

Chapter 3.6 — Other Standards

Sections:

- 3.6.100 - Density Transfer
- 3.6.200 - Telecommunication Facilities
- 3.6.300 - Solid Waste Storage
- 3.6.400 - Environmental Performance
- 3.6.500 - Signs

3.6.100 Density Transfer.

- A. **Purpose.** The purpose of this chapter is to implement the comprehensive plan and encourage the protection of open spaces through the allowance of housing density transfers. “Density transfers” are the authorized transfer of allowed housing units (per Chapter 2) from one portion of a property to another portion of the same property, or from one property to another property.
- B. **Determination of Allowable Housing Units.** The number of allowed housing units on a property is based on the surface area of the property (acres) times the maximum allowed housing density in Chapter 2.
- C. **Density Transfer Authorized.** Allowed housing units may be transferred from one portion of a property to another portion of the same property, or from one property to another property. A density transfer shall not be approved unless it meets one or more of the criteria in 1-4 below, and it conforms to subsections D-E:
1. Protection of sensitive land areas as defined in Chapter 3.7 (and listed below) either by dedication to the public or a land trust, or by a non-revocable conservation easement. Sensitive land areas include:
 - a. Land within the 100-year floodplain;
 - b. Land or slopes exceeding 20%
 - c. Drainage ways;
 - d. Wetlands.
 2. Dedication of land to the public for park or recreational purposes; or
 3. The density transfer is used to develop a mix of single family and multi-family housing on the same property or development site.
- D. **Prohibited Density Transfers.** Density shall not be transferred from: land proposed for street right-of-way, stormwater detention facilities, private streets, and similar areas that do not provide open space or recreational values to the public.
- E. **Density Transfer Rules.** All density transfers shall conform to all of the following rules:
1. Allowed housing units shall be transferred only to buildable lands (“receiving areas”). The number of allowed housing units shall be reduced on properties from which density is transferred (“sending areas”) based on the number of housing units transferred. The new

3.6.100 Density Transfer. (continued)

number of housing units allowed on the sending area shall be recorded on a deed for the property that runs with the land. The deed shall state that the number of allowed housing units is subject to review and approval by the City, in accordance with current zoning and development codes;

2. The number of units which can be transferred is limited to the number of units which would have been allowed on 100 percent of the unbuildable area if not for these regulations; and
3. The total number of housing units per property or development site shall not exceed 100 percent of the maximum number of units per gross acre permitted under the applicable comprehensive plan designation; except as otherwise permitted through the Master Planned Development process (Chapter 4.5).
4. All density transfer development proposals shall comply with the development standards of the applicable land use district, except as otherwise allowed by the Master Planned Development process (Chapter 4.5).

3.6.200 Telecommunication Facilities.

A. Purpose. The purpose of this chapter is to protect the public interest by promoting telecommunications facilities in a way which protects the public health and safety; minimizes disruption of residential, natural, historical and environmentally sensitive areas; aesthetically complements the surrounding environment when possible; regulates telecommunications providers and services consistent with federal and state law; assures that all telecommunication providers' facilities or services within the city can continue to responsibly protect the public health, safety and welfare; and enable the city to discharge its public trust consistent with rapidly evolving federal and state regulatory policies, industry competition and technological development.

B. Wireless Communication Equipment. Wireless communication equipment, including radio (i.e. cellular), television and similar types of transmission and receiving facilities are permitted in the Light Industrial District subject to a Conditional Use Permit. Wireless communication equipment shall also comply with required setbacks, lot coverage and other applicable standards of the Light Industrial District.

C. Applicability

1. Pre-Existing Towers and Antennas
2. New Facilities

D. Design Criteria

1. Maximum height for telecommunications transmission towers shall be 55 linear feet.
2. Minimum setback for telecommunications support structures and transmission towers shall be 1.5 times the height of the support structure or transmission tower.
3. Guyed towers are not permitted.

3.6.200 Telecommunication Facilities. *(continued)*

4. Monopoles are permitted as a Conditional Use. (See Chapter 4.4)
5. Antennas are permitted.

3.6.300 Solid Waste Storage.

[Reserved for optional adoption of standards for solid waste storage and recycling facilities. Note: Chapter 3.2 requires landscaping or other screening of these facilities.]

3.6.400 Environmental Performance.

[Reserved for reference to state and federal standards for air quality, water quality, emissions, and similar environmental concerns.]

3.6.500 Signs.

A. Sign Requirements. A sign is permitted only as an accessory use to the use of the property on which the sign is located, except that off-premise directional signs, not more than 6 square feet in area, may be allowed by the City in cases of demonstrated need.

B. Standards.

1. In the Residential Districts, the following regulations shall apply:
 - a. No sign shall be illuminated in any manner, except for street numbers and housing project, apartment or mobile home park identification or directional signs;
 - b. One name plate or home occupation sign shall be allowed and shall not exceed two (2) square feet in area.
 - c. Identification signs for mobile home parks, apartments, and housing projects are not to exceed 24 square feet, with one per primary access. Directional signs are also allowed within a housing complex.
2. In the Commercial Districts, the following regulations shall apply:
 - a. Signs shall be set back at least ten (10) feet from any Residential District/Sub-District.
 - b. Moving or flashing signs are prohibited;
 - c. Total area of all signs shall not exceed the area of the largest exposed exterior wall of the main structure;
 - d. No sign shall project above the roof edge of the building containing the business which the sign identifies; except for shopping centers and the Tourist Commercial District;

3.6.500 Signs. *(continued)*

- e. Signs visible from residential properties shall be shielded or directed so as to not to constitute a nuisance to residential property owners and shall not interfere with, confuse or mislead a vehicle operator;
3. In the Industrial District, the following regulations shall apply:
 - a. Signs shall be set back at least ten (10) feet from any Residential District;
 - b. Moving or flashing signs are prohibited;
 - c. Signs visible from residential properties shall be shielded or directed so as to not to constitute a nuisance to residential property owners and shall not interfere with, confuse or mislead a vehicle operator.
 4. Temporary signs.
 - a. One sign shall be allowed per lot advertising the property for sale, lease or rent and the sign shall not exceed six (6) square feet in area. A “for sale” sign shall not be allowed to remain on the property after the property is sold.
 - b. One sign shall be allowed per subdivision advertising lots or homes for sale. Such signs shall not exceed fifty square feet in area and shall be setback at least twenty feet from the nearest street.
 - c. One notice sign not to exceed eight (8) square feet in area, for advertising for a period not more than two (2) weeks prior to an event such as a picnic bazaar or banquet of a church, service club fraternal organization or similar group shall be allowed.
 - d. One political sign per lot shall be allowed not to exceed two (2) square feet in area, for advertising a candidate or issue, for a period of not more than thirty (30) days prior to the date of an election.
 5. Public or semi-public sign. On property in public or semi-public use, an identification sign facing each abutting street not to exceed six (6) square feet in area and a bulletin board not over ten (10) square feet in are shall be allowed.