained within the approved master plan for the property. Projects within Gateway Districts shall at least meet the

requirements of Junction Corridors, although the master plan may require a higher standard. In any case where the master plan is silent on a requirement, the requirement of a Junction Corridor shall apply.

15.3. Appeal. Any person aggrieved by city staff in the enforcement of the design requirements contained in this Section 15 may appeal to the Planning Commission by providing a written request to the Planning Division office within 30 days of receiving written notice of staff determination. The written appeal shall contain the staff determination, and indicate what relief is sought by the applicant. The Planning Commission shall hear the appeal at a regularly scheduled meeting. The Planning Commission may affirm, affirm in part, reverse, or reverse in part any staff determination pertaining to the design requirements. Any person aggrieved of a determination of the Planning Commission may appeal to the City Council by providing written notice to the City Clerk within 30 days of the final determination by the Planning Commission. (Ord. No. 1916, 5-5-03; Ord. No. 2114, § 1, 9-6-11.)