

Section 5.3 Waste and Rubbish

H. Permit Requirements. No container shall be placed or permitted to remain on any lot unless there is in effect a special permit issued by the ~~building official~~ city administrator or their designee in conformity with the provisions of article 6.

Section 5.5 Protective or Barrier Walls Required

In districts R2, O, CV, VC and MX where a lot abuts an R1 district (or abuts an alley which abuts an R1 district), the owners of each lot in R2, O, CV, ~~MX, VC~~ districts who erect any building, structure, or parking facility on the lot, shall provide and thereafter maintain in good condition, a protective or barrier wall between R1 district and such lot in conformity with the following requirements:

1. It shall be a continuous and solid face brick, masonry, or stone wall at least five feet high (but not more than six feet high) as measured from the side of the wall farthest from the R1 district as finally and properly graded.
2. It shall be at least eight inches thick and reinforced with steel, pilasters, or the equivalent and shall provide for proper drainage to flow through or around the wall in accordance with sound engineering practice.
3. It shall extend the full length of the property being put to use by the provider of the wall; provided, however, it shall not be extended to within the front 20 feet of an abutting R1 lot and may be reduced to three feet high in the end 20 feet.
4. It shall be placed adjacent to and along the property line which abuts the R1 district where the two districts abut each other. It shall be placed on R1 side of any alley, in the alley, when there is an alley which runs between the two districts. ~~When there is an existing wall or fence on the adjacent residential property, the required screenwall shall be placed such that the space in between may be adequately maintained by the commercial property owner.~~
5. The ~~building official~~ city administrator or their designee, in the exercise of their sound discretion, may provide for minor deviations from the foregoing specifications as provided in Section 6.1.B

Section 5.9 Grading

4. Where a wall or other structure is required by this ordinance to be placed so as to obstruct the established flow of surface waters, it shall be constructed so as to allow or permit such waters to flow or otherwise be conveyed to the public stormwater system.

In the event of unusual topographical conditions or circumstances, or an apparent conflict between the directives of these regulations, the ~~building official~~ city administrator or their designee may and shall approve an applicant's sound engineering solutions to problems in the course of approving site plans and issuing building permits, subject to appeal to the Zoning Board of Appeals. The ZBA may and shall grant variations and deviations from these regulations in appropriate cases.

Section 5.13

9. Off-street parking layout standards

H. The ~~building official~~ city administrator or their designee may require the posting of such traffic control signs as are necessary to promote vehicular and pedestrian safety in accordance with principles of sound traffic engineering.

13. Maximum number of parking spaces

D. Requirements for multiple-use buildings or areas within buildings shall be computed from the table after allocating the units of measure to each use. All uses listed assume that the establishment will be conducted in a manner customary for similar uses in the city in the past. If another or different type or manner of use is contemplated, the applicant shall detail any unusual features of the proposed use which shall bear upon the adequacy of parking. In the event the ~~building official~~ city administrator or their designee shall have reasonable doubt as to the application of the table to a use or application, he shall refer the matter to the Zoning Board of Appeals for determination

Section 5.15 Landscaping

5. Existing plant material. On some sites, sound ecological management principles dictate that reasonable efforts be made to preserve mature trees, shrubs, and other live plant materials from heedless or needless destruction. In instances where healthy plant materials exist on a site prior to its development, the ~~building official~~ city administrator or their designee may adjust the application of landscaping standards to allow credit for preserved materials in keeping with the intent of this section so long as the functional or practical equivalent landscaping is provided.

15. Special landscaping requirements. When requested by the ~~building official~~ city administrator or their designee, all site plans submitted for approval shall include a landscape element which clearly shows all existing trees which are more than six inches in trunk caliper when measured three feet above ground level in height. The plans must clearly designate which of such trees are to be saved and which will be destroyed by the development. The landscape element must also show the landscape design features of the development. No site plan shall be approved unless the plan affirmatively shows that reasonable care and diligence has been exercised to preserve existing healthy trees and shrubs and other valuable mature plant materials on the site.