Article 11
Site Development

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11.1.1. Applicability

A. New Construction

Any new building or site improvement must comply with this Article.

B. Additions

1. When an existing building, use or site is increased in gross floor area or outside use area by up to 50% cumulatively, this Article applies to the additional floor or use area only.

2. When an existing building, use or site is increased in gross floor area or outside use area by more than 50% cumulatively, both the existing building, use or site and the additional floor or use area must conform to this Division.

C. Change in Use

Where the number of existing parking spaces exceeds the maximum number of allowed parking spaces for the proposed use, the additional parking spaces may remain in place, at the applicant's discretion.

When the use of the building or structure is constructed or enlarged; when capacity of a building or structure is changed, or when the use of the building or structure is changed and such change creates an increase of 25% or more in off-street parking space requirements.

D. Maintenance and Repair

An existing building or site may be repaired, maintained or modernized without conforming to this Division, provided there is no increase in gross floor area or improved outside use area.

11.1.2 Pedestrian Access

A. General

All development must provide safe, direct and convenient pedestrian access connecting abutting public streets and parking lots to the primary entrance and to all other uses in the development that allow for public access. The following uses are exempt from this requirement:

1. Single-family detached, duplex, single-family attached;
2. Group Living (up to 6 residents)
3. Cemetery, conservation area;
4. Minor utilities; and
5. All agriculture uses.

B. Required Building Breaks

1. All developments with more than two hundred and fifty (250) feet of frontage onto any city street must provide a building break with pedestrian access into the lot at or near the middle of the sites road frontage, connecting to the pathway system.

    - A building break may be roofed but must be open on at least two sides.

C. Required Pedestrian Facilities

1. Pedestrian access must consist of an accessible, easily discernible, and ADA-compliant walkway a minimum of 5 feet in width.

2. The pedestrian access surface located on private property must be paved with fixed, non-slip semi-pervious or impervious materials.

3. Pedestrian access routes between buildings and parking must be physically separated from drive aisles, except where required to cross a drive aisle.

4. Where a pedestrian walkway crosses a drive aisle, the walkway must have a continuous surface treatment across the drive aisle.

5. Pedestrian walkways must be designed and installed to allow for cross-access between abutting properties.

11.1.3. Vehicle Parking and Access

A. Minimum Parking

The provision of off-street vehicle parking is required as set out in the table below.

B. Maximum Parking

Where a maximum parking standard applies according to the table below, the number of parking spaces must not be exceeded. The maximum parking requirements do not apply to off-street parking areas made of porous pavement material. Permitted materials include, brick, grass pavers, turf blocks, natural stone pavers, pervious concrete, and porous asphalt.

C. Calculation

1. Where a use is not listed or only a broad use category is shown, the Planning & Zoning Administrator is responsible for categorizing the use in accordance with Div. 10.1.
2. When a combination of uses are included, the maximum number of off-street parking spaces allowed is the sum of the maximum number of spaces allowed for each individual use
3. Unless otherwise noted, the parking requirement is based on the gross floor area of the building devoted to the particular use specified.
4. Where on-street parking has been constructed by the developer according to 12.3.3 or 12.4.17 On-Street Parking, it may be calculated towards the required parking needs of any non-residential use.

Number of Off-Street Parking Spaces

Use	Required Spaces (min)	Allowed Spaces (max)
Residential Uses		
Single family detached	1 per unit	No max
Two-family	1 per unit	No max
Single family attached	1 per unit	No max
Multi-family	1 per unit	3 per unit
Manufactured home	1 per unit	No max
Group home (up to 8 residents)	1 per unit	No max
Group home (9 or more residents)	1 per unit	No max
All group living (9 or more residents)	0.5 per bed	1 per 2 beds
All social services	0.5 per bed	1 per bed
Public Uses		
All civic uses	1 per 1,000 SF	4 per 1,000 SF
All parks and open space, except as listed below:	No min	No max
Golf course	No min	3 per hole
All utilities	No min	No max

Use	Required Spaces (min)	Allowed Spaces (max)
Commercial Uses		
All day care	2 per 1,000 SF	5 per 1,000 SF
All indoor recreation	1 per 1,000 SF	4 per 1,000 SF
All medical	2 per 1,000 SF	4 per 1,0000 SF
All office	2 per 1,000 SF	4 per 1,000 SF
All outdoor recreation	No min	4 per 1,000 SF plus 3 per 1,000 SF of outdoor area
All overnight lodging	0.5 per room	1.25 per room
Elementary and Jr High Schools	1.5 per classroom	3 per classroom
High Schools	1.5 per classroom	6 per classroom
Religious Facilities	1 per 4 seats or 8' of bench	1 per 3 seats or 6' of bench
All personal service	2 per 1,000 SF	4 per 1,000 SF
All restaurants	5 per 1,000 SF	10 per 1,000 SF

Use	Required Spaces (min)	Allowed Spaces (max)
All retail sales	2 per 1,000	4 per 1,000 SF
All vehicle sales/rental	2 per 1,000	4 per 1,000 SF
Industrial Uses		
All heavy manufacturing	No min	No min
All Light Manufacturing	1 per 1,000 SF	3 per 1,000 SF
All research and development	1 per 1,000 SF	3 per 1,000 SF
All vehicle service and repair	1 per 1,000 SF	3 per 1,000 SF
All warehouse, storage and distribution	1 per 1000 SF	3 per 1,000 SF
All waste-related service	No min	No max
Open Uses		
All agriculture	No min	No max

D. Accessible Parking

If off-street vehicle parking is provided, accessible parking spaces must also be provided in accordance with the requirements of the Americans with Disabilities Act (ADA).

E. Parking Lot Layout and Design

1. Parking Access

a. All off-street vehicle parking must have direct access to a public right-of way through an alley, driveway, or permanent access easement. If an improved alley with a right-of-way of at least 18 feet in width is provided, all vehicle access must take place from the alley.

b. All off-street vehicle parking areas must be designed to allow vehicles to enter and exit in a forward motion, except for parking associated with a detached house, duplex or attached house. An improved alley may be used as maneuvering space for access to off-street parking areas.

c. All off-street vehicle parking must be designed so that vehicles enter or leave a parking space without having to move any other vehicle.

d. All off-street vehicle parking must be arranged so that no vehicle is forced onto any public street, not including an alley, to gain access from one parking aisle to another parking aisle.

2. Pedestrian Facilities

a. All off-street parking areas with at least 6 or more rows of parking must provide a separated pedestrian walkway.

b. The pedestrian walkway must consist of an accessible, easily discernible, and ADA-compliant walkway a minimum of 5 feet in width.

c. A landscape median island with a pedestrian walkway must be a minimum of 9 feet wide (see Sec. 11.2.3).

d. Pedestrian walkways must provide direct connections to building entrances from the spaces furthest from the entrance.

e. Where a pedestrian walkway crosses a drive aisle, the walkway must have a continuous surface treatment across the drive aisle.

3. Parking Lot Landscaping

All off-street vehicle parking areas designed to accommodate more than 20 spaces must be landscaped as specified in Sec. 11.2.3,

F. Surfacing and Drainage

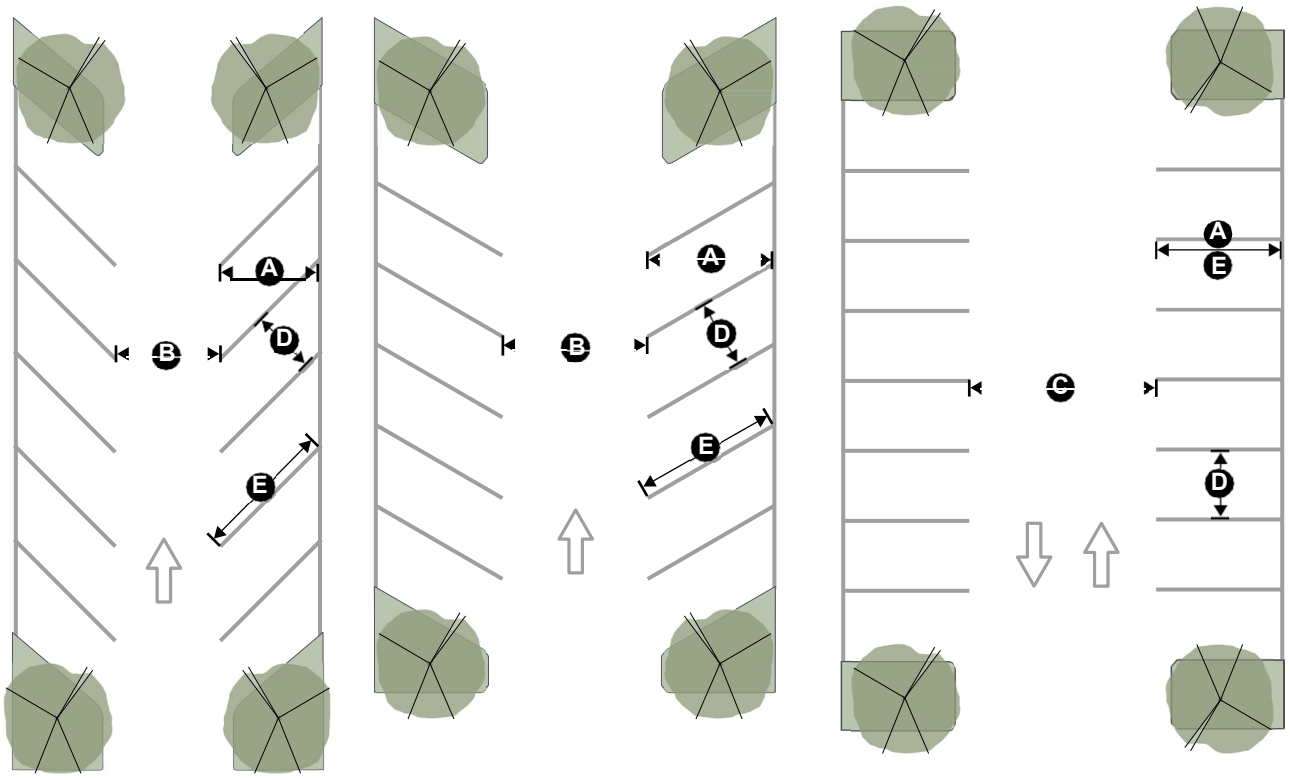
1. All off-street vehicle parking and loading areas must be graded and drained to collect, retain and infiltrate surface water on-site so as to prevent damage to abutting properties or public streets.

2. Curbing must have openings to allow drainage to enter and percolate through landscaped areas.

3. All off-street vehicle parking and loading areas, except for parking associated with a detached house, backyard cottage, duplex, or attached house, must be surfaced with concrete, asphaltic concrete, asphalt, or other paving material. Porous pavement material may be substituted for standard dust-free pavements subject to the approval of the City. Permitted materials may include, but are not limited to, grass, "grasscrete", ring and grid systems used in porous or grid pavers.

G. Parking Space and Aisle Specifications

Off-street vehicle parking areas must meet the following dimensions. Parking spaces and drive aisles using dimensions other than those specified may be approved if prepared and sealed by a Registered Engineer in the State of Idaho, with expertise in parking lot design, subject to approval of the Planning & Zoning Administrator.



Minimum Dimensional Requirements

Angle	Parking Row Depth	Drive Aisle Width		Space Width	Space Length
		One-Way	Two-Way		
	A	B	C	D	E
Parallel	8'	12'	20'	8.5'	20'
45º	20'	13'	24'	9'	20'
60º	21'	18'	24'	9'	18'
90º	18'	24'	24'	9'	18'

5. Bumper Overhangs

In areas where vehicles will overhang a landscape area, any adjacent parking space may be reduced by up to 2 feet in length.

11.1.4. Curb Cuts and Driveways

A. Curb Cuts

1. Unless approved or required by the Planning and Zoning Commission, a platted lot is only allowed one driveway access to a public street.

2. Unless approved or required by the Planning and Zoning Commission, the driveway for a lot with 2 or more frontages must connect to the street with the lower roadway classification.,

3. Additional driveways may be considered by the Planning and Zoning Commission. The following is intended to provide criteria that will be used in making a determination

    a. Minimum driveway spacing
    b. Location requirements are met
    c. Analysis determining the size and configuration of a single driveway cannot accommodate expected traffic.
    d. Availability of shared access options does not exist.
    e. Recommendation of City Engineer and Planning Administrator.

4. Driveways may be no closer than 50 feet from the intersection of two street rights-of-way, not including an alley, measured from the centerline of the driveway.

B. Shared Access

1. All developments that abut a street other than a local street must provide for future cross-access.

2. Where the abutting owner has not constructed a cross-access driveway, a stub for future cross-access must be provided to the subject property line.

3. A stub for future cross-access must also be provided to all abutting vacant land.

4. Any stub must extend to the boundary of the abutting property and be located at the most logical point where a future connection could be made.

5. Where a stub exists on an abutting property, the cross-access driveway must connect to the stub.

6. When cross-access is deemed impractical by the Planning & Zoning Administrator on the basis of topography, the presence of natural features, or safety factors, the requirement for cross-access may be waived.

7. Property owners who establish a cross-access driveway must:

a. Record an easement allowing cross-access to and from properties served by the cross-access easement; and

b. Record a joint maintenance agreement defining the maintenance responsibilities of each property owner.

8. The following uses are exempt from the cross-access requirement:

a. Single-family detached, duplex, single-family attached;
b. Group living (up to 8 residents);
c. Cemetery, conservation area;
d. Minor utilities; and
e. All agriculture uses.

C. Driveway Dimensions

Driveway dimensions measured at the right-of-way must meet the following:

Driveway Type	Width (min)	Width (max)	Curb Radius (max)
Residential: one way:	10'	12'	15'
Residential: two way	20'	24'	15'
Public/Commercial: one-way	12'	18'	15'
Public/Commercial: two-way	20'	32'	15'
Industrial	30'	40'	30'

D. Double-Track Driveways

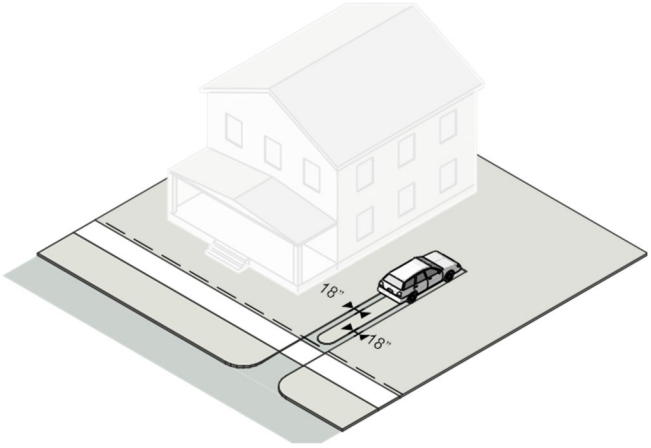
1. Double-track/wheel strip driveways are allowed with the following building types: detached house, backyard cottage, cottage court, duplex, attached house.

2. Each wheel strip must be at least 18 inches in width and the area between the wheel strips must be landscaped with living groundcover.

3. The area within the public right-of-way must be fully paved along its total width, from the property line to the curb line.

E. Shared Driveways

Shared driveways are allowed, so long as the width of the driveway meets the dimensional standards of Sec. 11.1.4.C. Shared driveways must be recorded in the deed records of Teton County, Idaho.



F. Visibility at Intersections

Off-street vehicle parking and loading areas must adhere to the clear sight triangle.

11.1.5. Bicycle Access and Parking

A. Minimum Number of Bicycle Spaces

Bicycle parking must be provided in accordance with the table below. In no case is a single use required to provide more than 24 bicycle parking spaces.

Minimum Number of Bicycle Spaces

Use	Required Spaces (min)
Residential Uses	
Multi-family (5 or more units)	0.5 per unit up to 2 bedrooms, plus .25 per additional bedroom
All other household living	None required
All group living (7 or more residents)	.125 per bed
All social service	None required
Public Uses	
All civic	1 per 5,000 SF 2 min
All parks and open Space	None Required
All utilities	None Required
Commercial Uses	
All day care	1 per 2,500 SF 2 min
All indoor recreation	1 per 2,500 SF 2 min
All medical	1 per 2,500 SF 2 min
All Office	1 per 2,500 SF 2 min
All outdoor recreation	1 per 2,500 SF, plus 1 per 5,000 SF of outdoor area, 2 min
All overnight lodging	1 per 2,500 SF, 2 min
All parking	None required
All Restaurants	1 per 2,500 SF, 2 min
All Retail Sales	1 per 2,500 SF, 2 min
All Vehicle sales/Rental	1 per 2,500 SF, 2 min

Use	Required Spaces (min)
Industrial Uses	
All heavy industrial	None required
All light manufacturing	1 per 7,500 SF, 2 min
All research and development	1 per 7,500 SF, 2 min
All resource extraction	None required
All vehicle services and repair	1 per 7,500 SF, 2 min
All warehouse, storage and distribution	1 per 7,500 SF, 2 min
All waste-related service	None required
Open Uses	
All agriculture	None required

1. Where a use is not listed or only a broad use category is shown, the Planning Zoning Administrator is responsible for categorizing the use in accordance with Div. 10.1
2. When a combination of uses are included, the maximum number of off-street parking spaces allowed is the sum of the maximum number of spaces allowed for each individual use.
3. Unless otherwise noted, the bicycle parking requirement is based on the gross floor area of the building devoted to the particular use specified.

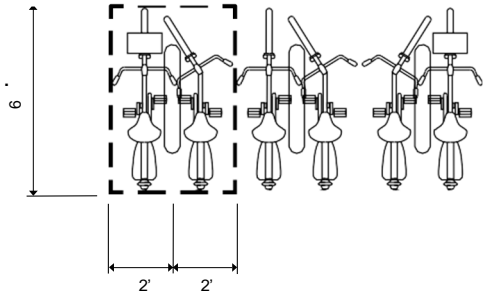
B. Access and Location

1. Required bicycle parking must be located in a convenient and visible area and be located at least as close as the closest non-accessible vehicle parking or within 100 feet, whichever is closest.

2. Required bicycle parking must be located on paved or pervious, dust-free surface with a slope no greater than 3%. Surfaces cannot be gravel, landscape stone or wood chips.

3. Required bicycle parking must be able to accommodate cable locks and "U" locks and must permit the locking of the bicycle frame and one wheel to the rack and must support a bicycle in a stable position.

4. Each required bicycle parking space must be at least 2 feet by 6 feet. Where a bike may be locked on both sides of a bicycle rack without conflict, each side may be counted as a required space



5. Each required bicycle parking space must be accessible without moving another bicycle and its placement must not result in a bicycle obstructing a required walkway.

6. Required bicycle parking may be placed within the public right-of-way, provided the encroachment is approved by the Planning and Zoning Administrator.

11.1.6. Vehicle Queuing

Adequate off-street vehicle queuing space must be made available on-site for any use having a drive-thru, control gate or pick-up/drop-off area.

A. Restaurant

A restaurant (including a coffee shop) with a drive-thru must provide a minimum of 6 spaces before the order board, with another 4 spaces provided between the order board and the transaction window.

B. Bank

A bank with a drive-thru must provide a minimum of 3 spaces measured from the teller box.

C. Pharmacy

A pharmacy with a drive-thru must provide a minimum of 3 spaces measured from the order box.

D. Dry Cleaner

A dry cleaner with a drive-thru must provide a minimum of 3 spaces measured from the pick up door.

E. Control Gate

If a control gate is used to restrict entry for vehicles a minimum of one space must be provided.

F. All Other Uses

All other uses will be determined by the Planning & Zoning Administrator.

G. Dimensions

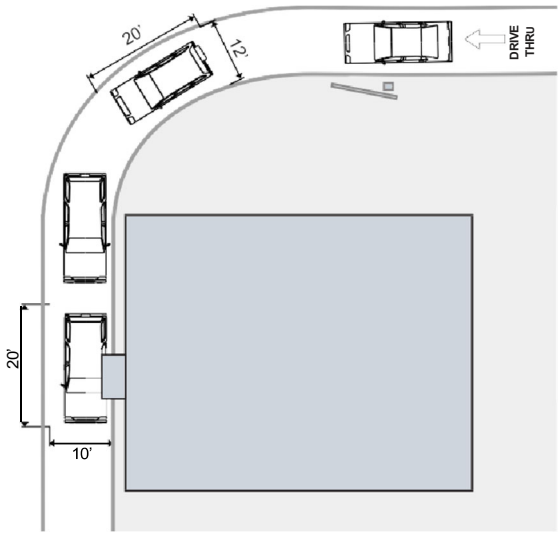
1. The number of required spaces includes the space at the window or communication/ mechanical device (e.g., order board, pick up window).

2. If a drive-thru has multiple order boxes, teller boxes or pick up windows, the number of required spaces may be split between each order box, teller box or pick up window.

3. Each space must be a minimum of 20 feet in length and 10 feet in width along straight portions. Spaces must be a minimum of 12 feet in width along curved segments.

4. Vehicles may not encroach on or interfere with the use of public streets and sidewalks by vehicles, bicycles or pedestrians.

5. Drive-thru lanes must be separated by striping or curbing from other off-street parking areas. Drive-thru lanes must be striped, marked or otherwise distinctly delineated.

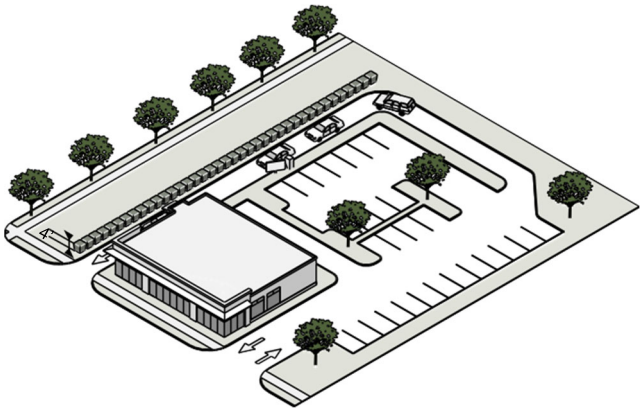


H. Screening

1. Where drive-thru windows and lanes are allowed to be placed between a public street and the associated building, the entire length of the drive-thru lane, including but not limited to menu boards, queuing lanes, trash receptacles, ordering box, drive up windows, and other objects associated with the drive-thru, must be screened.

2. Screening must consist of a 3-foot high continuous row of shrubs planted in a minimum 6-foot wide planting strip.

3. A 3-foot high wall in a minimum 4-foot planting strip may be installed in lieu of a hedge.



11.1.7. Vehicle Loading

A. Loading Not Required

1. Off-street vehicle loading space is not required unless determined necessary by the Planning & Zoning Administrator. Off-street vehicle loading and unloading for passengers must be considered by the Planning & Zoning Administrator for the following uses:
   a. Day care center;
   b. Group daycare;
   c. Hotel or motel;
   d. Medical office;
   e. Place of worship;
   f. Special event facility.
2. With the exception of areas specifically designated by the City, vehicle loading and unloading of goods, materials, items or stock for delivery and shipping is not permitted on a public street, not including an alley.
3. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, queuing areas and parking areas.
4. If determined necessary by the City, adequate off-street space must be made available for the unloading and loading of vehicles.

B. Location

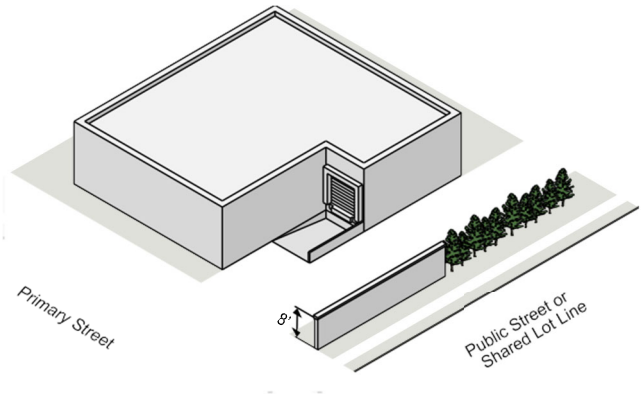
If a off-street loading space is provided or required, it must meet the following.

1. In NX, CX, DX, IX, and CC, off-street loading areas must be located to the rear of buildings. Loading areas may not be placed between a public street (not including an alley) and the associated building.
2. No loading area is permitted within 50 feet of a ground floor residential use (measured from the residential lot line to the closest point of the loading area).

C. Screening

If a loading area is provided or required, it must meet the following:

1. Where a loading dock designed for tractor-trailers is placed between a public street (not including an alley) or a shared lot line and the associated building, the entire length of the loading area must be screened.
2. Screening must consist of either:
   a. An 8-foot high wall; or
   b. Plant material that under typical conditions may be expected to reach a height of 8 feet and a spread of 4 feet within 3 years of planting. Plant material must be a minimum of 2 feet tall when planted.



1121. Applicability

A. New Construction

Any new building or site improvement must comply with this Article.

B. Additions

1. When an existing building, use or outside use area is increased in gross floor area or improved site area by up to 50% cumulatively, this Article applies to the additional floor or site area only.

2. When an existing building, use or site is increased in gross floor area or improved site area by more than 50% cumulatively, both the existing building, use or site and the additional floor or site area must conform to this Division.

C. Change in Use

A change in use does not trigger the application of these requirements except when there is a specific use standard requiring landscaping or screening for the new use.

When a building or structure is constructed or enlarged; when the capacity of a building or structure is changed, or when the use of the building or structure is changed and such change creates an increase of 25% or more in off-street parking space requirements.

D. Maintenance and Repair

An existing building or site may be repaired, maintained or modernized without conforming to this Article, provided there is no increase in gross floor area or improved site area.

1122 Property Line Buffers

Property line buffers are intended to minimize conflicts between potentially incompatible, but otherwise permitted land uses on abutting property. A property line buffer may be located within a required setback.

A. District Boundary Buffer

A district boundary buffer is required as specified in the table below.

PROPOSED DISTRICT	<-- EXISTING ABUTTING DISTRICT -->															
	AG-	RC-	RS-	RM-1	RM-2	NX	CX	IX	DX	CC	CH	IL	IH	CIV	REC	CON
AG-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RC-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RS-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RM-1	A/B/ C/D	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RM-2	A/B/ C/D	A/B/ C/D	A/B/ C/D		--	--	--	--	--	--	--	--	--	--	--	--
RX	A/B/ C/D	A/B/ C/D	A/B/ C/D	A/B/ C/D	--	--	--	--	--	--	--	--	--	--	--	--
NX	A/B/ C/D	A/B/ C/D	A/B/ C/D	A/B/ C/D	--	--	--	--	--	--	--	--	--	--	--	--
CX	A/B/ C/D	A/B/ C/D	A/B/ C/D	A/B/ C/D	--	--	--	--	--	--	--	--	--	--	--	--
IX	A/B/ C/D	A/B/ C/D	A/B/ C/D	A/B/ C/D	C/D	C/D	C/D	--	C/D	C/D	A/B/ C/D	--	--	C/D	C/D	C/D
DX	A/B/ C/D	A/B/ C/D	A/B/ C/D	A/B/ C/D	--	--	--	--	--	--	--	--	--	--	--	--
CC	A/B/ C/D	A/B/ C/D	A/B/ C/D	A/B/ C/D	A/B/ C/D	--	--	--	--	--	--	--	--	C/D	C/D	C/D
CH	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	--	--	--	C/D	C/D	C/D
IL	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	A/B/ C/D	--	--	C/D	C/D	C/D
IH	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	A/B/ C/D	C/D	C/D	C/D	--	C/D	C/D	C/D
CIV	A/B/ C/D	A/B/ C/D	A/B/ C/D	A/B/ C/D	--	--	--	--	--	--	--	--	--	--	--	--
REC	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
CON	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

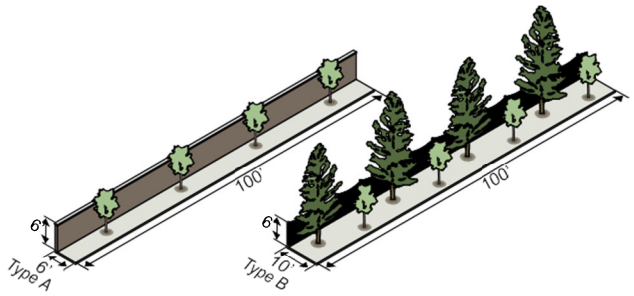
KEY:
A/B/C/D = Buffer A, B, C or D required; choice of A, B C or D at applicant's discretion
C/D = Buffer C or D required; choice of C or D at applicant's discretion

B. Use Boundary Buffers

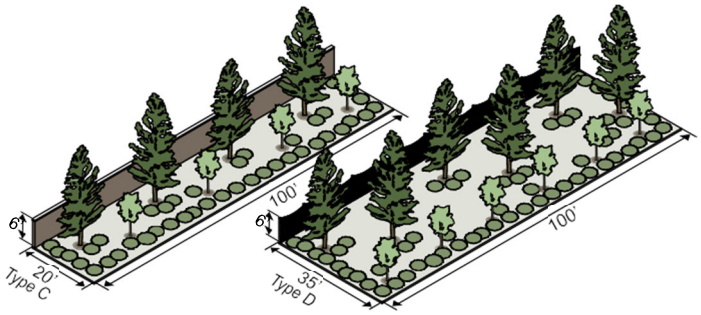
A use boundary buffer may also be required along perimeter lot lines for specific uses (see Chapter 10).

C. Buffer Installation Requirements

The tables below prescribe the minimum width, screening and landscaping requirements for each buffer type.



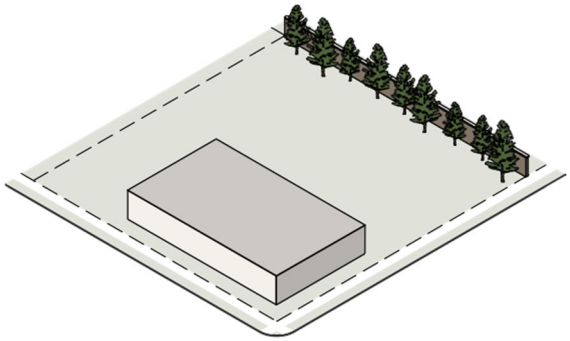
	Type A	Type B
Depth (min)	6'	10'
Fence height (min)	Not allowed	6'
Wall height (min)	6’	Not required
Shade Trees (min per 100')	--	4
Under story Trees (min per 100')	4	4
Shrubs (min per 100')	--	--



	Type C	Type D
Depth (min)	20'	35'
Fence height (min)	Not allowed	6'
Wall height (min)	6’	Not required
Shade Trees (min per 100')	4	6
Under story Trees (min per 100')	4	6
Shrubs (min per 100')	40	60

D. Location

1. A required buffer must be located within the outer perimeter of the lot, parallel to and extending to the property boundary line. A required buffer must be provided along the entire frontage immediately abutting the property line. Landscaping must be planted on the inside of the required buffer.



2. A required buffer may not be located on any portion of an existing, dedicated or reserved public right-of-way.

3. Breaks for pedestrian, bicycle and vehicle access are allowed. Driveways or walkways must cross a buffer at as near a perpendicular angle as practical.

4. The width of a required buffer is calculated on the average width per 100 feet or portion of buffer. The minimum width of the buffer at any one point cannot be less than one-half the required width of the buffer.

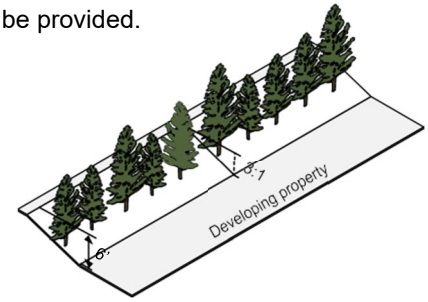
E. Encroachments

1. The parking of vehicles and the placement of buildings or structures, except for walls, fences and landscaping is not allowed in a required buffer.

2. No building or structure on the subject site may be located closer than 10 feet to a required buffer.

F. Grade Change

In lieu of a required wall or fence, a natural or man-made grade separation of at least 6 feet in elevation may be provided.



1. The developing property must be located at an elevation lower than the property to be screened.

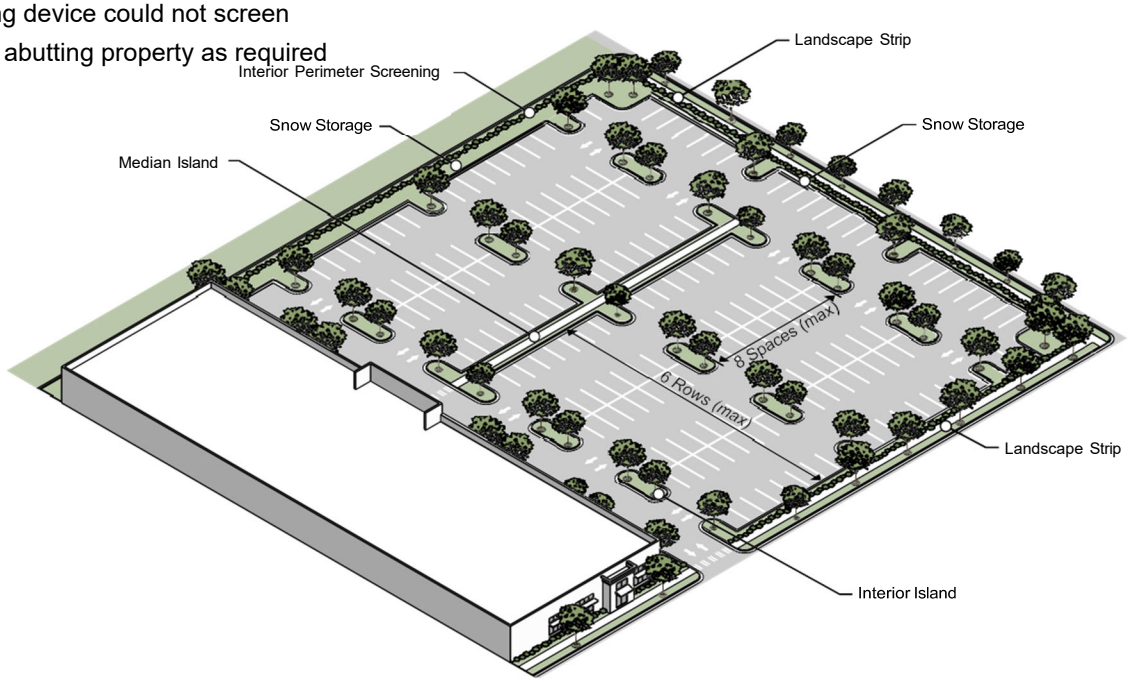
2. The stabilized side slopes of the grade change may be no greater than 3:1.

G. Alternative Compliance

The buffer requirements may be modified by the Planning & Zoning Commission. The Planning & Zoning Commission must consider the following criteria in determining the appropriateness of alternative compliance:

1. The existing topography or vegetation achieve the purpose and intent of this Division.

2. For topographic reasons, a fence or wall or other required screening device could not screen activities from an abutting property as required by this Division.



11.2.3. Parking Lot Landscaping

A. Applicability

Parking lot landscaping is required for all off-street vehicle parking areas with more than 20 spaces created after the effective date of this Land Development Code, unless otherwise required per Appendix A (if the area is located in the Design Overlay Zone). Multiple platted lots contained on a single site plan and any separate parking areas connected with drive aisles are considered a single parking area.

B. Internal Perimeter Screening

1. An internal perimeter island must be provided along primary internal access drives.
2. A internal perimeter island must be a minimum of 10 feet wide and be planted with a 3-foot high continuous row of shrubs.

C. Interior Islands

1. A landscaped interior island must be provided every 12 parking spaces. Interior islands must be distributed evenly throughout the parking area. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees.
2. An interior island abutting a single row of parking spaces must be a minimum of 9 feet in width and 200 square feet in area. Each island must include one shade tree.
3. Landscape interior islands may be finished with drain rock or vegetation as ground cover.
4. An interior island abutting a double row of parking spaces must be a minimum of 9 feet in width and 400 square feet in area. Each island must include 2 shade trees.
5. Interior islands must be installed below the level of the parking lot surface to allow for runoff capture.

D. Median Islands

1. A landscape median island must be provided between every 6 rows of parking. Intervals may be expanded in order to preserve existing trees.
2. A landscape median island may serve as the location for a required pedestrian walkway (see Sec. 11.1.3.E).
3. A landscape median island without pedestrian walkway must be a minimum of 6 feet wide. A landscape median island with a pedestrian walkway must be a minimum of 9 feet wide.
4. Median islands may be finished with drain rock or vegetation as ground cover.
5. The portion of the median island not containing the pedestrian walkway must be installed below the level of the parking lot surface to allow for runoff capture, except for access to the landscape median from the parking area.

E. Landscape Strips

1. Applicability

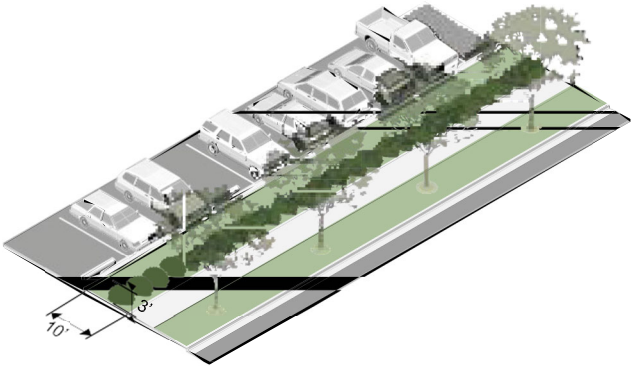
All off-street vehicle parking areas (of any size) abutting a public street (not including an alley) must be screened as specified below.

2. Location

A required landscape strip must be located at the outer perimeter of the parking area and must be provided along the entire parking area abutting the street, excluding breaks for pedestrians, bicycles and driveways.

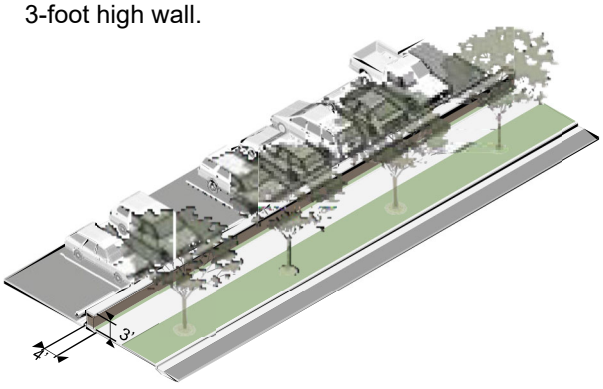
3. Landscape Strip with Shrubs

A minimum 10-foot wide landscape strip planted with 3-foot high continuous row of shrubs.



4. Landscape Strip with Wall

A minimum 4-foot wide landscape strip with a 3-foot high wall.



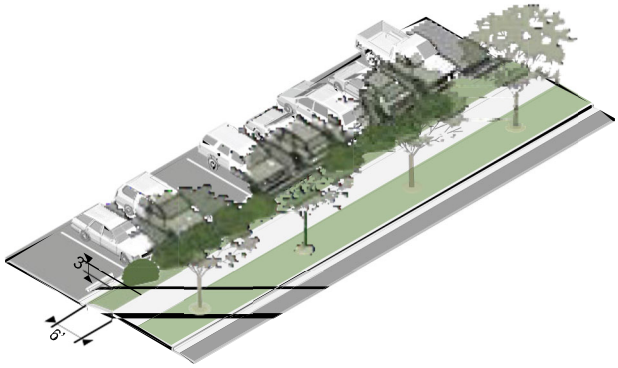
5. Landscape Strip with Berm

A berm a minimum of 3 feet higher than the finished elevation of the parking area.



6. Landscape Strip with Grade Change

A 6-foot landscaped strip with a minimum 3-foot grade drop from the public street to the parking area planted with a continuous row of shrubs.



F. Snow Storage

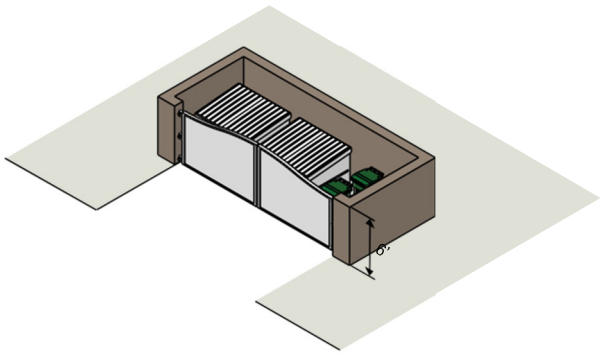
The dimensional standards of this section may be increased by the Administrator where additional snow storage is needed on the site.

1124. Screening

A. Service Areas

1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings. Trash and recycling collection areas must be located as far away from residential structures on neighboring properties as practical.

2. Service areas must be screened on 3 sides by a wall a minimum 6 feet in height and on the fourth side by a solid gate at a minimum of 6 feet in height.



3. The gate and wall must be maintained in good working order and must remain closed except when trash pick-ups occur.

B. Roof-Mounted Equipment

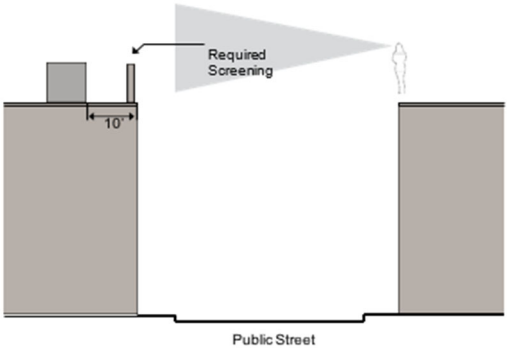
1. Roof-mounted equipment must be set back at least 10 feet from the edge of the roof.

2. Roof-mounted equipment must be screened 100%.

3. New buildings must provide a parapet wall or other architectural element that is compatible with the principal building in terms of texture, quality, material and color and fully screens roof-mounted equipment from ground level view.

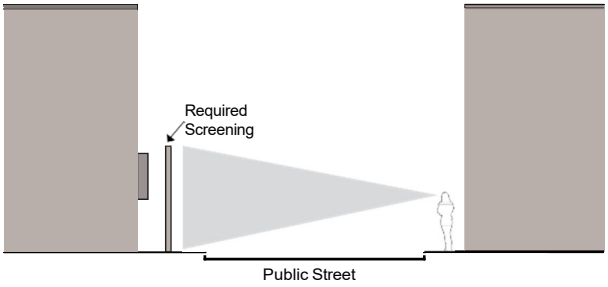
4. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

5. If screening is unattainable using a 6-foot parapet wall, no more than 25% the height of the roof-mounted equipment can be visible at eye level.



C. Wall-Mounted Equipment

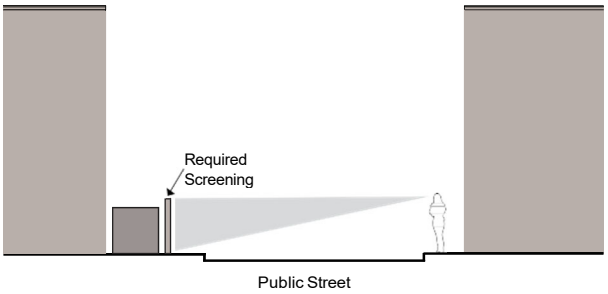
1. Wall-mounted equipment located on any surface that is visible from a public street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material and color.
2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.



D. Ground-Mounted Equipment

1. Ground-mounted mechanical equipment that is visible from a public street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material and color.

2. Screening must be of a heigh equal to or greater than the height of the mechanical equipment being screened



1125. Walls and Fences

A. Materials

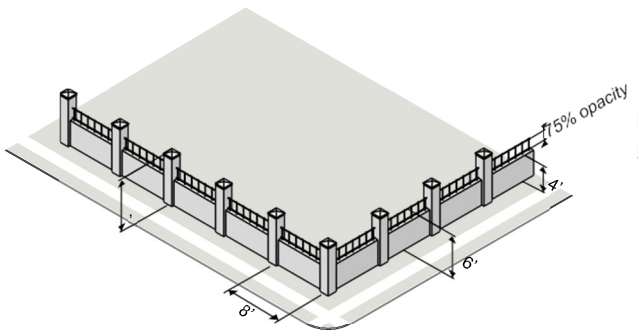
1. Walls must be constructed of high quality materials including decorative blocks, brick, stone, cast-stone, split-faced block, or other material approved by the Planning & Zoning Administrator.
2. Fences must be constructed of high-quality materials including wood, wrought iron, composite fencing, PVC, aluminum, metal, or other materials approved by the Planning & Zoning Administrator.
3. No wall or fence may be constructed of tires, junk, or other discarded materials.
4. Chain-link fence is allowed only in a rear or side setback.
5. Chain link is allowed as a fence material in a primary or side street setback only around schools, tennis courts sports fields, airports, and minor utilities.
6. Walls and fences in a required buffer must be opaque.
7. Walls in a required landscape strip must be opaque.

B. Location

1. No wall or fence may be located within any required drainage or utility easement.
2. The finished face of all wall and fences must be located toward the abutting property.
    1. For walls and fences located outside of a required buffer, the maximum length of a continuous, unbroken and uninterrupted fence or wall plane is 100 feet. Breaks must be provided through the use of columns, landscaped areas, transparent sections or a change in material.

C. Height

1. Wall or fence height is measured from the subject property grade to the highest point of the fence.
2. A wall or fence located in a side or rear setback may be no more than 8 feet in height.
3. A wall or fence located in a primary or side street setbacks may be no more than 6 feet in height, provided the transparency of the wall or fence above 4 feet in height is more than 25%. Columns that are a maximum of 8 feet apart, are allowed to reach a maximum heights of 8 feet.



D. Subdivision Entrances

A subdivision entrance wall or fence may not exceed 8 feet in height.

11.26. Installation and Maintenance

A. Replacement Bond

1. Prior to issuance of a Certificate of Occupancy, a performance bond or cash escrow must be paid guaranteeing all landscaping, screening materials and work for a period of 2 years after issuance of the Certificate of Occupancy. It must be stated in writing that after the period of 2 years the City may use the Performance Bond or cash escrow to install landscaping or screening material in need of replacement.

2. The bond or escrow must be within the amount of 100% of the estimated cost of replacing all of the landscaping required by this Land Development Code.

3. At the end of 2 years, the City will make an inspection and notify the owner and the bond company of any corrections to be made.

B. Plant Material

1. General Provisions

a. Plant materials must be hardy to Zone 4b in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.

b. Plant materials must be able to survive on natural rainfall once established with no loss of health.

c. Tree height is measured from the top of the root ball to the tip of the main stem.

d. No artificial plants, trees, or other vegetation may be installed as required landscaping and screening.

2. Shade Trees

a. All shade trees planted to meet the landscaping requirements must be selected from the approved City of Victor Tree Guide, found in Title 4: Public Ways and Property, Chapter 4: Trees

b. All shade trees planted to meet the landscaping requirements must have a minimum caliper of 3 inches and be at least 10 feet tall at time of planting.

3. Under story Trees

a. Understory trees planted to meet the landscaping requirements must be a locally-adapted species with an expected mature height of at least 15 feet and an expected mature crown spread of at least 15 feet.

b. Single-stem under story trees planted to meet the landscaping requirements must have a minimum caliper of 1½ inches and be at least 6 feet tall at time of planting.

c. Multi-stem under story trees planted to meet the landscaping requirements must be at least 6 feet tall at time of planting.

4. Additional Requirements for Trees in a Buffer

a. In a required buffer, 50% of required trees must be locally-adapted evergreen species.

b. Trees must be distributed so that there are no horizontal gaps between trees greater than 30 feet, measured along the property line.

5. Shrubs

a. Buffer

i. All shrubs planted to meet the buffer requirements must be evergreen and be of a species that under typical conditions are expected to reach a height and spread of 4 feet within 3 years of planting. All shrubs must be a minimum of 5-gal size when planted.

ii. Shrubs cannot be planted within the critical root zone of any tree.

b. Parking Areas

i. All shrubs planted to meet the landscaping requirements must be of a species that under typical conditions are expected to reach a height and spread of 3 feet within 3 years of planting. All shrubs must be a minimum of 18 inches tall when planted.

ii. All shrubs planted to meet the landscape requirements, must form at least 1 continuous row of shrubs spaced five feet on center.

6. Berms

a. A berm cannot be built in a required buffer.

b. A berm must have a minimum average height of 3 feet, measured perpendicular to the center of the crown.

c. A berm must have a stabilized side slope of no greater than three-to-one. A steeper side slope may be used in exceptional cases when all of the following are met:

i. This steeper slope is sufficiently stabilized; and

ii. Physical constraints of the site prevent the use of a flatter slope.

d. Berms may be permitted to meander and may be discontinuous when approved by the Planning & Zoning Administrator.

C. Maintenance of Landscaping

1. Responsibility

The property owner is responsible for maintaining all required landscaping and screening in good health and condition and the removal of any litter that has accumulated in landscaped areas. Any dead, unhealthy, damaged or missing landscaping and screening must be replaced with landscaping and screening that conforms to this Land Development Code within 90 days (or within 180 days where weather concerns would jeopardize the health of plant materials).

2. Soil Erosion

a. All planting areas must be stabilized from soil erosion immediately upon planting and must be maintained for the duration of the use.

b. Grass areas must be sodded prior to the issuance of a Certificate of Occupancy. If grass seed must be used, it must be a variety suitable to the area that produces complete coverage.

3. Pruning and Trimming

a. All required landscaping must be allowed to reach its required size and must be maintained at no less than required size.

b. To prevent long-term harm to the health of required landscaping, all pruning of shrubs and trees must be done in accordance with the International Society of Agriculture Standards entitled '"ANSI A300 Standards."

c. "Topping," defined as removal of more than one-third of the leaves and branches of a tree, as measured from the lowest branch on the trunk of the tree to the top of the tree, is prohibited, except where necessary to maintain public overhead utilities.

11.3.1. General Provisions

A. Purpose

This chapter is intended to provide comprehensive regulations for signs within the City of Victor to eliminate confusing, distracting and unsafe signs while assuring the reasonably efficient transfer of information and enhancing the visual environment of the City of Victor. It is declared that the regulation of signs within the City of Victor is necessary and in the public interest and also relates to the following goals:

1. To provide a pleasing overall environmental setting and community appearance which is deemed vital to tourism and the continued economic attractiveness of the city
2. To improve the legibility and effectiveness of signs
3. To allow signs appropriate to the planned character of each zoning district
4. To promote the public safety, welfare, convenience and enjoyment of the unique historic character of the city

B. Applicability

No sign may be erected, altered, refurbished or otherwise modified after the effective date of this Land Development Code except in accordance with the requirements of this Division.

C. Sign Permit Required

1. All sign types described in Sec. 11.3.6 require a sign permit before they may be installed, constructed, reconstructed, altered, or relocated. Signs described in Sec. 11.3.5 do not require a sign permit, but must follow applicable standards.
2. The following maintenance activities do not require a sign permit:
    a. Painting, cleaning, or other normal maintenance and repair of a sign, provided that no change is made to any structural or electronic component of the sign.
    b. Changing the message of an existing changeable copy sign, provided that no change is made to any structural or electronic component of the sign.
3. Any sign that encroaches upon or over a public right-of-way requires an encroachment permit.

D. Permit Application Process

All sign applications must be submitted to and reviewed by the Planning and Zoning Administrator for compliance with this Article. A sign application must include the appropriate fee plus the following items:

1. A completed application using the form supplied by the City
2. For building signs: A building elevation drawn to scale which specifies the location of the proposed new sign, as well as the location and size of any other sign of the same type on the building
3. For freestanding signs, portable signs, and entry feature signs: A site plan drawn to scale which specifies the location of the new sign with respect to adjacent structures, sidewalks, and property lines.
4. A scaled drawing of the sign including dimensions of all sign faces; descriptions and colors of materials to be used for sign faces and support structures, including detailed specifications for any footers, posts and hardware; and a detailed sign lighting plan which clearly indicates the location, type and illumination strength (lumens) of all sign lighting fixtures.

5. Tenants of buildings with multiple occupants must include a copy of the approved overall sign plan and indicate how their proposed sign(s) fit(s) into the approved plan. If the new sign does not conform with the approved sign plan, then the applicant must include an amended sign plan with the building owner's signature.

6. Any other information deemed necessary by the Planning and Zoning Administrator.

E. Nonconforming Signs

1. All nonconforming signs in existence before the effective date of this Land Development Code may continue to be used provided they are maintained in a safe manner and are kept in good repair. Maintenance of a nonconforming sign is allowed.

2. Nonconforming signs may stay in place until one of the following occurs (except to bring the sign out if its nonconforming condition and into compliance with the requirements of this Division):

   a. The sign has damage exceeding 50% of its value immediately prior to the event causing the damage or destruction;

   b. The deterioration of the sign makes it a hazard;

3. The Planning and Zoning Administrator will not approve a permit for a nonconforming sign to be modified as follows:

   a. The sign is relocated in any manner;

   b. The sign is structurally altered; or

   c. Have more than 50% of the sign face permanently altered except that a business owner may request the sign be placed on a 10 year amortization schedule requiring the sign come into full conformance within 10 years but allowing the issuance of a permit for sign face alterations until said time.

4. For the purpose of this Article, structural alteration of sign modifies the sign dimensions, height, or support structure.

5. If determined by the Planning & Zoning Administrator that a nonconforming sign meets the criteria of Sec. 11.3.1.E, The Planning & Zoning Administrator will give the owner 45 calendar days written notice to bring the sign into conformance or the sign will be removed at the owners expense. In the case where winter weather conditions hinder the removal of said sign, the Planning & Zoning Administrator may issue a follow up date for the sign to be removed by.

6. Temporary signs (including sidewalk signs) will not be considered nonconforming and are subject to the requirements of this Article on or after the effective date of this Land Development Code.

F. Location

1. No sign, other than signs placed by agencies of government or a sign whose placement is authorized by such agencies, may be erected or placed on public property including streets and the public right of way.

2. No signs shall be located so as to conflict with the clear and obvious appearance of public devices controlling traffic or so as to impede clear vision between a height of three feet and ten feet above the center line grades of intersecting streets through the area created by drawing an imaginary line between points 30 feet back from where the curb lines of the intersection meet nor may a sign obstruct the free use, of any public right-of-way, intersection, ingress or egress point, transit stop, parking

space, drive aisle, driveway, sidewalk, building entrance, fire escape, or accessibility ramp.

3. No sign may be placed so as to obstruct any door.

4. Signs must be located so that they do not cover architectural features of a building or structure, including, but not limited to, transoms, insignias, or any other architectural feature.

5. Signs may not be painted on or attached to a telephone or utility pole, tree or traffic sign or painted or affixed to a roof of a building.

G. Construction

1. Signs must be constructed of permanent materials and be permanently affixed to the ground or a structure, except for allowed temporary signs (including sidewalk signs).

2. If a raceway is necessary, it must not extend in width or height beyond the area of the sign. A raceway must be finished to match the background surface to which it is attached, or integrated into the overall design of the sign.

3. Signs that have structural components exceeding 6ft in height must also obtain a Building Permit when they obtain a Sign Permit. The structure will be subject to a plan review as well as any inspections required by the Building Administrator and appropriate fees applied.

H. Maintenance

1. Signs must be maintained in good condition at all times and must be kept free of cracked or peeling paint, or missing or damaged components.

2. The Planning & Zoning Administrator may cause to be removed after due notice any sign which shows gross neglect, or becomes dilapidated.

3. The Planning & Zoning Administrator will give the owner 45 calendar days written notice to correct the deficiencies or to remove the sign or signs. If the owner refuses to correct the deficiencies or remove the sign, the Planning & Zoning Administrator may have the sign removed at the owner's expense.

I. Multi-tenant Building and Multi-Business Complexes

1. A sign plan is required for all multi-tenant buildings and multi-business complexes. The plan must indicate the size and location of all projecting, wall, freestanding, directory, and other signs. Individual tenants of a multi-tenant building or multi-business complex must subsequently receive permits for their individual signs which must conform to the overall sign plan.

11.32 Signs Not Allowed

All signs not expressly allowed by this Article are deemed not allowed. Signs not allowed include, but are not limited to, the following:

A. Signs on vehicles that do not display a current vehicle inspection sticker or license plate, are not principally used as a mode of transportation for business purposes, or are conspicuously parked or located on a lot or in the right-of-way for more than 24 hours.

B. Rotating, moving, or animated signs involving motion or sound, except for clocks.

C. Any sign with audio speakers.

D. Flashing, blinking, or varying light intensity signs or any form of pyrotechnics.

E. Signs that contain or are an imitation of an official traffic sign or signal or other government sign.

F. Any reflective or mirrored sign.

G. ~~S~~treamers.

H. Inflatable signs, including but not limited to balloons, gas inflated signs or similar inflated devices. Wind-blown devices such as streamers or kits, or similar devices designed to attract attention by moving in the wind.

I. Search lights and beacons.

J. Outdoor image projections (signs projected from an external light source onto a building or structure) or any other similar devices.

K. Any sign attached to the roof of a building.

L. Any sign that displays a message or graphic representation deemed lewd, indecent, or otherwise offensive to public morals by the Planning Administrators.

M. Any abandoned signs.

11.33. Heritage Signs

A. A sign having historical significance, and which advertises an establishment or product no longer in existence. A heritage sign may be maintained, repaired, or relocated, so long as no modifications are made to the sign.

B. In order for a sign to be designated a heritage sign, the Planning & Zoning Commission must make written findings that the sign is at least 20 years old, and meets at least one of the following criteria

1. The sign has historic character, interest, or value as part of the development, heritage, or cultural characteristics of the Victor.

2. The sign is significant as evidence of the history of the product, business, or service advertised.

3. The sign embodies elements of design, detailing, materials, or craftsmanship that make it significant or innovative.

4. The sign has a unique location or contains singular physical characteristics that make it an established or familiar visual feature within the community.

11.34. Temporary Signs

The following temporary signs do not require a sign permit but must follow applicable standards.

A. Temporary signs must be located on private property with the property owner's consent. Temporary signs may not be located within the public right-of-way.

B. Temporary signs cannot be illuminated.

C. Specific requirements for temporary signs are listed below.

D. No premises may display more than 4 temporary signs per year.

E. Temporary signs must have the first date of display affixed to the sign (front or back) at the beginning of each 14 day period.

District	Duration	Size (max)
RC-, RS, RM-,-	Allowed 14 days	16 sf per allowed sign
NX, CX, DX, CC, CH, IX, IL	Allowed 14 days	20 sf per allowed sign
CIV, REC	Allowed 14 days	24 sf per allowed sign
CON	Not allowed	Not allowed

11.3.5. Signs Allowed Without a Permit

The following signs are allowed and are exempt from Sec. 11.3.6 but must follow applicable standards.

A. All signs erected in a public right of way by a public agency.

B. Official notices issued by any court, public agency, or officer.

C. Flags.

1. A maximum of 3 of the following flags are allowed per street frontage:

    a. The official flag of The United States of America;

    b. Any official flag of a state or territory of the United States of America;

    c. Any official flag adopted by a member state of the United Nations; and

    d. Any official flag adopted by a sovereign nation, including Switzerland.

2. An individual flag may not exceed 60 square feet in area.

3. The maximum height of a flagpole is 30 feet, measured from the highest point of the flagpole to the top of the abutting sidewalk or parking area.

D. Signs designated by the Planning & Zoning Commission as having historical significance.

E. A sign installed inside a window for the purposes of viewing from outside the premises. Such signs cannot exceed 30% of the cumulative square footage of all windows associated within the business. Window signage may be allocated as the business chooses.

F. Any government sign, meaning any sign put up by a government agency either required by law or in sponsorship of a government function.

G. Any directional sign. Parking lot directional signs may not project higher than 7 feet above the existing grade.

H. One Incidental sign per property frontage so long as the sign does not exceed 6 square feet,

I. Any sign that replaces an equivalent sign within a multi-tenant freestanding sign, so long as it complies with the overall multi-tenant sign plan

J. Any sign installed by a candidate running for political office or supporter of a candidate running for political office, as well as any sign installed to support a ballot initiative. These signs can only be installed 60 days before the election and must be removed within 7 days after the election. These signs must be temporary and must be installed and removed by hand, without the need or use of tools. These signs are limited to 6 square feet in size.

K. Real estate-related signs on a premises that is actively being marketed for sale or lease cannot exceed 50 square feet, cannot be erected for longer than 60 days per, and must be made of a weatherproof ridged material.

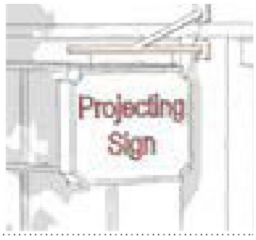
L. Any sign installed by a 501c3 non-for-profit actively engaged in a fundraising campaign.

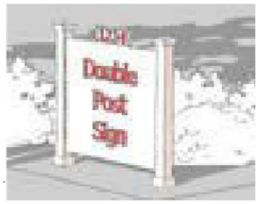
1. Signs are limited to no more than 8 weeks per calendar year per non-for-profit.
2. These signs are not considered Temporary Signs and not subject to 11.3.4. The use of signs installed by non-for-profits shall not count toward any property's Temporary Sign limitations.

11.36. Signs Requiring a Permit

A. Sign Types

The following signs are allowed following the issuance of a sign permit.

Sign Descriptions	
Specific Sign Types	**Illustration**
Building Signs	
Wall Sign. A building sign applied to or attached to the outside wall or surface of a building or structure, the display surface of which does not project more than 1 foot from the outside wall of the building or structure.	
Awning Sign. A building sign where graphics or symbols are painted, sewn, or otherwise adhered to the awning valance material as an integrated part of the awning itself.	
Canopy Sign. A building sign attached to a canopy so that the display surface is parallel to the plane of the front building facade.	
Projecting Sign. A building sign attached to the outside wall or surface of a building or structure at a 90-degree angle, extending more than 1 foot from the outside wall of the building or structure.	
Hanging Sign. A building sign attached to the underside of a beam or ceiling of a porch, gallery or similar covered area.	

Specific Sign Types	Illustration
Freestanding Signs	
Monument Sign. A freestanding sign which is wholly independent of a building for support attached to the ground along its entire width to a continuous pedestal.	
Double Post Sign. A freestanding sign where the primary support is supplied by two posts positioned no more than 2 inches from the outer edge of the sign face.	
Single Post Sign. A freestanding sign where the primary support is supplied by a single post and where the sign hangs from a bracket or support.	
Other	
Entry Sign. A sign permanently affixed to the ground which is wholly independent of a building for support and is attached along its entire width to a continuous pedestal that is located at the entry to a development.	
Sidewalk Sign. A movable sign not secured or attached to the ground or surface upon which it is located.	

B. Sign Types Allowed by District

Signs are allowed by district. Specific requirements for each sign are shown on the following pages.

	RC-	RS-	RM-1	RM-2	NX	CX	DX	CC	CH	IX	IL	IH	CIV	REC
Building Signs														
Wall Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Awning Sign	--	--	--	--	P	P	P	P	P	P	P	--	P	P
Canopy Sign	--	--	--	--	P	P	P	P	P	P	P	--	P	P
Projecting Sign	--	--	--	--	P	P	P	P	P	P	P	--	P	P
Hanging Sign	--	--	--	--	P	P	P	P	P	P	P	--	P	P
Freestanding Signs														
Monument Sign	--	--	--	--	--	P	P	P	P	P	P	P	P	--
Double Post Sign	--	--	P	P	P	P	P	P	P	P	P	P	P	P
Single Post Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Other Signs														
Entry Sign	P	P	P	P	--	--	--	--	--	--	--	P	--	--
Sidewalk Sign	--	--	--	--	P	P	P	P	P	P	P	P	P	P

P = sign type allowed -- = sign type not allowed

1. The maximum total sign area may be allocated among the permitted signs in each district, provided that each sign conforms to the applicable regulations of the district in which the sign is located and the applicable regulations for the sign type.

2. In no case may the total area of all signs on a particular site exceed the maximum total sign area given for a site in a particular zoning district

3. Heritage signs do not count toward the maximum total sign area or the maximum number of permitted signs

C. Allocation of Sign Area

The maximum sign area for each sign type is determined by district and is established below

	Building Signs	Freestanding Signs	Entry Feature Sign	Sidewalk Signs
RC-, RS-, RM-	0.25 sf per linear ft of building frontage or 12 sf, whichever is greater.	20 SF per allowed sign	24sf per allowed sign	Not allowed
NX	0.75 sf per linear ft of building frontage, or 24 sf, whichever is greater	20 SF per allowed sign	Not Allowed	12 Sf per allowed sign
CX, IX	1.00 sf per linear ft of building frontage, or 32 sf, whichever is greater	20 SF per allowed sign	24 Sf per allowed sign	12 Sf per allowed sign
DX	1.00 sf per linear ft of building frontage, or 32 sf, whichever is greater	20 Sf per allowed sign	Not allowed	12 Sf per allowed sign
CC	1.00 sf per linear ft of building frontage, or 32 sf, whichever is greater	Monument: Based on # of tenants (see 11.3.12) Double/Sign Post: 20 Sf per allowed sign	24 Sf per allowed sign	12 Sf per allowed sign
CH, LH, IL	1.00 sf per linear ft of building frontage	Monument: Based on # of tenants (see 11.3.12) Double/Sign Post: 20 SF per allowed sign	24 Sf per allowed sign	12 Sf per allowed sign
CIV, REC	1.00 sf per linear ft of building frontage	20 Sf per allowed sign	24 Sf per allowed sign	12 Sf per allowed sign
CON	Not allowed	Not allowed	Not allowed	Not allowed

1. Building frontage is determined by measuring the total length of each street-facing building facade that runs approximately parallel with the street the sign is intended to be viewed from. Non street-facing building facades are not allocated sign area, however, sign allocation from one street-facing building facade cannot be transferred to another street-facing building facade

2. Street frontage is that portion of a lot that abuts a public or private street. A lot that abuts one street has one street frontage, a lot that abuts 2 streets has 2 street frontages, a lot that abuts 3 streets has 3 street frontages, and a lot that abuts 4 streets has 4 street frontages.

D. Sign Design and Materials Standards for Non-Temporary Signs

1. All Districts

    a. All signs must be made of durable materials such as wood and metal or others deemed similar in appearance

2. Residential Districts

    a. Signs must feature muted colors consisting of warm earth tones

    b. No fluorescent colors or reflective surfaces shall be permitted

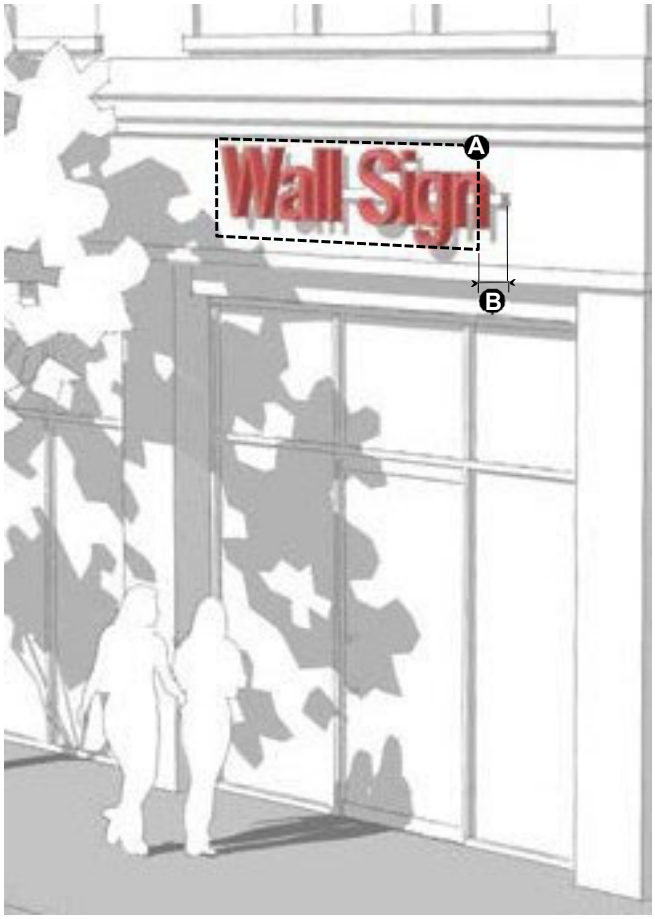
3. Downtown Commercial (DX)

    a. No internally illuminated signs shall have a “lightbox” design

11.3.7. Wall Sign







Description

A building sign applied to or attached to the outside wall or surface of a building or structure, the display surface of which does not project more than 1 foot from the outside wall of the building or structure.

General Provisions

1. A wall sign must be placed no higher than the second story of a building.
2. No portion of a wall sign may extend above the roof line or above a parapet wall of a building with a flat roof.
3. A wall sign may not cover windows or architectural details and shall fit within the frame of the facade design.
4. A wall sign may be externally or internally illuminated in accordance with Sec. 11.3.18.

Dimensions

Allocation of sign area	See Sec. 11.3.6.C
Size per individual sign Ⓐ	
RC-, RS-, RM-	12 sf max
NX, CIV, REC	24 sf max
CX, IX, DX, CC	40 sf max
CH, IH, IL	40 sf max
Projection - measured from building facade Ⓑ	1' max

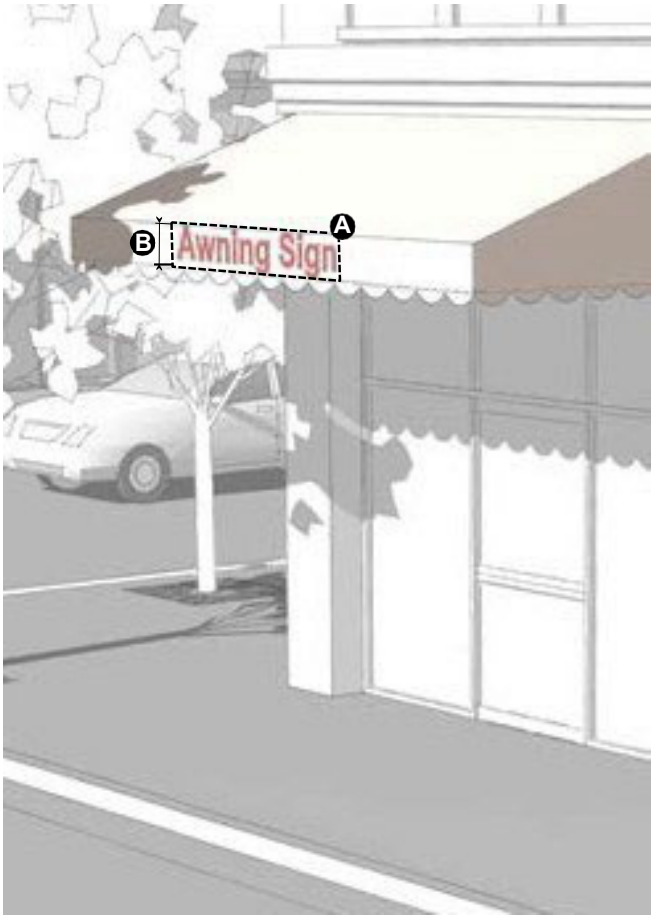
Right-of-Way Encroachment

May encroach over the public sidewalk but not over any public street or alley.

11.3.8. Awning Sign







Description

A building sign where graphics or symbols are painted, sewn, or otherwise adhered to the awning valance material as an integrated part of the awning itself.

General Provisions

1. An awning sign may not extend outside the awning.
2. Only awnings over ground story doors or windows may contain signs.
3. A sign may be on either the front or side valance (but not both).
4. Signs are not allowed on the sloping face of an awning.
5. An awning sign may not be illuminated.

Dimensions

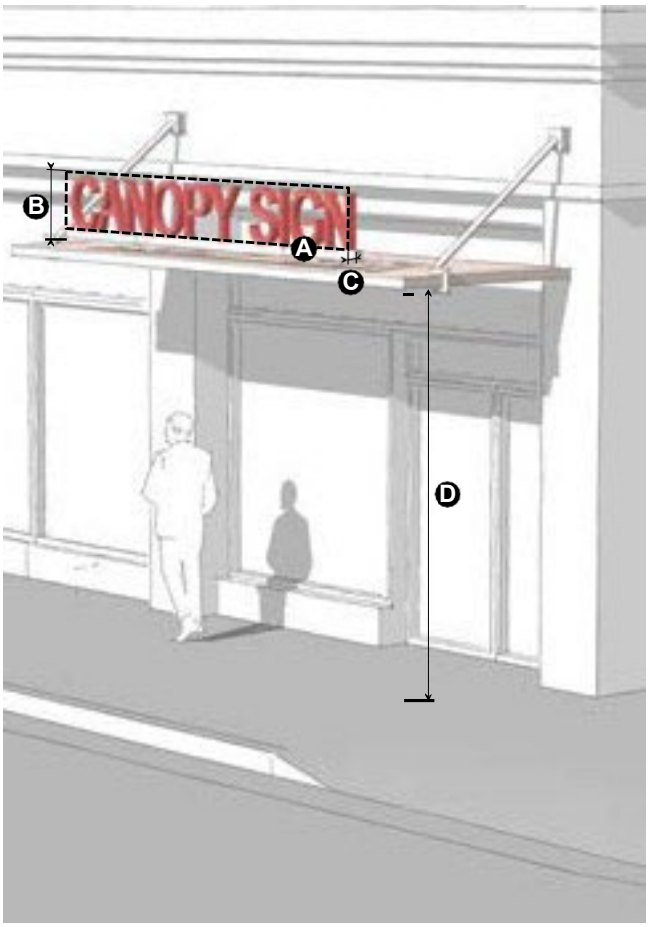
Allocation of sign area	see Sec. 11.3.6.C	
Size per individual sign		A
RM-2, NX, CIV, REC	9 sf max	
CX, DX, CC, IX	16 sf max	
CH, IL	20 sf max	
Height	1' max	B

Right-of-Way Encroachment

May encroach over public sidewalk but only as allowed under international building code section 3202

11.3.9. Canopy Sign





Description

A building sign attached to a canopy so that the display surface is parallel to the plane of the front building facade.

General Provisions

1. A canopy sign may not extend outside the overall length or width of the canopy or below the canopy. However, a canopy sign may extend above the canopy.
2. A maximum of one sign is allowed per canopy.
3. A canopy sign may be externally or internally illuminated in accordance with Sec. 11.3.18.
4. No canopy sign may exceed a height of 20' over the established street grade.

Dimensions

Allocation of sign area	see Sec. 11.3.6.C	
Size per individual sign		A
DX, NX, CIV, REC	16 sf max	
CX, CC, IX	20 sf max	
CH, IL	24 sf max	
Height	2' max	B
Depth	1' max	C
Clear height		D
above sidewalk	9’ min	
above parking area or driveway	14’ min	

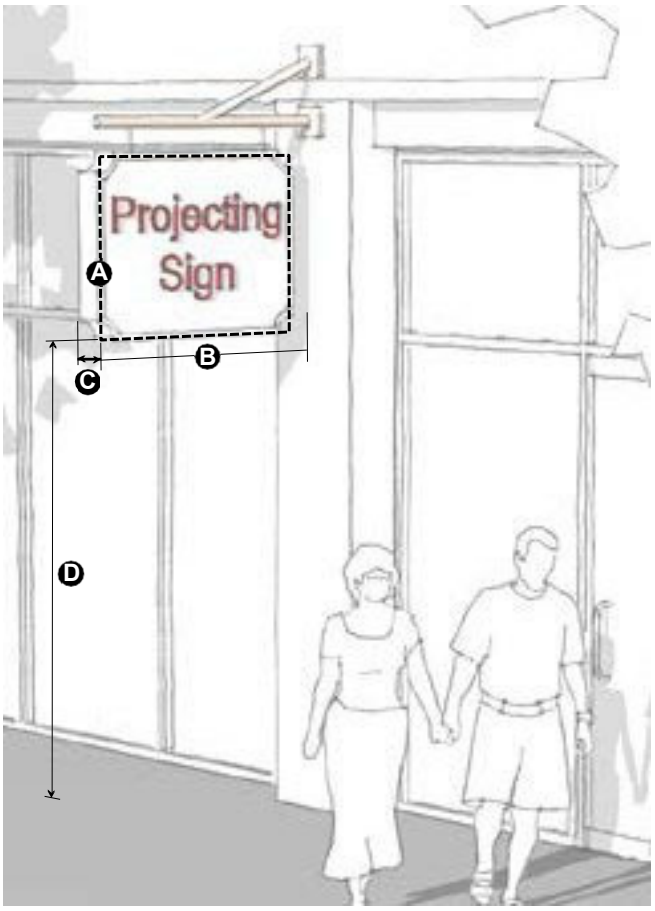
Right-of-Way Encroachment

May encroach over public sidewalk but not over a public street or alley. May encroach over a public sidewalk only as allowed under the International Building Code section 3202.

11.3.10. Projecting Sign







Description

A building sign attached to the outside wall or surface of a building or structure at a 90-degree angle, extending more than 1 foot from the outside wall of the building or structure.

General Provisions

1. A projecting sign must be located below the window sills of the second story on a multi-story building or below the roof line on a single-story building.
2. Only one projecting sign is allowed per building suite.
3. A projecting sign may be erected on a building corner when the building corner adjoins the intersection of two streets.

   Allocation of sign area from both frontages may be used.
4. A projecting sign may only be externally illuminated in accordance with Sec. 11.3.18.
5. No projecting sign may exceed a height of 20' over the established street grade

Dimensions

Allocation of sign area	see Sec. 11.3.6.C	
Size per individual sign		
DX, NX, CIV, REC	12 sf max	
CX, DX, CC, IX	16 sf max	A
CH, IL	20 sf max	
Projection - measured fro building facade	6' max	●
Width	1' max	C
Clear height		D
Above sidewalk	9' min	
Above parking area or driveway	14' min	

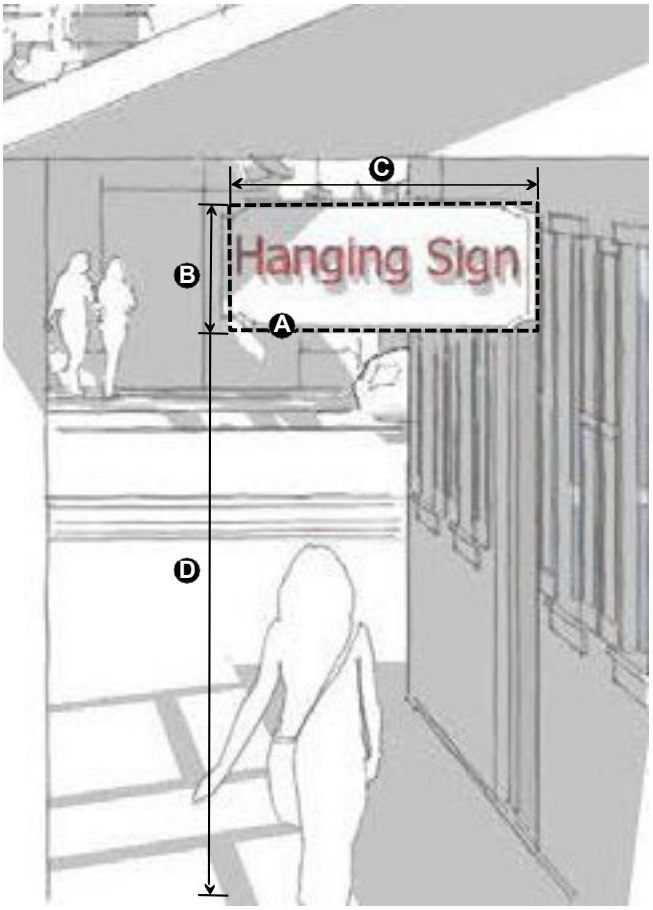
Right-of-Way Encroachment

May encroach over public sidewalk but not over a public street or alley. May encroach over public sidewalk only as allowed under international building code section 3202

11.3.11. Hanging Sign







Description

A building sign attached to the underside of a beam or ceiling of a porch, gallery or similar covered area.

General Provisions

1. A hanging sign must be located within 5 feet of an accessible building entrance.
2. A hanging sign may not be internally illuminated.

Dimensions

Allocation of sign area	see Sec. 11.3.6.C	
Size per individual sign	3 sf max	A
Height	2' max	B
Projection	3' max	C
Clear height		D
above sidewalk	9' min	
above parking area or driveway	14' min'	

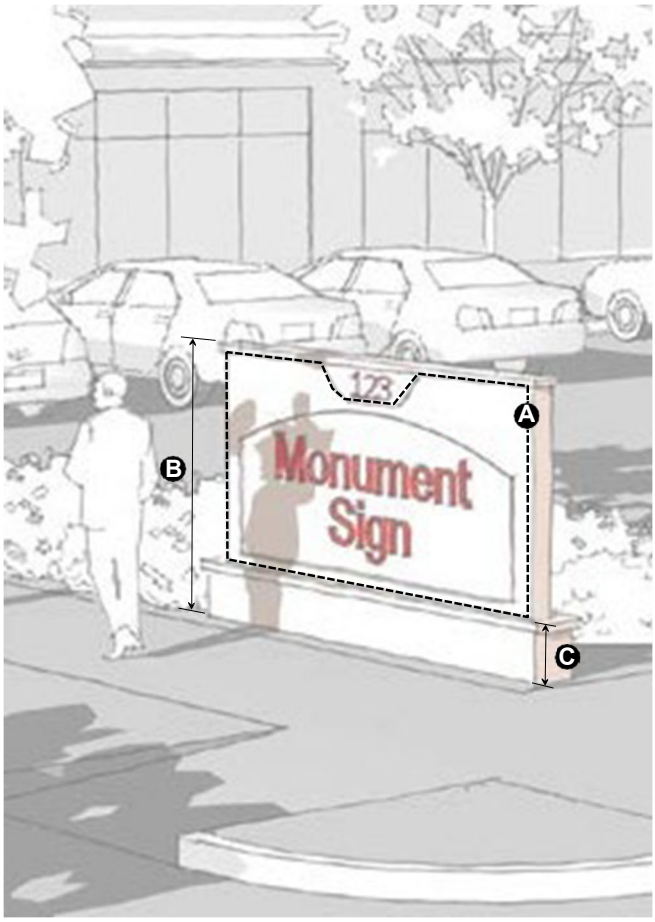
Right-of-Way Encroachment

May encroach over public sidewalk but not over a public street or alley. Sign must be a minimum of 2 feet inside the curb line or edge of pavement, whichever is greater.

11.3.12 Monument Sign







Description
A freestanding sign which is wholly independent of a building for support attached to the ground along its entire width to a continuous pedestal.

General Provisions
1. Only one freestanding sign is allowed per primary street frontage, except that one additional freestanding sign is allowed for properties with 400 feet or more of primary street frontage.
2. Monument signs must be located entirely on the subject property and no portion of the sign may encroach into the public right of way.
3. A monument sign may be externally or internally illuminated in accordance with Sec. 11.3.18.
4. For multi-tenant monument signs, a sign plan must be submitted.

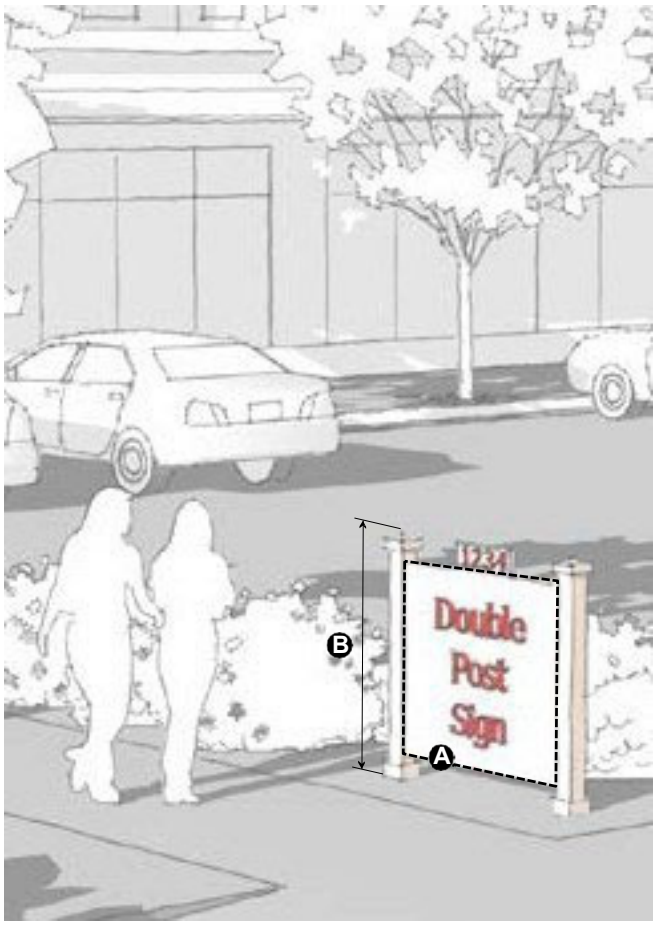
Dimensions	
Allocation of sign area	see below
Size (by number of tenants)	A
1 tenant or CX, DX zone	24 sf max
2 to 3 tenants	32 sf max
5 or more tenants	40 sf max
Height	B
DX, CX	4' max
CC	6’ max
IX, CH, IL, IH	10' max
Base height	C
DX, CX, CIV	8”
CC	1’ min
CH, IX, IL, IH	2' min

Right-of-Way Encroachment
Not allowed.

11.3.13. Double Post Sign







Description
A freestanding sign where the primary support is supplied by two posts positioned no more than 2 inches from the outer edge of the sign face.

General Provisions
1. Only one freestanding sign is allowed per primary street frontage, except that one additional freestanding sign is allowed for properties with 400 feet or more of primary street frontage.
2. Double post signs must be located entirely on the subject property and no portion of the sign may encroach into the public right of way.
3. A double post sign may only be externally illuminated in accordance with Sec. 11.3.18
4. A sign plan must be submitted for multi-tenant double-post signs.

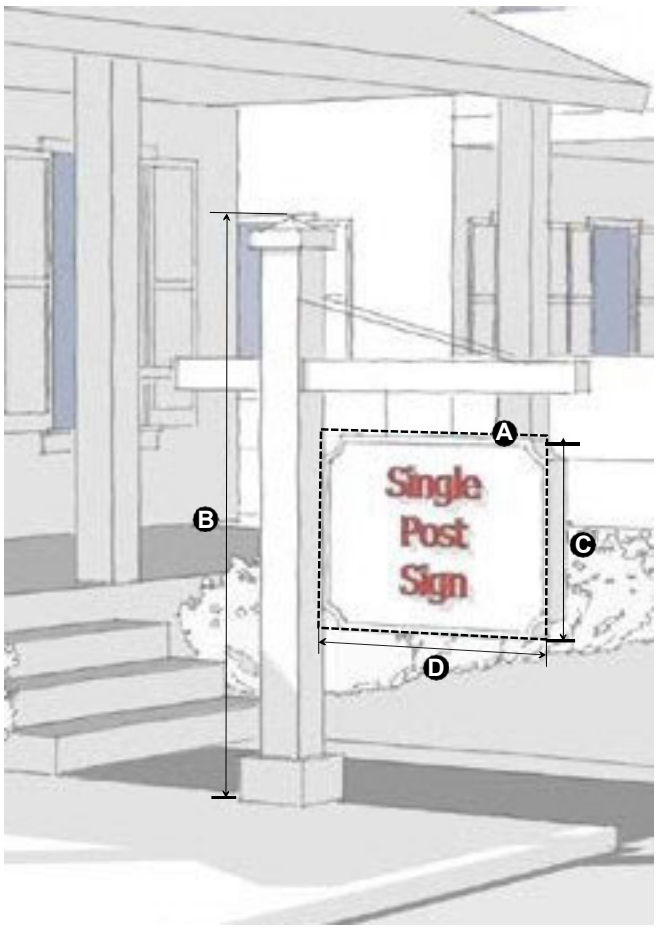
Dimensions		
Allocation of sign area	see below	
Size	20 sf max	A
Height	6’ max	B

Right-of-Way Encroachment
Not allowed.

11.3.14. Single Post Sign







Description
A freestanding sign where the primary support is supplied by a single post and where the sign hangs from a bracket or support.

General Provisions
1. The hanging bracket must be an integral part of the sign design. 2. Only one freestanding sign is allowed per primary street frontage, except that one additional freestanding sign is allowed for properties with 400 feet or more of primary street frontage. 3. Single post signs must be located entirely on the subject property and no portion of the sign may encroach into the public right of way. 4. A single post sign may only be externally illuminated in accordance with Sec. 11.3.18.

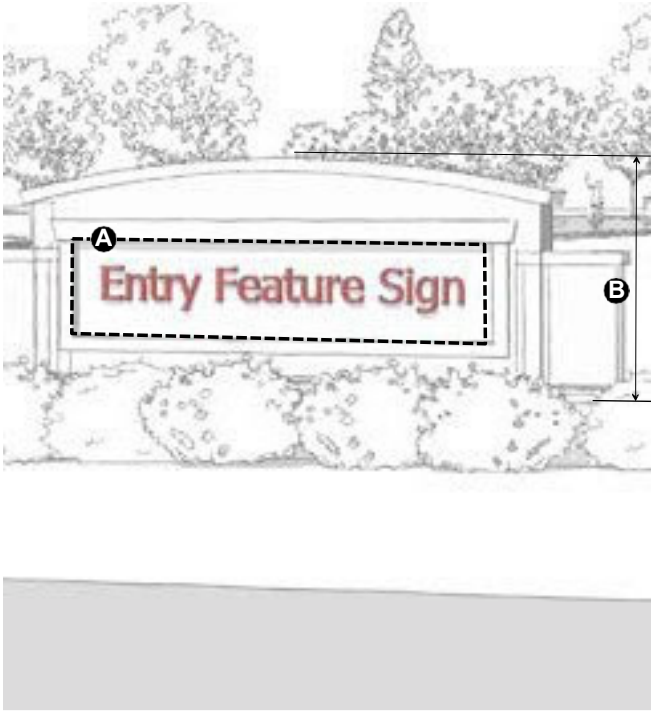
Dimensions		
Allocation of sign area	see below	
Size	16 sf max	A
Height	6’ max	B
Length	4’ max	C
Width	4' max	D

Right-of-Way Encroachment
Not allowed.

11.3.15. Entry Sign







Description
A freestanding sign wholly independent of a building for support that is placed at the primary entrance of a residential subdivision.

General Provisions
1. One entry feature sign is allowed per primary street frontage. 2. Entry feature signs must be located entirely on the subject property and no portion of the sign may encroach into the public right of way. 3. An entry feature sign may only be externally illuminated in accordance with Sec. 11.3.18.

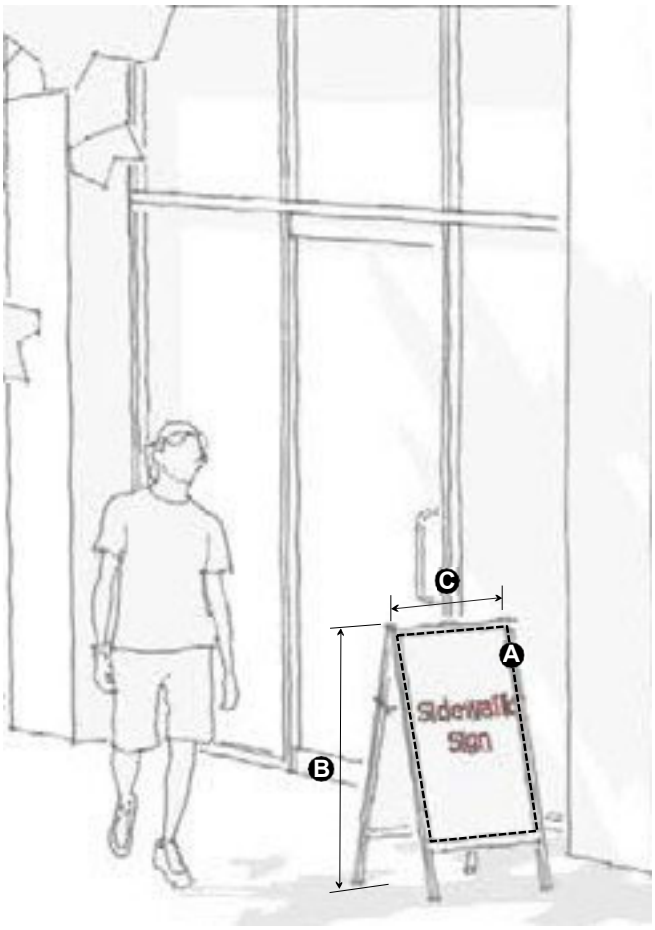
Dimensions		
Allocation of sign area	see below	
Size	24 sf max	A
Height	6' max	B

Right-of-Way Encroachment
Not allowed.

11.3.16. Sidewalk Sign







Description

A movable sign that is temporarily weighted to the ground or surface upon which it is located.

General Provisions

1. The sidewalk sign must be located adjacent to the associated building's frontage and within 20 ft of the entrance the sign is permitted for.
2. A sidewalk sign must be removed and placed indoors at the close of business each day.
3. A sidewalk sign must have a locking arm or other device to stabilize the structure.
4. A sidewalk sign may not be illuminated.

Dimensions

Allocation of sign area	see below	
Size	12 sf max	A
Height	4' max	B
Length	3' max	C

Right-of-Way Encroachment

May encroach on or adjacent to a public sidewalk so long as a maintenance agreement is signed with the City of Victor if necessary. No Sidewalk Sign may be placed over a public street or alley. The sign cannot obstruct vehicular, bicycle or pedestrian traffic and it must comply with ADA clearance and accessibility. A minimum sidewalk clearance of 6 feet in width must be maintained.

11.3.17. Sign Measurements

A. Sign Area

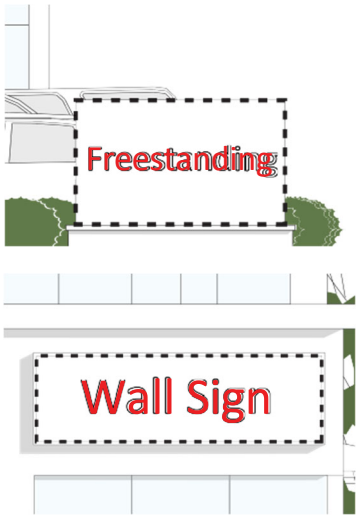
1. Sign area includes the area of the smallest enclosing circle, half-circle, parallelogram, or triangle that encloses all of the letters, figures or symbols that comprise the sign message.



2. Irregular shapes are calculated by up to a maximum of 3 connected shapes.



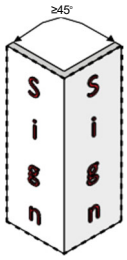
3. For signs on a background, the entire area of the background is calculated as sign area, including any material or color forming the sign and the background used to differentiate the sign from the structure on which it is mounted.



4. Sign area does not include any structure supporting the sign unless the support structure forms a part of the message being displayed.

5. The area for a sign with more than one face is computed by adding together the area of all sign faces greater than 45 degrees from one another; if the sign face angle is less than 45 degrees, only the area of the largest sign face is computed as part of the sign area. For three sided signs, all sign faces are counted toward the total sign area. For a two sided sign, only one sign face will count towards the total sign area.

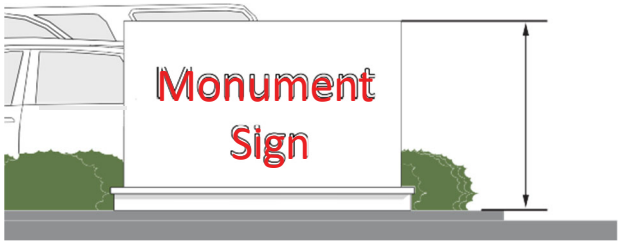
≥ 45 degrees

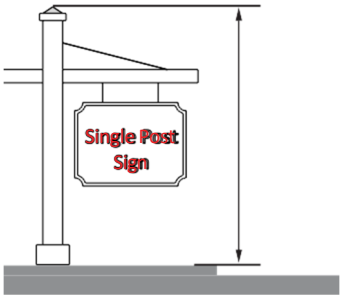


B. Sign Height

1. The total height of a ground sign is measured from the highest point of the sign or supporting structure to the finished grade directly below it.

2. The height may not be artificially increased by the use of mounding.





11.3.18. Sign Illumination

Illumination of signs must be in accordance with the following requirements.

A. Illumination Permitted by Sign Type

	Internal	External
Building Signs		
Wall Sign	Allowed	Allowed
Awning Sign	Not allowed	Not allowed
Canopy Sign	Not allowed	Allowed
Projecting Sign	Not allowed	Allowed
Hanging Sign	Not allowed	Not Allowed
Freestanding Signs		
Monument Sign	Allowed	Allowed
Double Post Sign	Allowed	Allowed
Single Post Sign	Not allowed	Allowed
Other Signs		
Entry Feature Sign	Not allowed	Allowed
Sidewalk Sign	Not allowed	Not allowed

B. Prohibited Types of Sign Illumination

1. Blinking, flashing and chasing lamps or fixtures.
2. Bare bulb illumination.
3. Colored lights used in any manner so as to be confused with or construed as traffic control devices.
4. Direct reflected light that creates a hazard to operators of motor vehicles.
5. Lights that outline property lines, sales areas, roof lines, door, windows or similar area are not allowed, except for seasonal lighting.
6. Lamps that exceed a color temperature of 3200K.

C. Externally Illuminated Signs

1. An externally illuminated sign is characterized by the use of artificial light reflecting off its surface.
2. Illumination must be by top-mounted fixtures aimed downward, and they cannot exceed 200 lamp lumens oer square foot of sign face.
3. Illumination shall be incorporated into the sign bracket when possible.

D. Internally Illuminated Signs

1. An internally illuminated sign is characterized by the use of artificial light projecting throughout its surface.

2. All lamps intended for internal illumination must be fully concealed from view.

3. Internal illumination may not exceed 300 lamp lumens per square foot of sign area.

4. The sign area of an internally illuminated sign may not exceed 60% of the maximum sign area allowed by this Division.

5. For internally illuminated signs on a background, no more than 50% of the sign area may be composed of lighter-colored surface (white, off-white, grey, cream, or pale shades of other colors), as opposed to opaque, darker colored, or back-lit surfaces.

6. Exposed neon is not allowed, except one non-flashing window sign stating “open” that is not greater than 6 square feet in area and does not exceed 30% of the window area, limited to one per establishment.

E. Illumination Curfew

The illumination of signs is prohibited between the hours of 11 P.M. or the time of closing of the related business, whichever is later, and 30 minutes prior to the time of reopening.

11.3.19. Changeable Copy

A. Types of Changeable Copy

1. Manual Changeable Copy

A sign or portion of a sign that has a reader board for the display of text information in which each alphanumeric character, graphic or symbol is defined by objects, not consisting of an illumination device and is changed or re-arranged manually or mechanically with







External light sources





Internally lit channel letters









Back lit channel letters





Internally lit cabinet signs with darker background

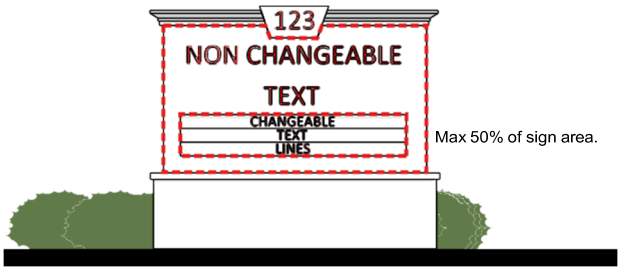
characters, letters, or illustrations that may be changed or rearranged without altering the face or the surface of the sign, such as marquee signs.

2. Digital Changeable Copy

A sign or portion of a sign that displays electronic, non-pictorial, text information in which each alphanumeric character, graphic, or symbol is defined by a small number of matrix elements using different combinations of light emitting diodes (LED's), fiber optics, light bulbs or other illumination devices within the sign.

B. Signs Allowing Manual Changeable Copy

Manual changeable copy is allowed in conjunction with an allowed wall or monument sign provided the changeable copy portion is no greater than 35% of the sign area.



C. Signs Allowing Digital Changeable Copy

1. Digital changeable copy is allowed in conjunction with an allowed wall, monument sign.

2. Digital changeable copy is not allowed in Scenic Overlay District

3. Any image or message or portion of the image or message must have a static display for a minimum duration of 24 hours, except for the display of time or temperature, which must have a minimum duration of 8 seconds.

4. No portion of the image or message may flash, scroll, twirl, change color or in any manner imitate or indicate movement.

5. The sign must not exceed a maximum illumination of 300 lumens per square foot of the illuminated display area during daylight hours and a maximum illumination of 50 lumens per square foot between dusk to dawn as measured from the sign's face at maximum brightness.

11.4.1. Purpose, Applicability and Exemptions

A. Purpose

The purpose of this division is to provide regulation for outdoor lighting that will:

1. Permit the use of outdoor lighting that does not exceed the minimum levels specified in IES recommended practices for night-time safety utility, security, productivity, environment and commerce;
2. Minimize adverse off site impacts of lighting such as light trespass and obstructive light:
3. Curtail light pollution, reduce skyglow and improve the nighttime environment for astronomy;
4. Help protect the natural environment from the adverse effect of night lighting from gas or electric sources; and
5. Conserve energy and resources to the greatest extent possible

B. Applicability

1. New Fixtures

All lighting fixtures installed after the effective date of this Land Development Code must conform to all applicable standards and requirements of this Division. This includes, but is not limited to, net lighting, replacement lighting, or any other lighting whether attached to structure, pole, the earth, or any other location, and includes lighting installed by a third party.

2 Existing Fixtures

All lighting fixtures installed prior to the Land Development Code must be brought into conformance with all standards and requirements of this Division by March 19, 2023 or upon the occurrence of any of the following events:

a. When the fixture is altered structurally or electrically, replaced or relocated;

b. When there is a new use of the property, including when a variance or zone change is approved, all outdoor lighting on the property shall be brought into compliance with this division before the new or changed use commences, unless Victor City Council waives the requirement

c. When a building permit for an addition that will increase the existing gross square footage, seating capacity, or number of parking spaces by 25 percent or more, either with a single addition or with cumulative additions after the effective date of this Land Use Code

d. When a special use permit is granted

e. When a subdivision (including a lot split) is granted;

f. If a property with non-conforming lighting is abandoned for a period of six (6) months or more, all outdoor lighting shall be brought into compliance with this Division before any further use of the property occurs.

C. Exemptions

1. All Districts

The following lighting fixtures and applications are exempt from the provision of this Division.

a. Lighting to the extent reasonably necessary to conduct constitutionally protected forms of expression, including in particular the following applications:

i. Holiday lighting for seasonal observances between thanksgiving

and January 15th or for other traditional celebrations not to exceed three consecutive days, where lighting is extinguished between 11 p.m. and 8 a.m.

ii. Flags of the United States governed by the American Flag Code and the State of Idaho, provided they are illuminated by one nonconforming spotlight fixture not exceeding 1,350 lumen and placed as close to the flag as reasonably possible. Otherwise, the illumination of all flags is allowed consistent with the general provision of this Division.

b. One fully shielded fixture located at the main entry of a residence, not exceeding 600 lumens.

c. Occasional lighting by means of fixtures whose lamp output does not exceed 600 lumens, or does not exceed 1,350 lumens in the following applications:

i. Partially shielded fixtures:

ii. Floodlights aimed down at 60 degrees below horizontal and spotlights aimed down at 45 degrees below horizontal.

d. Temporary lighting of locations for infrequent or irregular private events or gatherings, allowed only during times of active use and for a period not to exceed 3 consecutive days.

e. Lamp strings with shielded lamps that are energized only during the operating hours of an associated use or business, and in totality do not exceed 3,000 lumens per property site.

f. Lighting of athletic fields and sports facilities during times of active use or occupancy.

g. Safety and contingency lighting necessary for emergencies, temporary construction, or other activities authorized by a public agency.

2 Industrial Districts

In an Industrial District, the following lighting fixtures are also exempt from the provision of the Division.

a. Fixtures whose lamp output does not exceed 600 lumens.

b. Partially shielded fixtures whose lamp output does not exceed 900 lumens.

11.4.2 Prohibitions

Except for uses essential for public safety and regardless of the date of fixture installation, the following actions, applications, and fixtures are prohibited and in violation of this Division.

A. Installation or replacement of lamps exceeding the color-temperature standard of Sec. 11.4.3.A.2.

B. Fixtures whose light is flashing, pulsing, flickering, rotating, chasing, or rapidly changing in color intensity.

C. Searchlights, beacons, laser-source, or other high-intensity lighting fixtures.

D. Installation, repair, or lamp replacement of any mercury-vapor lighting fixture.

E. Bare lamps (not housed within a fixture) or lamp strings—except for holiday lighting— with outputs exceeding 25 lumens per lamp.

F. Fixtures that may be confused with or construed in context as a traffic-control or public-safety device.

G. Lighting found by reason of attraction, intensity, glare, or trespass to be a significant public-safety

hazard in violation of Sections 49-805 or 49-221, Idaho Code, or that otherwise rises to the level of a public nuisance.

11.4.3. Area Illumination Standards

A. Glare and Directional-Control Standards

1. Fixture Cutoff

All fixtures must be fully shielded or by other means comply with all glare, trespass, containment and illumination provision of this Division. Any structural part providing directional shielding or alternatively enabling regulatory compliance must be permanently attached to the lighting fixtures.

2. Lamp Color-Temperature Standard

The color-temperature rating of fixture lamps must not exceed 3000 kelvins (displayed as Light Appearance or CCT on packaging labels).

3. Pole-Mounted Fixture Height

The light-emitting surface of a pole-mounted fixture cannot exceed the following heights above grade: 20 feet in a Residential district, and 25 feet in all other districts.

B. Area Illumination Standards

Area illumination must conform to the following conditions, and not exceed the standards specified in the following table for specific districts and classes of primary application.

Table 1. For classes of outdoor-surface use or application, in footcandles, by zoning districts, referenced to initial-lumen-output rating of fixture lamps.

Maximum Allowable Illumination Standards		
Class of Primary Use or Application	RM-1, RM-2, NX	DX, IX, CX, CC, CH, IL, IH, CIV
Building entries, retail sales and merchandise display areas, under-canopy or drive-through areas	10 fc hl	16 fc hl
Parking areas, parking structures	2 fc hl	4 fc hl
Streets and roadways	1 fc hl	2 fc hl
Pedestrian walkways	1 fc hl	2 fc hl
Structural facades and monuments	6 fc vl	10 fc vl
Landscaping features	1 fc vl	2 fc vl
Yards, ordinary open space, excluding athletic fields	0.5 fc hl	1 fc hl

Abbreviations: Fc: footcandles; hl: light striking horizontal surface; vl: light striking vertical surface

1. Light reflected from any illuminated surface must not exceed 30% of the applicable illumination standard of Table 1, when measured by a light meter along a parallel plane one foot above the reflecting surface. For snow-covered surfaces, the reflected proportion of area illumination is assumed to be 70%. For areas ordinarily cleared of seasonal snow, the applicable illuminated surface is the year-round base surface.

2. Compliance confirmation of illumination levels produced by installed fixtures will be measured by a light meter calibrated in footcandles with resolution no greater than 0.01 footcandle maximum, accuracy no greater than ±5%, and incorporating a standard CIE photopic spectral response weighted to the color sensitivity of the

human eye. In use, the measurement position of the light meter will be proximate and parallel to the illuminated surface.

3. Maximum-illumination adjustments of no more than a 25% increase in the illumination standards of Table 1 may be authorized by the Planning Administrator consistent with the variance relief.

C. Light-Trespass Standard

The intent of these trespass provisions is to contain on-site the direct light cast by outdoor fixtures, and to protect uses of neighboring properties from the adverse impacts of undesired, intrusive light.

1. Illumination containment may be achieved by means of fixture and lamp design, attached metal shielding, fixture location and mounting height, or natural and constructed barriers on the subject property; but not the use of trees, shrubs, or other transitory means.

2. Owners of adjacent properties, who prefer to benefit mutually from a common source of illumination, may be deemed exempt from this trespass provision by the Planning Administrator if a letter of consent is provided by the impacted property owner, and if all other provisions of this Division are met.

3. The light-trespass standard may be accomplished by satisfying either of the following options.

   a. Shielding option.

      The lighting fixture must be shielded or located such that the source of direct light is not visible from a vantage point 4 feet above the ground at the property boundary of the site on which the fixture is located.

   b. Height-Distance option.

      The fixture must be horizontally cutoff and its mounted height may not exceed H = 3 + 1/4D in residential and agricultural zones, or

      H = 3 + 1/3D in all other property zones, where H is the height above and D is the horizontal distance along the nearest property boundary, measured in feet.

      D= 4H - 12 for Rural and Residential districts, and

      D = 3H - 9 for other districts

      For example, a fixture mounted 20 feet high would comply (assuming a level surface plane) if set back from the nearest property boundary at least either 68 feet or 51 feet depending upon the zoning district.

D. Nonconforming Flood and Spotlight Fixtures: Directional Adjustment Standards

One of the following glare and trespass-abatement actions will be required of existing flood and spotlight fixtures as of the effective date of this Land Development Code.

1. Flood and spotlight fixtures that are hinged, adjustable or otherwise adaptable must be realigned, modified, or shielded so as to comply fully with all glare and trespass standards of this Division.

2. Alternatively, said adjustable fixtures must be redirected, repositioned, modified, or equivalently shielded in accordance with the following angles of illumination.

   a. Vertical adjustment floodlights must be aimed down at 60 degrees below horizontal and spotlights must be aimed down at 45 degrees below horizontal.

   b. Horizontal adjustment adjacent to public roadways. Adaptable fixtures within 100 feet

of a public right-of-way must also conform to either of the following glare-abatement standards:

i. The light-trespass provisions of Sec.11.4.4.C; or

ii. The fixture must be aimed at a horizontal angle away from the roadway not less than 45 degrees. Where multiple roadways are impacted by a fixture's glare, the Planning and Zoning Administrator will determine the appropriate horizontal angle shielding or other remedies warranted by public safety.

3. Alternatively, flood and spotlight fixtures without adjustment capability, or otherwise unable to meet either of the above adaption provisions, must be operated only as occasional lighting.

E. Lighting Curfew for Commercial and Industrial Uses

An operating-time limitation applies to certain outdoor-lighting applications associated with commercial and industrial uses as follow.

1. Night time illumination of buildings, parking lots, promotional displays, community landmarks, architectural or landscaping features associated with commercial and industrial uses of property, regardless of property zone or installation date, is prohibited between the hours of 10 p.m., or no later than one hour after the close of business or active use, whichever is later, and 30 minutes prior to the reopening of business or active use. This does not apply to the following applications:

   a. Lighting fixtures located within 10 feet of a building facade, its entryway, or its associated products for sale or customer service; and

   b. Lighting fixtures required for property security, as embodied in a business security plan detailing demonstrable security needs and options, including effective remedies relating to surveillance, detection, and intrusion-response mechanisms, subject to approval by the Victor Planning and Zoning Commission.

11.4.4. Compliance

A. Compliance as a Condition of Approval

1. An assessment of the conformance status of all existing and planned exterior-lighting fixtures on a property location will be a part of any application for a building-construction permit, any submitted plan subject to design review, or any request for a change of zoning, subdivision, or conditional use, and is to include an explicit provision for bringing all present and planned lighting fixtures into full compliance with this ordinance.

2. The submission of specific descriptions, specifications, photometric data, site-installation locations, lighting plans, studies, or other information may be required, as determined by the Planning and Zoning Administrator.

3. Confirmation of full compliance is required prior to issuance or approval of any corresponding change of zoning, final-plat recordation, final inspection, or certificate of occupancy.

B. Compliance Burden

The burden of compliance will rest with the fixture's owner or the contractual designee of the fixture's owner, even if installed on the property of the fixture owner's lessee.