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17.30.010 PURPOSE, VISION, AND INTENT

A. Vision

   Millville City is a rural suburban community on the south end of Cache Valley with beautiful views of the Wellsville and Bear River mountain ranges. Millville City has a history of rural lots, pioneer street grid, and elements of agriculture found throughout the community. With the population growth of Cache Valley in recent decades and the Ridgeline High School opening in 2016, Millville City continues to grow and change.

   The vision is to create a commercial center for surrounding residents to enjoy that functions as a Town Center. This Center is sized for a small town and historic appearance, which could be viewed as a small town main street.
The Town Center will offer people a place to shop, eat, and do business. In general the Town Center commercial buildings will be built by developers over time, not the City. The Town Center is planned to have a small town downtown feel with buildings that front streets, wider sidewalks, and limiting building sizes. The objective of this code is to set standards that will promote the creation of a quality commercial town center that reflects the desires of Millville City.

B. General Provisions

1. Purpose.

   It is the intent of this code to promote public health, safety, and general welfare of the community, reflecting the goals established within the General Plan of the City of Millville.

2. Scope of Regulations.

   a. New Development. All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.

   b. In-Process Development. Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy (if all conditions are met) provided the following:

      1. Work or construction is begun within one (1) year of the effective date of this code.

      2. Work or construction continues diligently toward completion.

3. Administration & Enforcement.

   The City Planner shall act as the administrator for any proposal in Millville City. The provisions of this code shall be administered and enforced by the City Planner unless otherwise specifically stated. The City Planner shall have the ability to modify the requirements of this ordinance by 10%, if good cause is clearly demonstrated. For the purposes of this code, the term City Planner shall be inclusive of his or her designees.

Applications (form, fees, and plan sets) shall be filed with the City.

a. Application Form. Application forms are available from the City.

b. Fees. Fee amounts are available from the City and are due at the time the application is made; the application will be considered incomplete if fees are not paid.

c. Plan Set Requirements. Number of copies and minimum scale of drawings shall be noted on the application form. All plans shall be submitted in both a paper and an approved digital format. All plans shall be reviewed by the City Planner for completeness. Incomplete applications shall be returned to the applicant for re-submission.

d. Filing Deadline. Filing deadlines are established by the City and available at City Hall.

e. Withdrawal of Application. An application may be withdrawn in whole or in part at any point in the process prior to being acted or ruled upon; new application form, fees, and plan sets are required for re-application.

f. Records on File. Applications and the resulting recommendations and rulings shall be kept on file by the City Planner and shall be considered public record.

g. Notice requirements for adjacent property owners is not required, due to all uses are permitted uses.

5.

a. Any development within a district shall be administered in accordance with the procedures defined in existing City code.

The application shall follow the following process:

1. Pre-Application Meeting.

2. Application submittal. Only complete applications shall be accepted.

3. Staff review and coordination.
4. Permitted Use Review by the City Planner and staff.

5. Staff processing of the Planning Commission approval includes letter of conditions (if any), site plan approval, architectural approval, engineering plans approval. Building permits are a separate process as per the Building Code.

6. Subdivisions or condominium plats are processed by the City Council subject to staff and Planning Commission review and recommendations.

7. Development agreements shall be reviewed by the Planning Commission. The Planning Commission shall provide a recommendation to the City Council and the City Council shall approve, deny or approve with modifications.

b. Exempt Activities. The following activities are exempt from the requirements of this section.

1. Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.

2. Construction within the interior of the structure that is not visible from the exterior of the building.

3. Emergency repairs ordered by any City official in order to protect health and safety.

6. Definitions.

If a definition can not be found in this chapter, the definitions found in the existing City Code apply or as commonly understood.

7. Conflicts.

Where conflict between this chapter and the standards in the City Code exist, this chapter takes precedence.

C. Regulations

1. Amending the Code.
Amendments of the adopted code shall be approved using the procedure for an ordinance amendment.

2. Minor Modifications to an Approved Site Plan.

The City Planner may approve minor modifications to an approved site plan. Modifications may be evaluated through a letter of application and the provision of the reasoning behind the request. Such requests may be made for:

a. Minor modifications to proposed landscaping plans.

   1. Landscaping not exceeding 10% of the landscaping as required on the site plan. In no case can the minimum buffer adjacent to existing single-family zones be modified.

b. Minor modifications to buildings, including setbacks, heights, and materials.

   1. Building or sign locations that do not move more than 10’.

   2. Building materials that reflect the intent of the original material.

   3. Up to 10% of the approved heights.

c. Minor modifications to parking requirements, pursuant to the development of an alternative parking plan.

   1. Parking arrangements and numbers that generally reflect the original approval.

d. Changes in lot sizes, land uses, building forms, lot line adjustments or district designations shall be subject to a zoning map or ordinance amendment.

3. Development Agreement.

The City Council may, by development agreement, supersede any of the requirements found in the Millville City Code.

4. Other City Ordinances Applicable.
The provisions of this Chapter shall supersede other provisions of the City Code, unless this Chapter is silent on the particular issue. Such conflicts shall be resolved through the City Planner.

5. Subdivision Approvals and Development Standards in this district.
   a. Commercial subdivisions shall be approved using the subdivision plat approval process established in the City code.
   b. Residential subdivisions shall conform to the general requirements established in the City code. Residential subdivisions shall be approved using the subdivision plat approval process established in this title.

17.30.020 DEFINITIONS

A. Graphics

The graphics, tables, and text utilized throughout this code are regulatory. In case of a conflict, text shall control over tables and graphics and tables shall control graphics.

B. Defined Terms

For the purposes of this chapter, the following terms shall have the following meanings:

APPLICANT: The owner of a subject property or the authorized representative of the owner on which a land development application is being made.

BLOCK: The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.

BLOCK ENDS: The lots located on the end of a block; these lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple family or mixed use development.

BLOCK LENGTH: A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.
BUILDING TYPE: A structure defined by the combination of configuration, form, and function.

COURTYARD: An outdoor area enclosed by a building on at least two sides and is open to the sky.

CRITICAL ROOT ZONE: Also referred to as drip line. The area of soil and roots within the radius beneath the tree’s canopy, within the drip line, or within a circular area of soil and roots with a radius out from the trunk a distance of 1.5 feet for every inch of the tree’s width (measured at 4.5 feet above the mean grade of the tree’s trunk, noted as diameter breast height or DBH throughout this code).

EASEMENT: A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner’s land for such purposes as access or placement of utilities.

EAVE: The edge of a pitched roof; it typically overhangs beyond the side of a building.

ENTRANCE TYPE: The permitted treatment types of the ground floor Facade of a Building Type.

EXPRESSION LINE: An architectural feature. A decorative, three dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade or a building typically utilized to delineate floors or stories of a building.

FACADE: The exterior face of a building, including but not limited to the wall, windows, window sills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.

FOOTCANDLE (fc): The basic unit of illuminance (the amount of light falling on a surface). Footcandle measurement is taken with a hand held light meter. One footcandle is equivalent to the illuminance produced on one square foot of surface area by a source of one candle at a distance of one foot. Horizontal footcandles measure the illumination striking a horizontal plane. Footcandle values can be measured directly with certain hand held incident light meters.

GRADE: The average level of the finished surface of the ground story adjacent to the exterior walls of a building.

IMPERVIOUS SURFACE: Also referred to as impervious material. Any hard surface, man-made area that does not absorb water, including building roofs, sidewalks, parking, driveways, and other paved surfaces.
LANDSCAPE AREA: Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.

LOT: Also referred to as parcel. A plot of land intended to be separately owned, developed, or otherwise used as a unit.

LUMEN: A unit used to measure the actual amount of light that is produced by a bulb. The lumen quantifies the amount of light energy produced by a lamp at the lamp, not by the energy input, which is indicated by the “wattage”. For example, a 75-watt incandescent lamp can produce 1000 lumens while a 70-watt high-pressure sodium lamp produces 6000 lumens.

CORNER LOT: A parcel of land abutting at least two vehicular rights-of-way, excluding an alley, at their intersection.

FLAG LOT: A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an alley, through a narrow strip of land.

INTERIOR LOT: A parcel of land abutting a vehicular right-of-way, excluding an alley, along one (1) property line; surrounded by lots along the remaining property lines.

THROUGH LOT: Also referred to as a double frontage lot. An having frontage on two approximately parallel vehicular rights-of-way, excluding an alley.

LOT AREA: The computed area contained within the property lines; it is typically denoted in square feet or acres.

LOT DEPTH: The smallest horizontal distance between the front and rear property lines measured approximately parallel to the corner and/or side property line.

LOT FRONTAGE: The horizontal distance between the side property lines, measured at the front property lines.

NONCONFORMANCE: A structure, use, lot, or site characteristic that was legally constructed or operated prior to the effective date of or amendment to this code, but that cannot be constructed, platted, or operated after the effective date of or amendment to this code.

OCCUPIED SPACE: Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
OWNER: The legal or beneficial title-holder of land or holder of a written option or contract to purchase the land.

PERVIOUS SURFACE: Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.

PLAT: A map or chart of a division and/or combination of lots.

PRIMARY STREET: A street designated on the zoning map that receives priority over other streets in terms of setting front property lines and locating building entrances.

PROPERTY LINE: Also referred to as lot line. A boundary line of a parcel of land or lot.

PROPERTY LINE, CORNER: A boundary of a lot that is approximately perpendicular to the front property line and is directly adjacent to a public right-of-way, other than an alley or railroad.

PROPERTY LINE, FRONT: The boundary abutting a right-of-way, other than an alley, from which the required setback or build-to zone is measured, with the following exceptions.

a. Corner and through lots that abut a primary street shall have the front property line on that primary street.

b. Corner and through lots that abut two primary streets or do not abut a primary street shall utilize the orientation of the two directly adjacent lots, or shall have the front property line determined by the zoning administrator.

PROPERTY LINE, REAR: The boundary of a lot that is approximately parallel to the front property line; this line separates lots from one another or separates a lot from an alley.

PROPERTY LINE, SIDE: The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way.

RIGHT-OF-WAY: Land dedicated or utilized for a street type, trail, pedestrian way, utility, railroad, or other similar purpose.

ROOF TYPE: The detail at the top of a building that finishes a facade, including a pitch roof with various permitted slopes and a parapet.
SCALE: The relative size of a building, street, sign, or other element of the built environment.

SEMI-PERVIOUS SURFACE: Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.

SETBACK: The horizontal distance from a property line inward, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in this code.

17.30.040 STREET TYPES

A. General Requirements

1. Intent.

The standards outlined in this section are intended to:

   a. Create complete streets that address all modes of travel including pedestrian, bus, bicycle and vehicular traffic at speeds appropriate for shared use.

   b. Address all features of the street right-of-way (ROW), including sidewalks, parkways, traffic lanes, bicycles (shared), and medians.

   c. Create streets and public ROWs that reduce stormwater runoff quantity and improve quality of stormwater runoff.

2. General Requirements.

   All proposed streets, landscaping or furnishing zones, and sidewalks shall be located in public or private vehicular ROWs as required by this section.

   a. Street Types. All new vehicular ROWs shall match one of the street types (included in this section).
b. Public Use. Streets may be privately (alleys) or publicly owned, but all streets shall be available for public use at all times.

c. Gated streets, whether public or private, are not permitted except at the entrance to a secure parking lot.


All construction in the public and private ROWs shall follow specifications and design defined by Millville City.

B. General Street Type Standards

1. Street Types.

Street Types defined in this section outline acceptable street configurations. New streets shall be designed using the principles and characteristics defined by each street type or as otherwise approved by Millville City upon good cause.

2. Typical Street Elements.

Typical elements of a vehicular right-of-way are divided into the vehicular and pedestrian realm. Each street type detailed in this section outlines which facilities are applicable.

a. Vehicular Realm. The vehicular realm is comprised of the vehicle travel lanes, and dedicated bicycle lanes.

b. Pedestrian Realm/Street Buffer. The pedestrian realm is typically comprised of pedestrian facilities such as sidewalk, path/trail, or off-street bicycle path. A buffer area is also typically provided consisting of a landscape zone or furnishings zone that serves to buffer pedestrians from the movements of higher speed vehicles in the vehicular realm. Pedestrian paths shall be public if they extend beyond the project boundary. Pedestrian paths shall have direct access to existing public passageways as appropriate.

1. Park Strip. A landscape area between the back of curb or edge of pavement to the sidewalk in which street trees, lighting, and signage may be located. Typically used adjacent to residential...
buildings. Park strip widths shall be according to street cross-sections.

2. Furnishings Zone. A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located.


Incorporation of stormwater management best practices is required. Where applicable, permeable pavement materials should be selected, such as unit pavers, porous concrete, and porous asphalt. Final design shall meet the requirements of the City Engineer.

5. Street Trees.

Street trees are required along all street frontages. See landscape section.


Street configurations have been calculated to provide emergency vehicle access. Where the total width of all travel lanes is narrower than 20 feet, the following shall apply.

   a. Driveway or Fire Hydrant Zone. A driveway or fire hydrant zone may be utilized to fulfill the requirement.

7. Utilities.

Power and communication utilities shall be located underground. Associated utility boxes are encouraged to be low profile or located underground.

C. Primary Streets

1. Intent.

The primary streets are the main thoroughfares for the Millville Town Center. The primary streets provide the main traffic to the High School, City, Highway and residential neighborhoods of the area. The primary streets will carry the most traffic (with the exception of the Highway).
2. General Requirements.

This street type shall be developed using the standards as shown in this section or as approved by the City Engineer. Where commercial buildings front street, wider sidewalk shall apply. Where unbuilt areas front street, park strip and sidewalk may apply.

<table>
<thead>
<tr>
<th>Primary Street Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts</td>
</tr>
<tr>
<td>Permitted Adjacent Building Types</td>
</tr>
<tr>
<td>Typical Right-of-Way Width</td>
</tr>
<tr>
<td>Vehicular Realm</td>
</tr>
<tr>
<td>Travel Lanes</td>
</tr>
<tr>
<td>Lane Width</td>
</tr>
<tr>
<td>Allowable Turn Lanes</td>
</tr>
<tr>
<td>Pavement Width</td>
</tr>
<tr>
<td>Median</td>
</tr>
<tr>
<td>Bicycle Lanes</td>
</tr>
<tr>
<td>Pedestrian Realm</td>
</tr>
<tr>
<td>Pedestrian Facilities</td>
</tr>
</tbody>
</table>

D. Secondary Streets

1. Intent.

Secondary streets are routes connecting the Town Center and the Primary Streets.

2. Description.

The secondary street is meant to accommodate all other master-planned roads within the TC district. These roads will still accommodate pedestrians and
bicyclists, but since they are low-speed and low-traffic, active transportation users will not require the same degree of separation or protection. The single through lane on these secondary streets will be shared. They will have appropriate pavement markings and will be capable of accommodating pedestrians and cyclists. Sidewalk widths will vary from 5-feet to 10-feet with larger sidewalks provided at on street commercial buildings locations.


Streets shall be developed using the standards in the following table.

### Secondary Street Requirements

<table>
<thead>
<tr>
<th>Permitted Districts</th>
<th>Millville Town Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Adjacent Building Types</td>
<td>See Building section</td>
</tr>
<tr>
<td>Typical Right-of-Way Width</td>
<td>66'</td>
</tr>
<tr>
<td>Vehicular Realm</td>
<td></td>
</tr>
<tr>
<td>Travel Lanes</td>
<td>1 lane in each direction</td>
</tr>
<tr>
<td>Lane Width</td>
<td>17'-6&quot;</td>
</tr>
<tr>
<td>Allowable Turn Lanes</td>
<td>As needed at intersections</td>
</tr>
<tr>
<td>Pavement Width</td>
<td>35'</td>
</tr>
<tr>
<td>Bicycle Lanes</td>
<td>Shared</td>
</tr>
<tr>
<td>Pedestrian Realm</td>
<td></td>
</tr>
<tr>
<td>Pedestrian Facilities</td>
<td>10’ sidewalk in front of commercial buildings, 5’ minimum in all other places</td>
</tr>
</tbody>
</table>

**17.30.050 USES**

A. General Requirements

The following general provisions apply to the uses outlined in this section.

a. A lot may contain more than one use.

b. Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.

c. Uses are either permitted by-right in a district, permitted by-right with specific development or design parameters, or require a conditional use permit in order to be developed.

d. Each use shall be located within a permitted building type.

e. Each use may have both indoor and outdoor facilities, unless otherwise specified.

2. Organization.

The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.

a. Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a land use that is either permitted then the use is not permitted and the applicant would have to apply for a zoning text amendment change to add the use.

3. Use Table.

The following Town Center District Uses Table outlines the permitted uses in the Town Center District. If a use is not listed, it is not permitted. Each use is given one of the following designations:

a. Permitted (“P”). These uses are permitted by-right in the districts in which they are listed. Requires a Conditional Use Permit (“C”). These uses require administrative review and approval in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the Conditional Use. Listed uses that are not permitted in the district are indicated by “NP”.

b. Use Table
<table>
<thead>
<tr>
<th>Business Type</th>
<th>Permit Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant (sit down or walk up)</td>
<td>P</td>
</tr>
<tr>
<td>Fast Food</td>
<td>P</td>
</tr>
<tr>
<td>Retail Shopping</td>
<td>P</td>
</tr>
<tr>
<td>Hotel</td>
<td>C</td>
</tr>
<tr>
<td>Office Professional</td>
<td>P</td>
</tr>
<tr>
<td>Office Medical/ Dental</td>
<td>P</td>
</tr>
<tr>
<td>Assisted Living</td>
<td>NP</td>
</tr>
<tr>
<td>Furniture Store</td>
<td>P</td>
</tr>
<tr>
<td>Grocery Store</td>
<td>P</td>
</tr>
<tr>
<td>Home Improvement Store or Hardware Store</td>
<td>P</td>
</tr>
<tr>
<td>Artist/Photography Studio</td>
<td>P</td>
</tr>
<tr>
<td>Convenience Store</td>
<td>C*</td>
</tr>
<tr>
<td>Event Center</td>
<td>P</td>
</tr>
<tr>
<td>Financial Institution</td>
<td>P</td>
</tr>
<tr>
<td>Garden Center</td>
<td>C*</td>
</tr>
<tr>
<td>Veterinary Hospital</td>
<td>C*</td>
</tr>
<tr>
<td>Residential Facility for Elderly</td>
<td>NP</td>
</tr>
<tr>
<td>Schools</td>
<td>NP</td>
</tr>
<tr>
<td>Religious</td>
<td>NP</td>
</tr>
<tr>
<td>Childcare Facility</td>
<td>NP</td>
</tr>
<tr>
<td>Beauty Salon</td>
<td>P</td>
</tr>
<tr>
<td>Automobile/ Recreation Vehicles Sales and Leasing</td>
<td>NP</td>
</tr>
<tr>
<td>Bail bonds</td>
<td>NP</td>
</tr>
<tr>
<td>Billboards</td>
<td>NP</td>
</tr>
<tr>
<td>Blood Plasma Center</td>
<td>NP</td>
</tr>
<tr>
<td>Business</td>
<td>NP</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>-----</td>
</tr>
<tr>
<td>Car Title Loan Business</td>
<td>NP</td>
</tr>
<tr>
<td>Check Cashing/ Deferred Deposit Loan</td>
<td>NP</td>
</tr>
<tr>
<td>Detention Facility/ Jail as a principal use</td>
<td>NP</td>
</tr>
<tr>
<td>Outdoor Gun Range</td>
<td>NP</td>
</tr>
<tr>
<td>Indoor Gun Range</td>
<td>P</td>
</tr>
<tr>
<td>Outside Storage</td>
<td>NP</td>
</tr>
<tr>
<td>Massage Parlor as the principal use</td>
<td>NP</td>
</tr>
<tr>
<td>Moving Truck Rental</td>
<td>NP</td>
</tr>
<tr>
<td>Wireless Communication Facilities (including towers)</td>
<td>NP</td>
</tr>
<tr>
<td>Indoor/ Outdoor Kennel as a principal use</td>
<td>NP</td>
</tr>
<tr>
<td>Pawnshop</td>
<td>NP</td>
</tr>
<tr>
<td>Retail Tobacco Store</td>
<td>NP</td>
</tr>
<tr>
<td>Sale and/or Lease of Mobile Homes, Travel Trailers, Campers, Motorcycles</td>
<td>NP</td>
</tr>
<tr>
<td>and Other Recreational Vehicles</td>
<td>NP</td>
</tr>
<tr>
<td>Secondhand Precious Metal Dealer/ Processor and/or Precious Gem Dealer</td>
<td>C</td>
</tr>
<tr>
<td>Secondhand Store</td>
<td>C</td>
</tr>
<tr>
<td>Self-Storage Facility</td>
<td>NP</td>
</tr>
<tr>
<td>Sexcually-Oriented Business</td>
<td>NP</td>
</tr>
<tr>
<td>Tattoo Establishment</td>
<td>NP</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>NP</td>
</tr>
<tr>
<td>Tavern, as defined by State Code</td>
<td>NP</td>
</tr>
<tr>
<td>Second Floor Residential</td>
<td>NP</td>
</tr>
<tr>
<td>Theaters</td>
<td>P</td>
</tr>
</tbody>
</table>

4. Conditions (*).

The following conditions apply:
a. Convenience Store. Fuel pumps may not be in front of building. Fuel pump must be located in rear, behind building or to the side.

b. Garden Center conditions: Yard must be located behind garden center building and or located to the rear of the property.

c. Veterinary Hospital: All animal kennels and or animal overnight sleeping quarters must be located inside the building.

17.30.060 BUILDING TYPES

A. Introduction to Building Type Standards

1. Introduction.

   The Building Types detailed in this section outline the required building forms for new construction or upon development agreement.

2. General Requirements.

   All Building Types must meet the following requirements.

   a. Allowed Building Types In the Town Center for allowable building types (Commercial).
b. Uses. Each building type can house a variety of uses as found in section 17.30.050 of this chapter. Some building types have additional limitations on permitted uses.

c. No Other Building Types. All buildings constructed must meet the requirements of one of the building types permitted within the Town Center District unless modified by a development agreement.

d. Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.

e. Accessory Structures.

1. Attached accessory structures are considered part of the principal structure.

2. Detached accessory structures are permitted per each building type and shall comply with all setbacks except the following:

   i. Detached accessory structures are not permitted in the front yard.

   ii. Detached accessory structures shall be located behind the principal structure in the rear yard.

   iii. Detached accessory structures shall not exceed one story.

3. Accessory structures shall be built in a manner compatible with the primary building.

B. Explanation of Building Type Table Standards

The following explains and further defines the standards outlined on the tables for each building type.

1. Building Siting.

   The following explains the line item requirements for each Building Type Table within the first section entitled “Building Siting.”
a. Multiple Principal Structures. The allowance of more than one principal structure on a lot.

b. Building Frontage Requirement. Measuring front property line coverage. Measurement defining the minimum percentage of street facing wall or building facade required along the street. The width of the principal structure(s) shall be divided by the maximum width of the front property line or block (for larger projects). Plazas or courtyards open to the public do not count against the building frontage and are subtracted from width of the front property line.

The minimum building frontage requirement is 50% (this does not apply to the Highway).

c. Occupation of Corner. Occupying the intersection of the front and corner setbacks with a principal structure.

d. Front Setback. The setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach beyond the setback.

1. All setback areas not covered by building must contain either landscape, patio space, or sidewalk space.

e. Corner Setbacks. The setback parallel to the side property line.
1. All setback areas not covered by building must contain either landscape, patio space, or sidewalk space.

f. Minimum Side Yard Setback. The minimum required setback along a side property line.

g. Minimum Rear Yard Setback. The minimum required setback along a rear property line.

h. Minimum & Maximum Lot or Building Width. Depending on the building type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line.

i. Parking & Loading Location. The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
j. Vehicular Access. The permitted means of vehicular ingress and egress to the lot.

1. Lanes shall always be the primary means of access when present.

2. When lanes are not present, a driveway may be permitted per building type and, if an alternative is available, shall not be located off a primary thoroughfare.

k. Building Site Location. Buildings shall be sited to face the street with parking lots on the side or rear. At street or drive intersections the buildings shall be located directly on the corner with parking in the rear.

1. On street buildings are those located within the front setback.

2. Off street buildings are those located beyond the front setback and are only allowed when on street buildings exist in front.

3. All off street buildings shall be set back 300 feet.
2. Height.

The following explains the line item requirements for each Building Type Table within the second section entitled “Height.”

a. Minimum Overall Height. The minimum overall height for the building shall be located within the setbacks; stories above the required minimum height may be stepped back from the facade.

b. Maximum Overall Height. The sum of a building’s total maximum height.

1. Half stories are located dormer style completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above ground. That portion which is visible above ground level shall be included in the overall height.

c. Ground Story and Upper Story, minimum and maximum height.

Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
1. Floor height is measured in feet between the floor of a story to the floor of the story above it.

2. Floor height requirements apply only to street-facing facades.

3. For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.

3. Uses.

The following explains the line item requirements for each Building Type Table within the third section entitled “Uses.” Refer to section 17.30.050 of this chapter. The requirements in this section of the Building Type Tables may limit those uses within a specific building type.

a. Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.

b. Parking Within Building. The area(s) of a building in which parking is permitted within the structure.
c. Required Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

4. Facade Requirements.

The following explains the line item requirements for each within the fourth section entitled “Facade Requirements.” Building facades facing public or private rights-of-way are considered “A” frontages and will receive the best treatment as outlined in this section. “B” frontages such as those facing an alley or side yard should be treated in a compatible manner.

a. Minimum Ground Story and Upper Floor Transparency. The minimum amount of transparency required on street facades with street frontage.

1. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.

2. Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between the base of building and ten feet from the average grade at the base of the front facade.

3. A general Minimum Transparency requirement shall be measured from floor to floor of each story.

---

Measuring Transparency on Each Story.

Transparency area

Measure percent of Ground Story Storefront Transparency between 0 and 10 feet from the sidewalk
b. Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:

1. No rectangular area greater than 30% of a story’s facade, as measured from floor to floor, may be windowless.
2. No horizontal segment of a story’s facade greater than 15 feet in width may be windowless.

c. Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given building type. A mix of permitted entrance types may be utilized.

d. Principal Entrance Location. The facade on which the primary building entrance is to be located.

e. Vertical Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, facade setbacks, or other continuous vertical ornamentation a minimum of one and a half inch (1.5”) depth.

f. Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

g. Side, rear, and interior facades will be of finished quality and of the same color and materials that blend with the front of the building. However, building facades facing a street or open space will be considered “A” frontages and will receive the best treatment, whereas “B” frontages such as those facing an alley or side yard should be treated in a compatible manner.

5. Roof Type.

The following explains the line item requirements for each Building Type Table within the fifth section entitled “Roof Types.”

a. Permitted Roof Type. The roof type(s) permitted for a given building type.

b. Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain building types and located on a main street intersection.

C. Commercial
1. Description & Intent.

This building type is intended to accommodate the need for goods and services that are associated with and generally accessed by a vehicle.

2. Regulations.

Regulations for the Commercial Building Type are defined in the table below.
# Commercial Buildings in the Town Center District

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</table>
D. Entrance Types

Entrance type standards apply to the ground story and visible basement of front facades of all building types as defined in this chapter.

1. General.

The following provisions apply to all entrance types.

   a. Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each building type standard.

   b. Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.

   c. Primary Entrance. All primary entrances to all buildings are required to have a five foot (5') minimum protective entrance for the purpose of protecting the user from precipitation and snow roof slides and may encroach on the front setback. Protective entrances may include gables, awnings, overhanging structures, recessed entries, etc.

   d. Measuring Transparency. Refer to section 17.30.060B4 of this chapter for information on measuring building transparency.

   e. Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

2. Storefront Entrance Type.

The storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.

   a. Transparency. Minimum transparency is required per Building Type.

   b. Elevation. Storefront elevation shall be between zero and one foot above sidewalk.
c. Visible Basement. A visible basement is not permitted.

d. Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.

e. Recessed Entrance. These entries shall be recessed from the front facade closest to the street.

   1. Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.

   2. When the recess falls behind the front setback, the recess shall be no wider than eight feet.

E. Roof Types

   Roof type standards apply to the roof and cap of all building types as defined in this Section.


      The following provisions apply to all roof types.

      a. Intent. To guide the design of the caps of all buildings.

      b. Applicability. All buildings shall meet the requirements of one of the roof types permitted for the building type.

      c. Measuring Height. Refer to section 17.30.060B4 of this chapter for information on measuring building height.

      d. Other Roof Types. Other building caps not listed as a specific type may be made by a request to the City Planner with the following requirements:

         1. The roof type shall not create additional occupied space beyond that permitted by the building type, except for private open space.

         2. The shape of the roof type shall be significantly different from those defined in this chapter.
e. Solar panels are permitted for all roof types.

2. Parapet Roof Type.

A parapet is a low wall projecting above a building’s roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of rooftop mechanical systems from the street.

a. Parapet Height. Height is measured from the top of the upper story to the top of the parapet.

1. Minimum height is two feet with a maximum height of six feet.

2. The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).

b. Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.

c. Occupied Space. Occupied space shall not be incorporated behind this roof type.

3. Pitched Roof Type.

This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.
a. Pitch Measure. The roof may not be sloped less than a 4:12 (rise/run) or more than 8:12.
   
   1. Slopes less than 4:12 are permitted to occur on second story or higher roofs.

b. Configurations.
   
   1. Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
   
   2. Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet (8'), inclusive of overhang.
   
   3. Gambrel and mansard roofs are not permitted.

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Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every one hundred feet (100') of roof when the ridge line runs parallel to the front lot line.
d. Roof Height. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the building type.

e. Occupied Space. Occupied space may be incorporated behind this roof type.

4. Flat Roof Type.

This roof type has a flat roof with overhanging eaves.

a. Configuration. Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.

b. Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least fourteen inches (14”).

c. Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches (8”) thick.

d. Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.

    1. No more than one-half of the front facade can consist of an interrupting vertical wall.

    2. Vertical walls shall extend no more than four feet (4’) above the top of the eave.
5. Towers.

A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types.

a. Quantity. All Building Types, with the exception of the Institutional Building, are limited to one tower per building.

b. Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.

c. Tower Width. Maximum width along all facades is one-third the width of the front facade or thirty feet (30'); whichever is less.

d. Horizontal Expression Lines. An expression line shall define the tower from the upper stories, except on single family or attached house residential building types.

e. Application. May be combined with all other roof types.

f. Tower Cap. The tower may be capped by the parapet, pitched, low pitched, or flat roof types, or the spire may cap the tower.
F. Additional Design and Mix Standards

The following outlines the Millville City design standards that affect a building’s appearance and place cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the Town Center.

1. Materials and Color.
a. Primary Facade Materials. 50% of facade on front and street facing sides and 20% of facade on all other sides shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 50% requirement.

1. Permitted primary building materials include high quality, durable, natural materials, such as stone, brick, shingles, architectural concrete, or panel siding and glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.

b. Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.

1. Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades, up to 40% of total.

2. Up to 60% stucco permitted on building facades. The city planner may approve a higher percentage.

3. The city planner may accept materials not covered in this section and modify the exterior materials and colors requirements, if architectural improvement is clearly demonstrated.

c. Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. “Engineered” wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.

d. Color. Main building colors shall be complementary to the themes of the Town Center.

e. Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all building types in the Town Center.

f. Not allowed materials list: vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block, fiber cement board.

2. Awnings, and Shutters.

Millville City Code Title 17, Chapter 17.30
a. Awnings. All awnings shall be canvas or metal. Plastic and roll out awnings are not permitted. Awning types and colors for each building face shall be coordinated.

b. Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood or metal.


The following applies in all locations where balconies, patios, and/or porches are incorporated into the facade design facing any street or parking lot.

a. Size. Balconies, Patios, and Porches, shall be a minimum of 50 square feet, with a minimum depth of 5 feet.

b. Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.

c. Railings. May vary and may promote privacy within the balcony; railings do not have to be open.

d. Projection of Balconies. Balconies may be cantilevered for up to 2 feet; projection of up to 6 feet into the setback is permitted, but not over the public right of way.

4. First Story Differentiation and Building Variety

For Storefront and Single Purpose Buildings, architectural features or material changes are required to differentiate the first floor from other floors. Where building step backs are used, such variations may be extended to the step back.

Building design shall vary between vertical facade divisions, where required per the Building Types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following.

a. The proportion of recesses and projections.

b. The location of the entrance and window placement, unless storefronts are utilized.

c. Roof type, plane, or material, unless otherwise stated in the building type requirements.
d. Changes to bay or box windows where none exist or substantial changes to
those features

5. Drive-through

Drive through window and driving lanes shall be located on the side or rear of the
building, and not on any street facing side.

6. Pedestrian Circulation.

Walkability principles shall be adhered to on-site and to the rest of the city. These
pathways shall be an intuitive route and include pedestrian cues such as distinct paving,
lighting, signage, and landscaping. Pedestrian circulation shall be included in designs to
the greatest degree possible.


Equipment shall be screened from view and not located on a public street.

8. Waste Containers.

Waste Containers shall be located out of public view, a minimum of ten feet (10’) from
any property line and screened with landscaping and/or a structure that is compatible
with the theme of the adjacent building.

17.30.070 LANDSCAPE

A. General Requirements

1. Intent.

The landscape standards outlined in this section are designed to meet the
following set of goals:

a. To provide for a healthy green landscape and develop a street canopy.

b. To improve the appearance of streets and create a buffer between
pedestrian and vehicular travel lanes.
c. To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.

d. To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.

e. To shade large expanses of pavement and reduce the urban heat island effect.

f. To enhance the appearance and property values of the community, building sites, and the overall landscape.

2. Applicability.

Landscaping, trees, and buffers shall be installed as detailed in the Landscape ordinance.

a. The amount of on-site landscape square footage required (not including public right of way) is 20% of site.

b. Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions:

1. Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.

2. Points of Access. Buffering is not required at driveways or other points of access to a lot.

c. Streetscape. Landscaping along streets is required as outlined in this section.

d. Unless otherwise specified in this chapter, all requirements of the Millville City Municipal Code pertaining to landscape requirements shall apply.

e. Street Trees. As outlined in this section and according to the Millville City Municipal Code for appropriate street tree specifications.

B. Installation of Landscape
1. Intent.

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

2. Applicability.

These provisions apply to landscape installation as required by this section.


The installation of landscaping shall adhere to the following standards.

a. National Standards. Best management practices and procedures according to the nationally accepted standards shall be practiced.

   1. Installation. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.

   2. Maintenance and Protection. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.

b. Installation. Landscaping shall be fully installed prior to the issuance of a certificate of completeness.

   1. If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to 1.5 times the installation costs as estimated by a qualified professional.

   2. Complete installation is required within nine months of the issuance of the temporary certificate of occupancy or occupancy permit or the cash escrow or letter of credit may be forfeited.

c. Plant Size Requirements. At the time of installation all plants shall be the following sizes, unless otherwise noted in this section:
d. Condition of Landscape Materials. The landscaping materials used shall be:

1. Healthy and hardy with a good root system.
2. Chosen for its form, texture, color, pattern of growth, and suitability to local conditions.
3. Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
4. Appropriate for the conditions of the site, including slope, water table, and soil type.
5. Protected from damage by grates, pavers, or other measures.
6. Plants that will not cause a nuisance or have negative impacts on an adjacent property.
7. Species native or naturalized to the Wasatch Front, whenever possible.

e. Compost, Mulch, and Organic Matter. Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
f. Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

4. Ground Plane Vegetation.

All unpaved areas shall be covered by one of the following.

a. Planting Beds.
   1. Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
   2. Nonliving materials such as colored gravel or mulch shall cover the bed area.
   3. Annual beds must be maintained seasonally, replanting as necessary.

b. Grass. Seeded, plugged, or sodded grass may be planted throughout landscaped areas.
   1. Grass shall be established within 90 days of planting or the area must be reseeded, replugged, or resodded.

c. Shrubs requirements. 50 shrubs are required per 1 acre of project size. 2 perennials or ornamental grasses count towards 1 shrub

5. Tree Installations.

Refer to the list of permitted street tree types.

a. Tree Measurement. Tree size shall be measured by caliper at 4 feet above root flare or by container size.

b. Tree Maintenance. Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.

c. Species Composition. Trees planted on a site shall be any combination of permitted species with the following exceptions.
1. For less than 20 required trees a minimum of 2 different species shall be planted.

2. For more than 20 trees a minimum 1 tree species type per every 10 trees up to 50 trees.

3. Exceptions to this provision may be granted by the city planner through review of the landscape plan.

d. Tree Spacing.

1. Medium trees shall be planted 20 feet apart.

2. No trees may be planted closer to any curb or sidewalk than as follows unless a permeable surface is provided.

e. Tree Requirements. Minimum 10 trees are required per 1 acre of project. Street trees do not count toward this requirement.

f. Permeable Surface. For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this ordinance.

1. At least seventy 70% of the canopy limits of preserved trees should have a permeable surface.

2. Planted trees have a suggested minimum permeable area and soil volume based upon tree size.

3. Permeable area for one tree cannot count toward that of another tree.

g. Structural Soil. When the soil surface area of a tree will extend below any pavement, structural soil is required underneath that pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits (source: Cornell University, Urban Horticulture Institute).

Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.

a. All irrigation systems shall be designed to minimize the use of water.

b. Landscape irrigation shall have an automatic clock-activated permanent system.

c. The irrigation system shall provide sufficient coverage to all landscape areas.

d. The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.

e. All culinary fed systems shall be equipped with a back-flow prevention device.

f. All mechanical systems including controllers and back-flow prevention devices shall be properly screened from public view.

g. All controllers shall be EPA Watersense labeled products.

C. Street Trees & Streetscape Design

1. Intent.

To line all new streets with a consistent and appropriate planting of trees, pavement design, and identity to establish tree canopy for environmental benefit and a sense of identity for all new streets.

2. Streetscape Design Submittal.

A consistent streetscape design shall be submitted for approval for all new streets within the development. At a minimum, the submittal shall include the following:

a. Street Trees. Trees meeting the minimum street tree requirements below, shall be included in the streetscape design.
b. Sidewalk Pavement Design. Sidewalk paving materials and pattern shall be set for each street type.

c. Street Furnishings. Benches, seat walls, planters, planter fences, trash receptacles, and bicycle racks at the least shall be specified and quantities and locations listed for each street type.

d. Landscape Design. Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and tree wells.

e. Lighting. Pedestrian and vehicular lighting shall be specified and locations and quantities noted.

3. Minimum Street Tree Requirements.

The following standards apply to the installation of street trees.

a. Exception. Street Trees are not required on Alleys.

b. Clear Branch Height. Minimum clear branch height is eight feet (8’).

c. Street Tree Spacing. Street trees shall be planted as follows.

1. Each Lot is required to have one tree for every 40 feet of street frontage with a minimum of one street tree.

2. Spacing. Medium trees must be spaced a minimum of 20 and a maximum of 40 feet on center.

3. Limited Distance between curb and sidewalk. Where the distance from the back of the curb to the edge of the right-of-way or property line is less than nine feet (9’) with a sidewalk, Applicant shall work with the city planner to determine the appropriate tree species.

d. Tree Wells. Where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.

1. For tree wells adjacent to sidewalks five feet (5’) wide or less, open soil is not permitted. The opening must be covered with a tree grate or pervious pavement. The opening in a tree grate for the trunk must be expandable.
e. Street Tree Types. Small and medium trees permitted. See table below for example.

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Size</th>
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<tbody>
<tr>
<td>Columnar Norway Maple</td>
<td><em>Acer platanoides 'Columnar'</em></td>
<td>Medium</td>
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<tr>
<td>Pacific Sunset Maple</td>
<td><em>Acer trucatum x A. platanoides</em></td>
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<td>Spring Snow Crabapple</td>
<td><em>Malus x Spring Snow</em></td>
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<td>Lilac Tree</td>
<td><em>Syringa reticulata 'Ivory Silk'</em></td>
<td>Small</td>
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<td>Patmore Ash</td>
<td><em>Fraxinus pennsylvanica 'Patmore'</em></td>
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<tr>
<td>Honey Locust</td>
<td><em>Gleditsia triacanthos</em></td>
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</tr>
<tr>
<td>Linden</td>
<td><em>Tilia tomentosa 'Sterling'</em></td>
<td>Medium</td>
</tr>
<tr>
<td>Frontier Elm</td>
<td><em>Ulmus x 'Frontier'</em></td>
<td>Medium</td>
</tr>
</tbody>
</table>

D. Parking Lot Frontage Buffer

1. Intent & Applicability.

   a. Intent. To lessen the visual impact of vehicular areas visible from public street frontages.

   b. General Applicability. Applies to properties in all districts where a vehicular area is located adjacent to a right-of-way.

       1. Exceptions. Vehicular areas along Lanes, except when a residential district is located across the lane; single and two family residences.
Front Buffer Plan.

Front Buffer Section.
### 6.4 Frontage Buffer Requirements

#### 1. Buffer Depth & Location
- **Depth**: 5’
- **Location on the Site**: Between street facing property line and parking area

#### 2. Buffer Landscape Requirements
- **Uses & Materials**: Uses and materials other than those indicated are prohibited in the buffer
- **Shade Trees**: Tree required at least every 40'; Spacing should alternate with street trees
- **Hedge**: Required parking screen on street side of fence, between shade trees & in front of vehicular areas
- **Hedge Composition**: Individual shrubs with a minimum diameter of 24”, spaced no more than 36” on center, height maintained no more than 36”
- **Existing Vegetation**: May be credited toward buffer area

#### 3. Fence (optional)
- **Location**: 2’ from back of curb of vehicular area
- **Approved Materials**: Composites, steel, wood, vinyl (no white), or plastic composite wood alternative (Trex like). Masonry columns (maximum width 2’6”) and base (maximum 18” height) permitted. Chain-link not permitted.
- **Minimum Height**: 3’
- **Maximum Height**: 4’
- **Colors**: No bright or white colors
- **Opacity**: Minimum 75%
- **Gate/Opening**: One pedestrian gate permitted per street frontage; Opening width maximum 6’

**Notes:**

1. This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

2. In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.
E. Side & Rear Buffer

1. Intent & Applicability.
   a. Intent. To minimize the impact that one zoning district may have on a neighboring district and to provide a transition between districts.
   b. General Applicability. Applies to all properties in all districts that directly abut a residential use.
Landscape Screen Section.

c Double Hedge.

d Shade Tree.
F. Interior Parking Lot Landscape

1. Intent & Applicability.

   a. Intent. To provide shade, minimize paving & stormwater runoff, and improve the appearance of parking lots.

   b. General Applicability. All open-air, off-street parking lots in all districts.

---

### Rear Buffer Requirements

<table>
<thead>
<tr>
<th>1. Buffer Depth &amp; Location</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Depth</strong></td>
</tr>
<tr>
<td>10’ adjacent to residential uses</td>
</tr>
<tr>
<td><strong>Location on the Site</strong></td>
</tr>
<tr>
<td>Locate buffers on more intensively zoned lot; Buffer is measured from side and rear property lines.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Required Landscape Screen</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Width</strong></td>
</tr>
<tr>
<td>5’ landscape screen in addition to any other buffer landscaping</td>
</tr>
<tr>
<td><strong>Location</strong></td>
</tr>
<tr>
<td>Directly adjacent to the rear or side property line</td>
</tr>
<tr>
<td><strong>Hedge or Fence</strong></td>
</tr>
<tr>
<td>Continuous row of shrubs required between shade trees; fences shall be opaque and not white.</td>
</tr>
<tr>
<td><strong>Hedge Composition</strong></td>
</tr>
<tr>
<td>Row of individual shrubs with a minimum diameter of 24”, spaced no more than 36” on center; Mature height in one year of 24”</td>
</tr>
<tr>
<td><strong>Shade Trees</strong></td>
</tr>
<tr>
<td>At least 1 medium or large shade tree every 40’ within the buffer</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Buffer Landscape Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Uses and Materials</strong></td>
</tr>
<tr>
<td>Uses and materials other than those indicated are prohibited within the buffer</td>
</tr>
<tr>
<td><strong>Tree Canopy Coverage</strong></td>
</tr>
<tr>
<td>1 medium shade tree required per 100 square feet of buffer, excluding the area within the required landscape screen</td>
</tr>
<tr>
<td><strong>Existing Vegetation</strong></td>
</tr>
<tr>
<td>May be credited toward buffer area</td>
</tr>
<tr>
<td><strong>Fence</strong></td>
</tr>
<tr>
<td>Optional; same standards for frontage buffer 8’ height maximum</td>
</tr>
</tbody>
</table>

Notes:

1 City Planner may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.
c. Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one (1) medium shade tree for the first 150 square feet and one medium shade tree for every 650 square feet thereafter.

d. Existing Vegetation. Existing vegetation may be credited toward these requirements.

e. All landscaped islands are encouraged to accommodate stormwater runoff with slotted curbs, trench drains or similar.
### Interior Parking Lot Landscape Requirements

#### 1. Landscape Island Requirements

<table>
<thead>
<tr>
<th>Required Island Locations</th>
<th>Terminal ends (^2) of free standing rows or bays of parking; After every 12th parking space for rows of parking greater than 8 spaces in length (^3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Width</td>
<td>5’ - Islands less than 15’ must utilize structural soil under any paved surface within a tree’s critical root zone; Islands under 9’ shall provide for aeration</td>
</tr>
<tr>
<td>Required Trees Within Islands</td>
<td>Minimum of 1 medium shade tree per island</td>
</tr>
</tbody>
</table>

#### 2. Landscape Median Requirements

<table>
<thead>
<tr>
<th>Required Median Location</th>
<th>Required in each free-standing bay of parking along the length of the bay</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Width</td>
<td>5’ - Medians less than 15’ wide must utilize structural soil under any paved surface within a tree’s critical root zone</td>
</tr>
</tbody>
</table>

#### 3. Tree Requirements

<table>
<thead>
<tr>
<th>Requirements per Parking Space</th>
<th>Minimum of 1 shade tree must be planted within parking lot interior or within 4’ of parking lot’s edge for every 8 parking spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Canopy Shade</td>
<td>Within 20 years of tree installation, 25% of the interior of the parking lot should be shaded by tree canopies. Refer to Table 6.4 (1) for calculation.</td>
</tr>
</tbody>
</table>

**Notes:**

1. Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.
2. Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.
3. There shall be no more than 8 continuous parking spaces in a row without a landscape island.
4. Trees within a designated buffer area may not be utilized to meet these requirements.
Interior Parking Lot Landscaping.

<table>
<thead>
<tr>
<th>Tree Canopy Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Size</td>
</tr>
<tr>
<td>Very Small</td>
</tr>
<tr>
<td>Small</td>
</tr>
<tr>
<td>Medium</td>
</tr>
</tbody>
</table>
G. Screening of Open Storage, Refuse Areas, and Utility Appurtenances

1. Intent & Applicability.
   a. Intent. To reduce the visibility of refuse areas, and utility appurtenances from public areas and adjacent properties.
   b. General Applicability. All waste containers, open storage, refuse areas, and utility appurtenances in all districts.
## Screening of Open Storage, Refuse Areas, & Utility Appurtenances

### 1. Open Storage & Refuse Area Screening Requirements

<table>
<thead>
<tr>
<th>Location on the Site</th>
<th>Not permitted in front or corner side yards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opaque Screen Wall 1</td>
<td>Required around 3 sides of the dumpster and refuse area matching building exteriors or as approved by the City Planner</td>
</tr>
<tr>
<td>Screen Wall Height</td>
<td>Height shall be the higher of the following: 1. 6’ 2. Height as determined by City Planner to accomplish objective of the screen</td>
</tr>
<tr>
<td>Visible Openings</td>
<td>Openings visible from the public way or adjacent properties must be furnished with opaque gates</td>
</tr>
<tr>
<td>Landscape Requirement</td>
<td>If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium shade tree in at least 1 of the landscape areas ²</td>
</tr>
</tbody>
</table>

### Utility Appurtenance Screening Requirements

| Large Private Mechanical Equipment ³ | Shall be fenced with opaque wood or brick-faced masonry on all sides facing a public street. |
| Small Private Mechanical Equipment ⁴ | Shall have landscape screening and a shrub bed containing shrubs with a minimum 24” diameter spaced no more than 36” on center |

**Notes:**

1. Vertical structured barrier to visibility at all times such as a fence or wall

2. This tree, if located within 50’ of a parking space, may be utilized to meet the minimum shade requirements

3. Large private mechanical equipment is equal to or greater than 4’ in height

4. Small private mechanical equipment is smaller than 4’ in height
17.30.080 PARKING

A. General Requirements

1. Intent.

Parking requirements are established to accomplish the following:

a. Ensure an appropriate level of vehicle parking, loading, and storage to support parking within the Town Center and districts.

b. Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning districts.

c. Provide specifications for vehicular site access.

2. Applicability.

This section shall apply to all new developments and changes in use or intensity of use for existing development, in any district.
a. Damage or Destruction. When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be re-established based on the requirements of this section.

b. Site Plan Approval Required. Parking quantities, design, and layout shall be approved through the development application process and meet the standards of the current parking chapter.


If deemed necessary, the city planner shall require a parking spillover management plan for peak demand periods.


Incorporation of stormwater management best practices is required, such as incorporating drainage swales and slotted curbs in medians and within landscaped islands in parking lots. Final design shall meet the requirements of the City Engineer.

5. Lighting

Parking lot lighting shall be confined to the lot. No poles shall be located closer than 10’ to any street. All lighting shall use cutoff techniques to ensure dark skies intent. All poles shall be black.

6. Shared Parking

When any land or building is under the same ownership or under a joint use agreement and is used for two or more purposes, the number of parking spaces is computed by multiplying the minimum amount of parking normally required for each land use by the appropriate percentage as shown in the following parking credit schedule for each of the five time periods shown (see tables below). The number of parking spaces required is determined by totaling the resulting numbers in each column; the column total that generates the highest number of parking spaces then becomes the parking requirement.

Neighboring property owners may share parking spaces if:

a. a permanent cross-access easement or other recorded agreement is established;
b. pedestrian access between the properties can be gained without utilizing a major public or private street;

c. all of the parking must be located within a 400’ radius of the main entrance of the use requesting the additional parking.

| Eligible Parking Rate Reductions (shared parking) |
|-------------------------------|-----------------|-----------------|-----------------|
| Use                           | Weekday         | Weekend         | Nighttime       |
| Office/Industrial             | 100%            | 10%             | 10%             |
| General Retail                | 80%             | 90%             | 100%            |
| Hotel, Motel, Inn             | 75%             | 100%            | 75%             |
| Restaurant                    | 65%             | 100%            | 80%             |
| Theater/Entertainment         | 40%             | 100%            | 80%             |
| Meeting Center                | 50%             | 100%            | 100%            |
| All Other Uses                | 100%            | 100%            | 100%            |

7. Bike Parking

Bike Parking requirements are outlined in the Bike Parking Requirements table.

<table>
<thead>
<tr>
<th>Bike Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use</td>
</tr>
<tr>
<td>Civic/Institutional</td>
</tr>
<tr>
<td>Retail</td>
</tr>
<tr>
<td>Services</td>
</tr>
<tr>
<td>Office</td>
</tr>
<tr>
<td>Open Space</td>
</tr>
</tbody>
</table>

8. Off street Parking Setbacks

All parking lots shall have a minimum setback from Primary Streets of fifteen feet (15’).

17.30.090 SIGN TYPES
A. General Requirements

1. Intent.

This section seeks to enhance the economic and aesthetic appeal of Millville City through the reasonable, orderly, safe, and effective display of signage.

2. Applicability.

These standards shall apply to signage in all districts for non-residential uses only. Unless otherwise stated in this chapter, all requirements of the Millville City Municipal Code pertaining to sign requirements shall apply. Refer to the Millville City Sign Ordinance for permit processes, construction, design and maintenance standards.

3. General Compliance.

Compliance with the regulations outlined shall be attained under the following situations:

a. Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.

b. Change in Use for Single Business Signage. For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.

c. Multiple-Business Signage. For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.

d. Damage or Destruction. When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.

4. Sign Location.

Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.
a. Certain sign types may extend beyond a property line into the right-of-way or public property with permission from the city planner and in accordance with the regulations outlined in this section and in the Millville City Municipal Code. A certificate of insurance is required for all signs on or over public property, subject to the standards established in the Code.

b. No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.

c. Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.

d. No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device, or where it may interfere with vehicle or train line-of-sight.

5. Illumination.

All signs shall be illuminated according to the following provisions unless otherwise stated.

a. Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for electronic message boards.

b. Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated.

c. When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.

1. No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the sign.

2. If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12 inches above ground and must be fully screened and housed.
d. The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the sign face during the day and 125 nits at the sign face after sunset, with no light trespass onto adjacent property. Lighting shall be directed toward the ground.


The following standards generally apply to computing the area of signs by type and by building lot.

a. Temporary signs and directional signs are not included in the maximum signage area calculations, unless otherwise specified.

b. Height for monument signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.

c. For the purposes of determining area, lot width or frontage is measured along the front property line.

   1. If the lot is a corner lot, the width shall be measured along the front yard.

   2. Building frontage is the width of the front facade of a building.

B. Sign Types

1. Sign Type Requirements.

The following pertain to specific sign types detailed in this section.

a. Temporary Signs. A-Frame signs constructed of white plastic or wood and internally weighted are allowed. Such signs shall be no greater than eight (8) square feet per side. One such sign is allowed per business and must be located adjacent to the building but still provide a clear pedestrian path of at least four feet (4').

b. Window Signs. Window Signs shall not count towards a lot’s maximum permitted amount of signage.
c. Signs Facing Onto Parking Lots. One sign is permitted in addition to the maximum.

1. Permitted Sign Types are a wall, projecting, or awning sign.

2. Maximum sign area is 30 square feet.

3. Permitted location is either the side or rear facade along a parking lot.

4. If such signs face existing single family homes, they may not be illuminated.

d. Iconic Sign Elements. Iconic signs may be allowed at the discretion of the City Planner, if the lighting of the sign does not significantly impact adjacent neighbors and the sign helps to identify Millville City. The following standards shall apply:

1. Symbol or Logo Size. The symbol may not be larger than 8 feet in any direction, included in overall sign area and the surface area counts towards the maximum permitted quantity of signage per lot.

2. No moving parts or external illumination of the symbol may be provided.

3. Text. The text component of the sign may not be more than 30% of the overall area of the sign.

e. Selection of sign types. No more than one sign type (excluding temporary signs), is allowed per business, unless the second sign type is an iconic sign.

C. Wall Sign

1. Description.

   Wall Signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel.

2. General Requirements.
Wall Signs shall be developed according to the Wall Sign Table.

a. Building Openings. Wall Signs shall not cover windows or other building openings.

b. Architectural Features. Wall Signs shall not cover architectural building features.

c. Permitted location. Wall signs shall be permitted on any facade facing street or driveway access.

d. Prohibited Wall signs. Internally-illuminated cabinet wall signs including race way lettering are permitted in Millville City.

e. Wall signs may also be electronic message centers.

3. Computation.

The area of a wall sign is calculated using the following information.

a. Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements.

b. Mural Sign. Area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.
### Wall Sign Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sign Area</strong></td>
<td>3 square feet per 1 linear foot of facade width with a maximum of 150 square feet per sign</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>2’ maximum letter or element height</td>
</tr>
<tr>
<td><strong>Location on the Building or Site</strong></td>
<td>Permitted on all facades facing a public street or driveway</td>
</tr>
<tr>
<td><strong>Placement on the Building or Site</strong></td>
<td>1’ maximum projection from building face</td>
</tr>
<tr>
<td><strong>Quantity</strong></td>
<td>1 per first floor business</td>
</tr>
<tr>
<td><strong>Internal Illumination</strong></td>
<td>Permitted for individual letters and logos</td>
</tr>
<tr>
<td><strong>Materials</strong></td>
<td>Solid wood, metal, &amp; masonry; Plastic &amp; synthetics permitted only as separate alphanumeric characters or logos</td>
</tr>
</tbody>
</table>

Wall Sign Sketch.

D. Projecting Sign
1. Description.

A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented.

2. General Requirements.

Projecting Signs shall be developed according to the Projection Sign Requirements table.

3. Computation.

The area of a Projecting Sign is equal to the area of one of the sign’s faces.

<table>
<thead>
<tr>
<th>Projecting Sign Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sign Area</strong></td>
</tr>
<tr>
<td>No maximum area for sign type;</td>
</tr>
<tr>
<td><strong>Height</strong></td>
</tr>
<tr>
<td>8’ maximum sign length, 14’ minimum clearance to pedestrian realm required</td>
</tr>
<tr>
<td><strong>Location on the Building or Site</strong></td>
</tr>
<tr>
<td>Permitted on all facades facing the street; Sign and structural supports shall not extend above the eave or parapet</td>
</tr>
<tr>
<td><strong>Placement on the Building or Site</strong></td>
</tr>
<tr>
<td>Shall not project further than 3’ from the building</td>
</tr>
<tr>
<td><strong>Quantity</strong></td>
</tr>
<tr>
<td>1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot</td>
</tr>
<tr>
<td><strong>Sign Separation</strong></td>
</tr>
<tr>
<td>No projecting signs shall be located closer together than 25’</td>
</tr>
<tr>
<td><strong>Internal Illumination</strong></td>
</tr>
<tr>
<td>Permitted for individual letters and logos</td>
</tr>
<tr>
<td><strong>Materials</strong></td>
</tr>
<tr>
<td>Solid wood, metal, &amp; masonry; Plastic &amp; synthetics permitted only as separate alphanumeric characters or logos</td>
</tr>
</tbody>
</table>
E. Awning Sign

1. Description.

   A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy.

2. General Requirements.

   Awning Signs shall be developed according to the standards in the Awning Sign Requirements table.

3. Computation.

   The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning.
## Awning Sign Requirements

<table>
<thead>
<tr>
<th><strong>Sign Area</strong></th>
<th>Up to 50% of the awning may be used for signage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Height</strong></td>
<td>8’ minimum clearance to walk required</td>
</tr>
<tr>
<td><strong>Location on the Building or Site</strong></td>
<td>Permitted on all facades</td>
</tr>
<tr>
<td><strong>Placement on the Building or Site</strong></td>
<td>Maximum projection from building is 4’; Shall not project closer than 2’ from back of curb; Shall not block any window, door, or the building roof.</td>
</tr>
<tr>
<td><strong>Quantity</strong></td>
<td>1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot</td>
</tr>
<tr>
<td><strong>Internal Illumination</strong></td>
<td>Allowed to illuminate awning</td>
</tr>
<tr>
<td><strong>Materials</strong></td>
<td>Cloth, canvas, metal, glass or wood; All supports shall be made of metal or wood. See also 5.0 Building Types.</td>
</tr>
</tbody>
</table>
F. Window Sign

1. Description.

A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view.

2. General Requirements.

Window Signs shall be developed according to the standards in the Window Sign Requirements table.

3. Computation.

A series of windows that are separated by frames or supporting material of less than six inches in width shall be considered a single window for the purposes of computation.
a. Measurement. To measure sign area percentage, divide the total sign area by the total window area.

b. Maximum Allowance. Window signs are not counted toward a site’s maximum signage allowance.

c. Exempt Signs. Address and hours of operation are considered exempt signs and are not counted in the window sign area calculation.

d. Temporary Window Signs. Temporary window signs must be included in the total percentage of signage per window calculation.

e. Window Signs may not be internally illuminated except for neon or similar illuminated window signs.

<table>
<thead>
<tr>
<th>Window Sign Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sign Area</strong></td>
</tr>
<tr>
<td><strong>Height</strong></td>
</tr>
<tr>
<td><strong>Location on the Building or Site</strong></td>
</tr>
<tr>
<td><strong>Placement on the Building or Site</strong></td>
</tr>
<tr>
<td><strong>Quantity</strong></td>
</tr>
<tr>
<td><strong>Materials</strong></td>
</tr>
</tbody>
</table>
G. Monument Sign

1. Description.

A Monument Sign is freestanding; it is located in a front or side yard of a lot.

2. General Requirements.

Monument Signs shall be developed according to the standards in the monument sign requirements table.

   a. Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:

      3. Up to two monument signs on one frontage.

      4. Signs shall be at least 150 feet apart.

   b. Pole-Mounted Signs. Monument signs may not be pole-mounted.
c. Manually Changeable Copy. The area of any Manually Changeable Copy cannot exceed 50% of the area of the sign face on which it is located or 20 square feet, whichever is less.

d. May serve multiple purposes such as seating.

e. Monument signs may also be electronic message centers

3. Computation.

The area of a two-sided monument sign is equal to the area of one sign face. The area of a three or four-sided monument sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

a. Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

<table>
<thead>
<tr>
<th>Monument Sign Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sign Area</strong></td>
</tr>
<tr>
<td><strong>Height</strong></td>
</tr>
<tr>
<td><strong>Location on the Building or Site</strong></td>
</tr>
<tr>
<td><strong>Placement on the Building or Site</strong></td>
</tr>
<tr>
<td><strong>Quantity</strong></td>
</tr>
<tr>
<td><strong>Internal Illumination</strong></td>
</tr>
<tr>
<td><strong>Materials</strong></td>
</tr>
</tbody>
</table>

Notes:
\(^1\) If placed closer than five feet from the front and corner side property lines, sign must meet clear view requirements.
H. Temporary Signs

1. Description and requirements.

A portable sign no larger than 8 square feet allowed in the public right of way. Such signs have a weighted bottom and triangular shape and shall be made of white, black, or dark green materials such as plastic or painted wood. Such signs shall be taken into the business when the business is closed. One per business frontage is allowed.

17.30.100 LIGHTING

A. General Lighting Standards

All exterior lighting in Millville City Town Center shall conform to the following standards:

1. Lamp and Shielding

All permanent light fixtures shall be full cutoff fixtures with light source fully shielded, directing light downward.
2. Lamp Type

LED lamps are encouraged to be used in all outdoor lighting fixtures.

3. Light trespass

All fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source.

4. Fixture Height

All lighting fixtures attached to a building shall be placed below the eaves or parapet, whichever is lower. The maximum light pole height shall be 20 feet above grade.

5. Time Limitations

All nonessential commercial exterior lighting shall only continue in operation until 11:00 p.m. or for as long as the business is open or area is in active use and shall remain off until the business reopens or until daylight the following day.

Controls shall be provided that automatically extinguish all outdoor lighting when sufficient daylight is available using a control device or system. Lighting controls are not required at building entrances.

6. Allowable Light Levels
The allowable level of lighting in the Millville Town Center (measured in Initial Lumens) is described in the following table:

<table>
<thead>
<tr>
<th>Area</th>
<th>Avg.</th>
<th>Max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Building Entrance Approach</td>
<td>2.0 fc</td>
<td>5 fc</td>
</tr>
<tr>
<td>Gas Station Approach</td>
<td>2 fc</td>
<td></td>
</tr>
<tr>
<td>Gas Station Pump Area</td>
<td>5 fc (avg.)</td>
<td></td>
</tr>
<tr>
<td>Gas Station Service Area</td>
<td>3 fc (avg.)</td>
<td></td>
</tr>
<tr>
<td>Sidewalks</td>
<td>.2 fc</td>
<td>5 fc</td>
</tr>
<tr>
<td>Surface of Signs</td>
<td></td>
<td>2 fc</td>
</tr>
</tbody>
</table>

### Table of Illumination Limits Measured in Footcandles (fc) at Ground Level

<table>
<thead>
<tr>
<th>Area</th>
<th>Avg.</th>
<th>Min.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Parking Lots - Not to Exceed:</td>
<td>0.8 fc</td>
<td>0.2 fc</td>
</tr>
<tr>
<td>Private Parking Lots - Not to Exceed:</td>
<td>0.5 fc</td>
<td>0.13 fc</td>
</tr>
</tbody>
</table>

### Average/Minimum/Uniformity Ratio Limits for Parking Lots

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**B. Street Lighting**

All street lights within Millville Town Center shall be the same standard pole and lamp model. All light posts shall be spaced every 75 feet. All light posts shall be the same height.

**C. Parking Area Lighting**

All parking areas with five (5) or more parking spaces are required to provide lighting. Light poles heights shall be between 12’ and 20’ tall. Lights shall not adversely affect adjacent properties, especially residential properties.
D. Landscape Lighting

Subject to the approval of the planning commission, ground-mounted lighting may be allowed to accent unique features of a building and/or surrounding landscaping (such as outstanding architectural features, specimen trees or shrubs). Architectural lighting is allowed; provided, that a full cutoff light fixture is used, and the source of illumination is directed downward.

E. Sign Lighting

Signs may include lighting provided that the lighting shall not create light pollution beyond the sign area. See section 17.30.090 for additional standards on sign illumination.

F. Prohibited Lighting

Searchlights, laser source lights, strobe or flashing lights, illusion lights, or any similar high intensity light shall not be permitted except in emergencies by police and fire personnel or for approved special events. Except as specifically allowed in this chapter, uplighting is prohibited.

G. Exemptions

The following are exempt from the lighting code:

a. Emergency lighting, used by police, firefighting, or medical personnel, or at their direction, is exempt from all requirements of this code for as long as the emergency exists.

b. Underwater lighting used for the illumination of decorative water features is exempt from the lamp type and shielding standards, though they must conform to all other provisions of this code.

c. Seasonal lighting decorations are exempt from this code.
H. Lighting Plan Submissions

The Lighting Plan should be depicted on a site plan, indicating the location of each current and proposed outdoor lighting fixture with projected hours of use. This plan will need to be stamped and certified by a licensed professional, such as an architect or engineer.

1. The lighting plan should include a KEY to the proposed lighting that provides the following information:
   a. Type and number of luminaire equipment (fixtures), including the "cut off characteristics", indicating manufacturer and model number(s).
   b. Lamp source type (bulb type, i.e. high pressure sodium), lumen output, and wattage.
   c. Mounting height with distance noted to the nearest property line for each luminaire.
   d. Types of timing devices used to control the hours set for illumination, as well as the proposed hours when each fixture will be operated.
   e. Total Lumens for each fixture, and total square footage of areas to be illuminated. For projects that are in commercial zones, the lumens per net acre to be lit, need not exceed 25,000 lumens. For projects in residential or LBO zones: 10,000 lumens.
   f. For all plans of more than three fixtures: A Calculation Summary indicating footcandle levels on the lighting plan, noting the maximum, average and minimum, as well as the uniformity ratio of maximum to minimum, and average to minimum levels.

2. Lighting manufacturer-supplied specifications ("cut sheets") that include photographs of the fixtures, indicating the certified “cut off characteristics” of the fixture.

3. Footcandle Distribution, plotting the light levels in footcandles on the ground, at the designated mounting heights for the proposed fixtures. Maximum illuminance levels should be expressed in footcandle measurements on a grid of the site showing footcandle readings in every five or ten-foot square. The grid shall
include light contributions from all sources (i.e. pole mounted, wall mounted, sign, and street lights.) Show footcandle renderings five feet beyond the property lines.

4. On the Approved Plan it should be noted that no substitutions, additions, or changes may be made without prior approval by the governing authority.