



1 (3) Applicability

2 (a) The provisions of this subsection do not apply to [~~single-family residential uses~~]  
3 single family dwellings and detached multiple-family dwellings except as  
4 provided in Subsections 14-5.5(C)(5)(k) and 14-5.5(C)(7)(e).

5 (b) Additions to or *remodeling* of existing *buildings* shall comply with the provisions  
6 of this subsection to the extent practical or feasible as determined by the land use  
7 director.

8 **Section 2. Subsection 14-5.5(C)(5) SFCC 1987 (being Ord. No. 2013-1 § 2, as**  
9 **amended) is amended to read:**

10 (5) Site Design, Circulation and Parking

11 (a) New *buildings* or additions to existing *buildings* shall be oriented so that their  
12 primary *façades* face Airport Road or to integral courtyards that shall face  
13 Airport Road.

14 (b) No more than one single-loaded row of parking is permitted adjacent to Airport  
15 Road.

16 (c) Perimeter *screening* of parking lots shall be in accordance with Section 14-  
17 8.4(I)(2) except that *screening walls*, hedges or berms shall not exceed four (4)  
18 feet at maturity and shall be provided with openings adjacent to the Airport Road  
19 *right-of-way* to allow multiple points of pedestrian access to Airport Road.

20 (d) Sidewalks adjacent to Airport Road shall be provided in accordance with Section  
21 14-9.2.

22 (e) Direct vehicular access to Airport Road shall be prohibited where feasible as  
23 determined by the *land use director* in consultation with the public works  
24 director.

25 (f) New *buildings* shall have accessible pedestrian connections to Airport Road.

- 1 (g) Loading docks shall be located at the side or rear of *buildings* and shall be fully  
2 screened so that the loading dock is not visible from Airport Road. The *screening*  
3 shall be integrated with the *building* architecture, materials and construction.
- 4 (h) Vehicular access between and among adjacent *lots* shall be provided where  
5 feasible as determined by the *land use director*.
- 6 (i) Electrical transformers and water system backflow preventer cabinets shall be  
7 screened from view of public roadways and sidewalks by *walled* enclosures or  
8 landscape *screening*. Water system backflow preventer cabinets and *wall-*  
9 mounted utility boxes shall be painted the same color as the closest *building* on  
10 site.
- 11 (j) New *development* of the following categories of use, as defined in Table 14-6.1-  
12 1, shall be set back a minimum of one hundred (100) feet from the Airport Road  
13 *right-of-way* and shall be separated from the Airport Road *right-of-way* by  
14 *development* not containing these uses:
- 15 (i) Electrical substations or switching substations
  - 16 (ii) *Sexually Oriented Businesses*
  - 17 (iii) Storage
  - 18 (iv) Telecommunications *towers*, but not *tower alternatives*
  - 19 (v) Vehicles and Equipment
  - 20 (vi) Industrial
  - 21 (vii) *Outdoor Storage*
  - 22 (viii) *Warehouse* and Freight Movement
- 23 (k) The following provisions shall apply to new *development* of *single family*  
24 *dwellings* and detached *multiple-family dwellings* on *lots* adjacent to the Airport  
25 Road *right-of-way*:

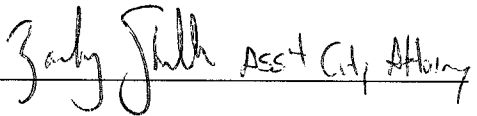


1 the *development* site.

2 (e) The following provisions shall apply to new *development of single-family*  
3  *dwellings and detached multiple-family dwellings on lots adjacent to the Airport*  
4  *Road right-of-way:*

5 (i) The twenty (20) foot *setback* area between *buildings* and the Airport  
6  *Road right-of-way shall be planted with trees in accordance with*  
7  *Subsection 14-5.5(C)(7)(b). Trees shall be maintained and replaced*  
8  *when necessary by the property owner.*

9 APPROVED AS TO FORM:

10  *Erin McSherry* ASST City Attorney

11 ERIN MCSHERRY, CITY ATTORNEY