

**January 9, 2018
City Council
Workshop Meeting
6:00 p.m.**



Julie Masters, Mayor
Charles Suderman
Bruce Henderson
Walter Wilson

AGENDA
City of Dickinson
CITY COUNCIL
SPECIAL WORKSHOP
MEETING

Wally Deats, Mayor Pro Tem
Louis Decker
William H. King III
Ron Morales, Interim City
Administrator

January 9, 2018

NOTICE is hereby given of a **SPECIAL WORKSHOP MEETING** of the City Council for the City of Dickinson, County of Galveston, State of Texas, to be held on **Tuesday, January 9, 2018, at 6:00 p.m.** at: 4403 Highway 3, Dickinson, Texas 77539 for the purpose of considering the following numbered items. The City Council of the City of Dickinson, Texas, reserves the right to meet in a closed session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM

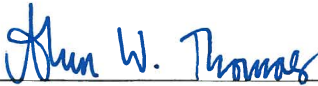
ITEM 2.) PRESENTATION, DISCUSSION AND DIRECTION CONCERNING:
Proposed Revisions and Updates to the City of Dickinson Code of Ordinances:

- A. Revision of Section 18-49, Rural Residential "RR" District, Of Article IV, Zoning Districts, Of Chapter 18, Zoning, Of The Code Of Ordinances To Include New Maximum Height of Structures Regulations.
- B. Revision of Section 18-50, Conventional Residential "CR" District, Of Article IV, Zoning Districts, Of Chapter 18, Zoning, Of The Code Of Ordinances To Include New Maximum Height of Structures Regulations, New Minimum Lot Width Regulations, And New Accessory Structure Regulations.
- C. Revision of Section 18-51, Small Lot Residential "SR" District, Of Article IV, Zoning Districts, Of Chapter 18, Zoning, Of The Code Of Ordinances To Include New Maximum Height of Structures Regulations, And New Accessory Structure Regulations.
- D. Revision of Section 18-52, High Density Residential "HR" District, Of Article IV, Zoning Districts, Of Chapter 18, Zoning, Of The Code Of Ordinances To Include New Maximum Height of Structures Regulations, And New Accessory Structure Regulations.
- E. Preparation of List of Additional Ordinances to be Reviewed.

ITEM 3.) ADJOURN

CERTIFICATION

This is to certify that a copy of the Notice of the City Council Workshop Meeting for **TUESDAY, January 9, 2018**, was posted on the bulletin board at City Hall, 4403 Highway 3, Dickinson, Texas, on this the 4th day of January, 2018, prior to 6:00 p.m.



Alun W. Thomas, City Secretary



In compliance with the Americans with Disabilities Act, the City of Dickinson will provide reasonable accommodations for disabled persons attending City Council Meetings. Requests should be received at least 24 hours prior to the scheduled meeting, by contacting the City Secretary's office at 281-337-6217, or by FAX at 281-337-6190.

WORKSHOP

ITEM 1

City Council Meeting

CALL TO ORDER

Roll Call

**CITY OF DICKINSON, TEXAS
CITY COUNCIL MEETING
ATTENDANCE LIST**

**MEETING DATE: January 9, 2018
Workshop Meeting**

<u>MAYOR/COUNCIL</u>	<u>PRESENT</u>	<u>ABSENT</u>
MAYOR JULIE MASTERS	_____	_____
POS. 1: COUNCILMEMBER CHARLES SUDERMAN	_____	_____
POS. 2: COUNCILMEMBER BRUCE HENDERSON	_____	_____
POS. 3: COUNCILMEMBER WALTER WILSON	_____	_____
POS. 4: COUNCILMEMBER WALLY DEATS	_____	_____
POS. 5: COUNCILMEMBER LOUIS DECKER	_____	_____
POS. 6: COUNCILMEMBER WILLIAM KING	_____	_____
 <u>ALSO IN ATTENDANCE:</u>		
City Attorney David W. Olson	_____	_____
Interim City Administrator Ron Morales	_____	_____
Assistant City Administrator/CFO Stephanie Russell	_____	_____
City Secretary Alun W. Thomas	_____	_____
Management Assistant Bryan Milward	_____	_____
Director of Community Dev. Zachary Meadows	_____	_____
Public Works Director Paul Booth	_____	_____
Fire Marshal Lee Darrow	_____	_____
EMS Director Derek Hunt	_____	_____
Court Administrator Irma Rivera	_____	_____
Library Director Lindsay Henson	_____	_____
Bayou Animal Services Manager Melvin Trover	_____	_____

WORKSHOP ITEM 2

**Dickinson City Council
Agenda Item Data Sheet**

MEETING DATE: January 9, 2018

TOPIC:	<p>PRESENTATION, DISCUSSION AND DIRECTION CONCERNING: Proposed Revisions and Updates to the City of Dickinson Code of Ordinances:</p> <ul style="list-style-type: none"> A. Revision of Section 18-49, Rural Residential “RR” District, Of Article IV, Zoning Districts, Of Chapter 18, Zoning, Of The Code Of Ordinances To Include New Maximum Height of Structures Regulations. B. Revision of Section 18-50, Conventional Residential “CR” District, Of Article IV, Zoning Districts, Of Chapter 18, Zoning, Of The Code Of Ordinances To Include New Maximum Height of Structures Regulations, New Minimum Lot Width Regulations, And New Accessory Structure Regulations. C. Revision of Section 18-51, Small Lot Residential “SR” District, Of Article IV, Zoning Districts, Of Chapter 18, Zoning, Of The Code Of Ordinances To Include New Maximum Height of Structures Regulations, And New Accessory Structure Regulations. D. Revision of Section 18-52, High Density Residential “HR” District, Of Article IV, Zoning Districts, Of Chapter 18, Zoning, Of The Code Of Ordinances To Include New Maximum Height of Structures Regulations, And New Accessory Structure Regulations. E. Preparation of List of Additional Ordinances to be Reviewed.
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BACKGROUND:	<p>Staff was asked to start reviewing ordinances and bring possible revisions forward to Council. Items A – D are changes that staff found to be easily reviewed and changed by Council. These changes will require Planning & Zoning Commission approval first, and if Council is ok with these, staff has already posted these changes for the next Planning & Zoning Commission Meeting. In addition to these changes, Staff would like to hear some direction on what other ordinances Council may know of that need reworking in order to make creating a list and where to start easier on Staff.</p>
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ACTIONS TAKEN		
APPROVAL	READINGS PASSED	OTHER
<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd	

**Dickinson City Council
Agenda Item Data Sheet**

RECOMMENDATION: (1) Staff recommends allowing A-D to move forward for approval by the Planning & Zoning Commission.
(2) Staff would like input on what other ordinances the Council would like to see changed or reworked.

ATTACHMENTS: • Redlined Version of Ordinance

FUNDING ISSUES: Not applicable – no dollars are being spent or received.
 Full amount already budgeted in Acct/Project# _____
 Not budgeted, pending direction from Council, these items may be included in the FY2017-2018 Budget.

FINANCE VERIFICATION OF FUNDING:
Stephanie Russell

SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: Ron Morales
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ACTIONS TAKEN		
APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	READINGS PASSED <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd	OTHER

Sec. 18-49. - Conventional Residential "CR" district.

The zoning of property as Rural Residential "RR", is intended to provide for conventional detached single-family dwellings at a density not exceeding one dwelling unit per acre. Property zoned "RR" should include existing large lots, un-platted tracts of land, areas where adequate public facilities are not available to support higher density urban development, and areas that are appropriate for large lot development given the surrounding land use and zoning.

- (1) *Permitted Uses.* No building, structure, or land shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses identified below, subject to all applicable provisions of these zoning regulations.
 - a. Accessory residential uses, as provided in Article VII, Accessory and Temporary uses.
 - b. Agricultural use and accessory agricultural uses, subject to all provisions of Chapter 4, Animals, of the City's Code of Ordinances.
 - ~~c. Churches and other religious organizations, including accessory facilities.~~
 - d. Conventional detached single-family residences.
 - e. Home occupations incidental to a residential permitted use.
 - f. Private recreational facilities owned and operated by or on behalf of a residential subdivision or development.
 - g. Specific uses permitted pursuant to Article V hereof.

- (2) *Height and Area Regulations.* The maximum height of buildings and structures, the minimum dimensions of lots, setbacks for buildings and parking lots, and the minimum lot area per dwelling unit shall be as follows, except as otherwise provided in Article VI, Supplemental Regulations:
 - a. *Maximum height of structures.* Two and one-half (2½) Stories, maximum thirty-five (35) feet from grade or base flood elevation, whichever is higher, subject to development and performance standards.
 - b. *Minimum lot area.* One (1) Acre.
 - c. *Minimum setbacks.*
 1. *Front:* Fifty (50) feet.
 2. *Side:* Twenty-five (25) feet.
 3. *Corner:* Thirty (30) feet.
 4. *Rear:* Fifty (50) feet.
 - d. *Minimum lot width.* One hundred twenty-five (125) feet.

- (3) *Development and Performance Standards.*

- a. No off-street parking area or driveway for permitted nonresidential uses shall be within twenty (20) feet of a lot line of property zoned "RR".
- b. Permitted nonresidential structures located at least twenty-five (25) feet from a residential property line may increase height at a ratio of one (1) foot for each additional two (2) feet of setback.
- c. Uses that are proposed for the benefit of or as an amenity to a rural subdivision and not for use by the general public, such as neighborhood pools and clubhouses, shall be located adjacent to a collector street.
- d. Each dwelling, at the time of issuance of a certificate of occupancy, shall have permanent screening around its perimeter to screen from view any openings in the foundation, e.g. pier and beams. All screening materials shall be of durable quality, shall be compatible in appearance with the dwelling, and shall allow for adequate ventilation and drainage.

Sec. 18-50. - Conventional residential "CR" district.

The zoning of property as Conventional Residential "CR", is intended to provide for conventional detached single-family dwellings. The purpose of the "CR" district is to provide for development of standard low-density residential developments, in areas where adequate public facilities exist, and residential development is appropriate given the surrounding land uses and neighborhoods.

(1) *Permitted Uses.* No building, structure, or land shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses identified below, subject to all applicable provisions of these zoning regulations.

- a. Accessory residential uses, as provided in Article VII, accessory and temporary uses.
- b. Agricultural use or accessory agricultural uses on lots of one-acre or more.
- c. Conventional detached single-family residences.
- d. Home occupations incidental to a residential permitted use.
- e. Private recreational facilities owned and operated by or on behalf of a residential subdivision or development.
- f. Specific use permitted pursuant to Article V hereof.

(2) *Height and Area Regulations.* The maximum height of buildings and structures, the minimum dimensions of lots, setbacks for buildings and parking lots, and the minimum lot area per dwelling unit shall be as follows, except as otherwise provided in article VI, supplemental regulations:

- a. *Maximum height of structures.* Two and one-half (2½) Stories, maximum thirty-five (35) feet from grade or base flood elevation, whichever is higher, subject to development and performance standards.
- b. *Minimum lot area.* Six thousand (6,000) square feet per dwelling unit.
- c. *Minimum setbacks.*
 1. *Front.*
 - i. Twenty-Five (25) feet from street Right-of-Way unless the Lot is located within a cul-de-sac.
 - ii. In the event that the lot is within a cul-de-sac, the setback shall be allowed at Twenty (20) feet from Right-of-Way.
 2. *Side.* Five (5) feet.
 3. *Corner.* Ten (10) feet.
 4. *Rear.* Fifteen (15) feet.
- d. *Minimum lot width.*
 - i. Except for a Fifty (50) foot wide lot or lots that were platted before July 24, 2001 or in the case of those dwellings located on a cul-de-sac, each lot shall have a minimum width of not less than Sixty (60) feet.
 - ii. Each lot shall abut a street for a distance of not less than Twenty (20) feet.

- e. *Minimum lot depth.* One hundred (100) feet.

(3) *Accessory Structures.*

- a. *Setbacks.* ~~Attached accessory buildings shall have a front setback that is not less than the principal structure.~~ Detached accessory structures shall be located to the rear or to the side of the principal structure and in no case shall any part of an accessory structure be located within the required front yard setback. Except for corner lots, detached accessory structures shall not be less than five (5) feet from any side lot line when the accessory building is located in the rear yard; otherwise, a detached accessory structure shall observe the same side setbacks as specified for the principal structure. Accessory structures shall not be less than eight (8) feet as measured from the rear lot line to the accessory structure provided that the required setback may be reduced to five (5) feet when adjacent to an alley.
- b. *Easements.* No accessory structures or other obstructions including decks, pools, landscaping structures or trees and fountains may be erected within any utility easement.
- c. *Height.* Accessory structures shall not exceed a maximum height of sixteen (16) feet at the roof eave.
- d. *Coverage.* Accessory structures shall not occupy more than thirty (30) percent of a required rear yard setback.
- e. *No trailers, containers, shipping containers, commercial boxes, vehicles, or similar structures shall be used as accessory buildings.*

(4) *Development and Performance Standards.*

- a. Where a lot within the Conventional Residential District abuts railroad Rights-of-Way, a high pressure oil or gas line, an arterial street or highway, or a nonresidential district or use, the minimum lot depth shall be one hundred fifty (150) feet. The Commission may require a lot depth not to exceed one hundred seventy-five (175) feet, and in the case of a side yard abutting the above features may require a lot width not to exceed two hundred (200) feet.
- b. Agricultural accessory structures shall be located no closer than fifty (50) feet from any lot line.
- c. No off-street parking area or driveway for permitted nonresidential uses shall be within twenty (20) feet of a lot line of property zoned Conventional Residential.
- d. Permitted nonresidential structures located at least twenty-five (25) feet from a residential property line may increase height at a ratio of one (1) foot for each additional two (2) feet of setback.
- e. Uses that are proposed for the benefit of or as an amenity to a standard low-density subdivision and not for use by the general public, such as neighborhood pools and clubhouses, shall be located adjacent to a collector roadway and within the interior of the subdivision.
- f. Each residential dwelling unit is hereby required to have a garage. Such garage shall be permanently affixed to the land. The minimum floor space for the garage is two hundred fifty (250) square feet.

- g. Each dwelling, at the time of issuance of a certificate of occupancy, shall have permanent screening around its perimeter to screen its foundation, e.g. pier and beams, from view. All screening materials shall be of durable quality, shall be compatible in appearance with the dwelling, and shall allow for adequate ventilation and drainage.

Sec. 18-51. - Small lot residential "SR" district.

The zoning of property as Small Lot Residential "SR", is intended to provide for conventional detached single-family dwellings on small lots and patio homes with zero lot lines. Zero lot line development allows homes on one side lot line to consolidate yard space and enhance privacy in exchange for an increase in lot coverage. The purpose of the "SR" district is to allow efficient utilization of land, encourage affordable housing opportunities, and allow traditional neighborhood developments.

- (1) *Permitted Uses*. No building, structure, or land shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses identified below, subject to all applicable provisions of these zoning regulations.
 - a. Accessory residential uses, as provided in Article VII, accessory and temporary uses.
 - b. Conventional detached single-family residences.
 - c. Home occupations incidental to a residential permitted use.
 - d. Private recreational facilities owned and operated by or on behalf of a residential subdivision or development.
 - e. Patio homes.
 - f. Specific use permitted pursuant to Article V hereof.
- (2) *Height and Area Regulations*. The maximum height of buildings and structures, the minimum dimensions of lots, setbacks for buildings and parking lots, and the minimum lot area per dwelling unit shall be as follows, except as otherwise provided in Article VI, supplemental regulations:
 - a. *Maximum height of structures*. Two and one-half (2½) Stories, maximum thirty-five (35) feet from grade or base flood elevation, whichever is higher, subject to development and performance standards.
 - b. *Minimum lot area*. Five thousand (5,000) square feet per dwelling unit.
 - c. *Minimum setbacks*.
 1. *Front*. Twenty (20) feet from street Right-of-Way.
 2. *Side*.
 - i. Five (5) feet for Conventional Residences.
 - ii. Zero (0) feet on one side and six (6) feet on the other side for patio homes.
 3. *Corner*. Ten (10) feet.
 4. *Rear*. Fifteen (15) feet.
 - d. *Minimum lot width*.
 - i. Fifty (50) feet.
 - ii. Fifty-Five (55) feet for a corner lot.
 - e. *Minimum lot depth*. One hundred (100) feet.
 - f. *Lot coverage*. Sixty five (65) percent of lot area, including principal and accessory structures.

(3) *Accessory Structures.*

- a. ~~Setbacks. Attached accessory buildings shall have a front setback that is not less than the principal structure.~~ Detached accessory structures shall be located to the rear or to the side of the principal structure and in no case shall any part of an accessory structure be located within the required front yard setback. Except for corner lots, detached accessory structures shall not be less than five (5) feet from any side lot line when the accessory structure is located in the rear yard; otherwise, a detached accessory structure shall observe the same side setbacks as specified for the principal structure. Accessory structures shall not be less than eight (8) feet as measured from the rear lot line to the accessory structure provided that the required setback may be reduced to five (5) feet when adjacent to an alley.
- b. *Easements.* No accessory structures or other obstructions including decks, pools, landscaping structures or trees and fountains may be erected within any utility easement.
- c. *Height.* Accessory structures shall not exceed a maximum height of sixteen (16) feet at the roof eave.
- d. *Coverage.* Accessory structures shall not occupy more than thirty (30) percent of a required rear yard.
- e. *No trailers, containers, shipping containers, commercial boxes, vehicles, or similar structures shall be used as accessory buildings.*

(4) *Development and Performance Standards.*

- a. Where a lot within the Small Lot Residential district abuts railroad Rights-of-Way, high-pressure oil or gas line, an arterial street or highway, or a nonresidential district, the minimum lot depth shall be one hundred fifty (150) feet. The Commission may require a lot depth not to exceed one hundred seventy-five (175) feet, and in the case of a side yard abutting the above features may require a lot width not to exceed two hundred (200) feet.
- b. No off-street parking area or driveway for permitted nonresidential uses shall be within twenty (20) feet of a lot line of property zoned Small Lot Residential.
- c. Permitted nonresidential structures located at least twenty-five (25) feet from a residential property line may increase height at a ratio of one (1) foot for each additional two (2) feet of setback.
- d. Uses that are proposed for the benefit of or as an amenity to a standard low-density subdivision and not for use by the general public, such as neighborhood pools and clubhouses, shall be located adjacent to a collector roadway and within the interior of the subdivision.
- e. Each residential dwelling is required to have a garage. Such garage shall be permanently affixed to the land. The minimum floor space for the garage shall be two hundred fifty (250) square feet.
- f. Each dwelling, at the time of issuance of a certificate of occupancy, shall have permanent screening around its perimeter to screen from view openings in the foundation, e.g. pier and beams. All screening materials shall be of durable quality, shall be compatible in appearance with the dwelling, and shall allow for adequate ventilation and drainage.

Sec. 18-52. - High density residential "HR" district.

The zoning of property as High Density Residential "HR", is intended for various types of residential development, including conventional single- and two-family residences and multiple family dwellings such as duplexes, triplexes, town homes, condominiums, and apartments. The purpose of the "HR" district is to provide for development of quality apartments in a high density setting, while ensuring livability, property values, open space, design quality and landscaping, safety and the general welfare of its residents. This district allows development up to eighteen (18) units per acre.

- (1) *Permitted Uses.* No building, structure, or land shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses identified below, subject to all applicable provisions of these zoning regulations.
 - a. Accessory residential uses, as provided in Article VII, accessory and temporary uses.
 - b. Conventional detached single-family residences.
 - c. [Reserved].
 - d. Multiple family dwellings such as triplexes, townhouses, condominiums, and apartments.
 - e. Private recreational facilities owned and operated by or on behalf of a residential subdivision or development.
 - f. Two-family dwellings.
 - g. Specific use permitted pursuant to Article V hereof.
- (2) *Conventional Detached Single-family Residence.* The height, area, and accessory building regulations and standards for development and performance applicable to conventional detached single-family residences shall be as set forth in section 18-50, Conventional Residential "CR" district.
- (3) *Height and Area Regulations.* The maximum height of buildings and structures, the minimum dimensions of lots, setbacks for buildings and parking lots, and the minimum lot area per dwelling unit for two-family dwellings, condominiums, and multi-family dwellings shall be as follows, except as otherwise provided in Article VI, supplemental regulations:
 - a. *Maximum height of structures.*
 1. Three (3) stories, maximum forty-five (45) feet from grade or base flood elevation, whichever is higher, subject to development and performance standards.
 2. Single- and two-family dwellings: Two and one-half (2½) stories, maximum thirty-five (35) feet from grade or base flood elevation, whichever is higher, subject to development and performance standards.
 - b. *Minimum lot area.*
 1. Two thousand four hundred twenty (2,420) square feet per dwelling unit.
 2. Single-family dwelling unit: Six thousand (6,000) square feet per dwelling unit.

3. Duplexes: Three thousand six hundred (3,600) square feet per dwelling unit.
- c. *Minimum setbacks.*
 1. Front: Twenty-five (25) feet.
 2. Side: Ten (10) feet.
 3. Corner: Twenty (20) feet.
 4. Rear: Twenty-five (25) feet.
- d. *Lot coverage.* Sixty (60) percent of lot area, including principal and accessory structure.
- e. *Minimum separation between principal structures.* Fifteen (15) feet.

(4) *Accessory Structures.* Two-family dwelling, condominiums, and multi-family dwellings.

- a. *Setbacks.* ~~Attached accessory buildings shall have a front setback that is not less than the principal structure.~~ Detached accessory structures shall be located to the rear or to the side of the principal structure and in no case shall any part of an accessory structure be located within the required front yard setback. Detached accessory structures shall observe the same side setbacks as specified for the principal structure. Accessory structures shall observe the same rear yard setback as specified for the principal structure.
- b. *Easements.* No accessory structures or other obstructions including decks, pools, landscaping structures or trees and fountains may be erected within any utility easement.
- c. *Height.* Accessory structures shall not exceed a maximum height of sixteen (16) feet at the roof eave.
- d. *Coverage.* Accessory buildings shall not occupy more than thirty (30) percent of a required rear yard.
- e. *No trailers, containers, shipping containers, commercial boxes, vehicles, or similar structures shall be used as accessory buildings.*

(5) *General Development and Performance Standards.*

- a. Where a lot within the High Density Residential "HR" district abuts railroad Rights-of-Way, a high pressure oil or gas line, an arterial street or highway, or a nonresidential district, the minimum lot depth shall be one hundred fifty (150) feet. The commission may require a lot depth not to exceed one hundred seventy-five (175) feet, and in the case of a side yard abutting the above features may require a lot width not to exceed two hundred (200) feet.
- b. Multiple family dwellings with more than ten (10) units shall have an on-site manager or post and maintain in a conspicuous place in such dwelling a legible sign identifying the owner and managing agent, together with the residence and business addresses and telephone numbers of the owner and managing agent. Where the owner is a corporation, the sign shall contain the business telephone numbers of the corporation.
- c. The minimum living area of apartments shall be six hundred fifty (650) square feet for single story apartment units plus two hundred fifty (250) square feet for each additional story.

- d. High-density residential developments shall have frontage and main access directly on an arterial or a collector street.
- e. High-density residential developments shall have a minimum of 10 percent of the net site area as common area such as a playground, tennis court, swimming pool, exercise path, or natural preserve area, for use by all persons who reside on the premises.
- f. Uses that are proposed for the benefit of or as an amenity to a high density residential development and not for use by the general public, such as common areas, pools and club houses, shall be located within the interior of the development.
- g. Pedestrian circulation systems (sidewalks and walkways) within high-density residential developments shall be located and designed to provide adequate pedestrian access within the development and to adjacent parcels.
- h. No off-street parking area or driveway shall be within twenty (20) feet of a lot line of property zoned "RR", "CR" or "SR".
- i. All multi-family dwellings shall provide an opaque screen fence or wall of wood or masonry construction not less than six (6) feet in height along all rear and side property lines that are common to property zoned "RR", "CR" or "SR". Screening shall not be required where similar screening exists on the abutting residential property. Off-street parking areas shall be screened in accordance with article VIII, tree protection, landscaping and screening.
- j. All buildings shall be designed and constructed in accordance with the building design standards provided for in article VI, supplemental regulations.
- k. Each residential dwelling unit is hereby required to have some enclosed, lockable area for outdoor storage of bicycles and other storage items. Such enclosed storage area shall be roofed and sided to match the main structure.
- l. Each dwelling, at the time of issuance of a certificate of occupancy, shall have permanent screening around its perimeter to screen from view any openings in its foundation. All screening materials shall be of durable quality, shall be compatible in appearance with the dwelling, and shall allow for adequate ventilation and drainage.

WORKSHOP

ITEM 3

ADJOURN

TIME: _____
MOTION: _____
SECOND: _____
VOTE: _____