

ORDINANCE NO. 3536
(ZOA-18-000602 – Development Code Update - Amend Henderson Municipal
Code Section 19.5.4 – Public/Institutional Uses and 19.7.6 – Building Design
Standards)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON,
NEVADA, TO AMEND TITLE 19 OF THE HENDERSON MUNICIPAL CODE
– HENDERSON DEVELOPMENT CODE - BY AMENDING A PORTION OF
SECTION 19.5.4 – PUBLIC/INSTITUTIONAL USES; SECTION 19.6.3 –
COMMON REVIEW PROCEDURES; AND SECTION 19.7.6 – BUILDING
DESIGN STANDARDS.

WHEREAS, the City Council of the City of Henderson (the “City Council”) has statutory authority pursuant to NRS 278.020 to regulate and restrict the improvement of land and to control the location and soundness of structures within its jurisdiction for the purpose of promoting health, safety, morals and the general welfare of the community; and

WHEREAS, pursuant to this authority, on January 19, 2010, the City Council adopted City of Henderson Municipal Code Title 19 – Henderson Development Code (as the same may be amended from time-to-time by the City Council, the “Development Code”); and

WHEREAS, the City Council considers the Development Code a “living document,” which will invariably need amending for corrections, revisions and necessary updates; and

WHEREAS, the City Council wishes to align the regulation of school siting in the Development Code with the goals expressed in the City’s comprehensive plan, Henderson Strong, by creating new regulations related to the location, design and zoning of schools within the City’s jurisdictional boundaries; and

NOW, THEREFORE, the City Council of the City of Henderson, Nevada, does ordain:

SECTION 1. Section 19.5.4 – Public/Institutional Uses; Section 19.6.3 – Common Review Procedures; and 19.7.6 – Building Design Standards, are hereby amended as represented in Exhibit A, hereto attached consisting of fifteen (15) pages.

SECTION 2. If any section, subsection, sentence, clause, phrase, provision or portion of this Ordinance, or the application thereof to any person or circumstances, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or provisions of this Ordinance or their applicability to distinguishable situations or circumstances.

ZOA-18-000602 – Development Code Update - Amend HMC Section 19.5.4 –
Public/Institutional Uses and 19.7.6 – Building Design Standards

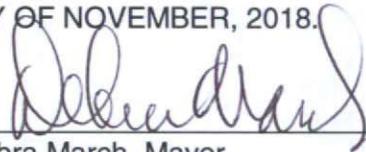
SECTION 3. All ordinances, or parts of ordinances, sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Henderson, Nevada, in conflict herewith are repealed and replaced as appropriate.

SECTION 4. A copy of this Ordinance shall be filed with the office of the City Clerk, and notice of such filing shall be published once by title in the Review-Journal, a newspaper having general circulation in the City of Henderson, at least ten (10) days prior to the adoption of said Ordinance, and following approval shall be published by title (or in full if the Council by majority vote so orders) together with the names of the Councilmen voting for or against passage for at least one (1) publication before the Ordinance shall become effective. This Ordinance is scheduled for publication on November 9, 2018, in the Review-Journal.

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Editor's Note: Pursuant to City Charter Section 2.090(3), language to be omitted is red and enclosed in [brackets], and language proposed to be added is in blue italics and underlined.

PASSED, ADOPTED, AND APPROVED THIS 6TH DAY OF NOVEMBER, 2018.



Debra March, Mayor

ATTEST:



Sabrina Mercadante, MMC, City Clerk

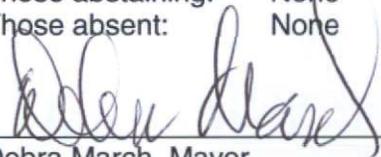
The above and foregoing Ordinance was first proposed and read in title to the City Council on October 16, 2018, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

Thereafter on November 6, 2018, said Committee reported favorably on the Ordinance and forwarded it to the Regular Meeting with a do-pass recommendation. At the Regular Meeting of the Henderson City Council held November 6, 2018, the Ordinance was read in title and adopted by the following roll call vote:

Those voting aye:
Debra March, Mayor
Councilmembers:
John F. Marz
Gerri Schroder
Dan K. Shaw
Dan H. Stewart

Those voting nay: None
Those abstaining: None
Those absent: None



Debra March, Mayor

ATTEST:



Sabrina Mercadante, MMC, City Clerk

Editor’s Note: Pursuant to City Charter Section 2.090(3), language to be omitted is red and enclosed in [brackets], and language proposed to be added is in blue italics and underlined.

EXHIBIT A

**Section 19.5.4 – Public/Institutional Uses; Section 19.6.3 – Common Review
Procedures; and 19.7.6 – Building Design Standards**

(ATTACHED)

19.5.4.P – School, Public or Private

P. SCHOOL, PUBLIC OR PRIVATE

RESIDENTIAL											PUBLIC	
RS-1	RS-2	RS-4	RS-6	RS-8	RM-10	RM-16	RH-24	RH-36	RMH	DH	PS	DP
					ICS	ICS	ICS	ICS		ICS	ICS	ICS
COMMERCIAL						INDUSTRIAL			MIXED-USE			
CN	CO	CC	CH	CT	CA	IL	IG	IP	MC	MN	MR	
C	C	ICS				ICS		ICS	ICS	ICS	ICS	

1. Definition

Educational institutions having a curriculum comparable to that required in the public schools or offered in institutions of higher learning in the State of Nevada. Private schools are further defined by NRS Section 394.103 and public schools are further defined by NRS Section 385.007.

2. Standards

The following standards are required for all school sites and failure to meet any one requirement shall result in a CUP being required in any district for which the school is otherwise standard:

- (a) The site must comply with the traffic impact study recommendations. A traffic impact study is required for (i) all new construction, (ii) additions, (iii) retrofits, (iv) addition of portable structures to an existing school site, (iv) any increase to the student count at the school beyond the count provided for the most recently approved traffic impact study, or (v) if a traffic impact study has never been completed.
- (b) The school must provide programmable outdoor recreation area per 19.7.6.E.7. Athletic fields, vegetated roof-top play areas, school gardens, and spaces featuring vertical gardens can be considered. If space is not available on-site, programmed outdoor recreation area shall be located adjacent to or within safe access to a park or other community center or facility which students may access pursuant to an existing shared use agreement.
- (c) For non-residential zones, the school site must be designed so that auto, bus, pedestrian, and bicycle access, circulation, and parking do not negatively impact or are not negatively impacted by traffic serving other uses on site.
- (d) The site must not be directly accessed by a major or minor arterial.
- (e) The site must not be located in the Airport Environs Overlay District (AE).
- (f) The site must comply with design standards listed in 19.7.6.E.

3. Off-Street Parking Requirement

- (a) Elementary and middle schools: 1 space per teacher/employee plus all required drop-off/pick-up spaces in accordance with Section 19.7.4.K.10.
- (b) High schools: 1 space per teacher/employee plus 1 space per 5 students plus all required drop-off/pick-up spaces in accordance with Section 19.7.4.K.10.

19.5.4.P – School, Public or Private

- (c) Colleges and universities: 1 space per 2 employees plus 1 space per 3 students based on maximum enrollment.

4. Off-Street Loading Group

Group One (Section 19.7.4.D)

19.6.3 – Administration - Common Review Procedures

19.6.3. COMMON REVIEW PROCEDURES

The common review procedures in this section provide a foundation for the specific review and approval procedures in Sections 19.6.4 through 19.6.9. See 19.6.4 through 19.6.9 to determine which of these common procedures apply to an individual application for development review.

A. PRELIMINARY APPLICATION PROCEDURES

The procedures in this section shall apply to all applications for development permits or approvals under this Code at the beginning of the review process, unless otherwise stated.

1. Authority to File Applications

Applications for review and approval under this Code may be initiated by any of the following:

- (a) Petition of all the owners of the land that is the subject of the application.
- (b) The owners' authorized agent(s).
- (c) The official representatives of a homeowner's or property-owner's association in a master-planned development where the master developer has ceded control of the development to the association.
- (d) A lot owner or developer of a portion of a master-planned development provided the application is limited to the land under their ownership or control.
- (e) City of Henderson staff acting under the direction of the Planning Commission or City Council.
- (f) Public or private utility providers.

2. Form of Application and Application Filing Fees

Applications required under this chapter shall be submitted in a form and in such numbers as required by the official responsible for accepting the application. Applications shall be accompanied by the fee amount that has been established by the City Council. Fees are not required with applications submitted by the City Council, Planning Commission, Clark County School District, or City agencies or staff. Application fees are nonrefundable, unless otherwise expressly stated.

3. Concept Plans

(a) Purpose

The purpose for the concept plan is to allow for a general review of a proposed development before a formal application is submitted.

(b) Applicability

- (1) Unless waived by the Community Development and Services Director, concept plan review by the Staff Review shall be required prior to submission of an application for:

- i. Comprehensive Plan future land use map amendments (Section 19.6.4.A);

19.6.3 – Administration - Common Review Procedures

- ii. Rezoning to Planned Unit Developments (PUD) or to the Master Plan (MP) Overlay (Section 19.6.4.D);
- iii. A use with 50,000 square feet or more of floor area (Section 19.6.6.B.3);
- iv. Redevelopment on lots within the redevelopment overlay (Section 19.6.6.C, Redevelopment Area Review, and Section 19.4.7, Redevelopment Overlay);
- v. Projects of Significant Impact (subsection (4) below);
- vi. Projects of Regional Significance (subsection (5) below);
- vii. Hillside projects, or projects with slopes greater than 15 percent; or
- viii. Any Wireless Communication Facility as defined by Section 19.5.4.T.
- ix. [Any school for grades K-12](#)

- (2) Concept plan review by the Development Agreement Staff Review (DASR) shall be required prior to submission of an application for any development that meets the development agreement criteria in Section 19.6.10.A.1.

(c) Pre-Application Meetings

Applicants are entitled and encouraged to schedule and attend pre-application meetings with the Community Development and Services Department staff prior to submitting a concept plan application for review under this Code.

(d) Application Filing

Applications for concept plan review shall be submitted in the form required by the City to the Community Development and Services Director.

(e) Community Development and Services Director's Responsibilities

Upon receipt of a concept plan review application, the Community Development and Services Director shall, within three days from the deadline date, set a time and place for a meeting of Staff Review and provide notice of the meeting and one copy of all plans and materials to each member of the Staff Review. Notice of the meeting time shall also be provided to the applicant. The Staff Review meeting shall be held within ten business days of the date that a complete application is received, unless the applicant requests a later date.

(f) Staff Review Action

At the Staff Review meeting, the Community Development and Services Director shall describe the requirements of the review process. Committee members shall:

- (1) Ask questions of the applicant to clarify their understanding of the applicant's intent;
- (2) Ensure the applicant understands all required steps in the development review process; and

19.6.3 – Administration - Common Review Procedures

- (3) State their concerns based on preliminary review of project plans and materials.

- (g) Meeting Notes Provided

Within three days after the Staff Review meeting, the committee shall provide notes from the meeting to the applicant summarizing the Staff Review's comments.

4. Project of Significant Impact

- (a) Definition

Projects of Significant Impact include:

500 or more dwelling units, 300 or more hotel rooms, Nonresidential development on 160 or more acres, or Commercial/industrial development generating more than 3,000 average daily vehicle trips.

- (b) Applicability

A Project of Significant Impact as defined by this Code shall be required to submit impact statements for review and comment by the Staff Review prior to, or in conjunction with, an application for concept plan review and prior to submittal of a subsequent application.

- (c) Exemption

Projects having obtained land use, zoning, tentative map, design review, or final map approvals prior to July 1, 1999, shall be exempt from the provisions of this section.

- (d) Required Impact Statements

Impact statements shall be required for a Project of Significant Impact and prepared on a form as established by the Community Development Director.

- (e) Subsequent Applications

Subsequent applications for land use, zoning, tentative map, design review, or final map shall not be accepted until the concept plan review has been completed and all impact statements required by this section have been submitted.

5. Projects of Regional Significance

- (a) Determination

- (1) General

Proposed development within one-half mile of the city limits may be considered as Projects of Regional Significance depending upon the number of units, or the amount of traffic generated. A Project of Regional Significance, as defined in Chapter 19.12: *Measurement and Definitions*, shall be identified as such by the applicant prior to application submittal. An application that does not provide this information, or provides incorrect information, shall be deemed incomplete.

- (2) Regional Infrastructure Projects

19.6.3 – Administration - Common Review Procedures

Regional Infrastructure Projects shall be identified as such by the agency proposing the project (proposing agency), in accordance with Southern Nevada Regional Planning Coalition (SNRPC) regulations.

(3) Exemption

Site-specific or Regional Infrastructure Projects that have obtained approval pursuant to this process, unless they contain material changes or substantial additional information is provided, such that the Community Development and Services Director or proposing agency determines that additional assessment, referral, and comment is merited, shall be exempt from the provisions of this section. This exemption includes Regional Infrastructure Projects that have been reviewed under the SNRPC conformity review process.

(4) Local Regulations

All local regulatory provisions that relate to separations of certain types of land uses from others shall be interpreted to apply to land uses in adjacent jurisdictions.

(b) Timing of Review

Review of Projects of Regional Significance by affected local governments shall take place following a determination of application completeness, but shall be completed prior to review of the application by a decision-making body established in this Code.

(c) Assessment and Referral

If the Community Development and Services Director determines that the threshold criteria for a site-specific Project of Regional Significance is met, the Community Development and Services Director shall notify the affected jurisdiction(s) and provide the affected local government with copies of any application materials, as well as an impact assessment that includes at a minimum:

- (1)** The number of vehicle trips that the project will generate, estimated by applying to the proposed project the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (ITE) or its successor.
- (2)** The estimated number of additional pupils for each elementary school, junior high or middle school, and high school that the project will cause to be enrolled in local schools.
- (3)** The distance from the site on which the project will be located to the nearest facilities from which fire-fighting, police and emergency services are provided, including, without limitation, facilities that are planned, but not yet constructed, and facilities that have been included in a plan for capital improvements prepared by the appropriate local government pursuant to NRS 278.0226.
- (4)** A brief statement setting forth the anticipated effect of the project on housing, mass transit, common open space, and recreation.
- (5)** The proposing agency of a regional infrastructure project shall provide an assessment of the regional and multi-jurisdictional impacts of the proposed project directly to the SNRPC prior to application submittal.

19.6.3 – Administration - Common Review Procedures

The proposing agency shall cooperate with the SNRPC in providing information and communicating about the proposed project.

(d) Comment

Upon receipt of the referral, the affected local government shall have 15 calendar days within which to provide mitigation comments to the Community Development and Services Director. The mitigation comments may propose ways in which the affected local government believes any negative impacts of the project on the affected local government can be mitigated.

6. Upon receipt of notice of a regional infrastructure project and the assessment by a proposing agency, the SNRPC will review the proposed project and assessment and take necessary action, including comments on ways in which negative impacts of the proposed project can be mitigated.

(a) Mitigation

The Community Development and Services Director shall give consideration to the mitigation comments and require mitigation of potential negative impacts on the affected local government to the maximum practical extent. The Community Development and Services Director shall make written findings of the way in which the mitigation comments were addressed.

7. “Maximum practical extent” means that reasonable efforts have been undertaken to comply with the regulations, that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from noncompliance with the regulation.
8. In addition, all local regulatory provisions that relate to separations of certain types of land uses from others shall be interpreted to apply to land uses in adjacent jurisdictions.
9. For regional infrastructure projects, the proposing agency shall, upon receipt of any mitigation comments from the SNRPC, give consideration to the comments prior to application submittal. The proposing agency shall make written findings of the way in which the mitigation comments have been addressed.

(a) Approval Criteria

Projects of Regional Significance shall meet all of the following approval criteria, in addition to any approval criteria required for the project’s respective application type(s):

The affected local government was notified of the proposed project by the Community Development and Services Director, and was afforded 15 calendar days to comment.

10. The proposed project does not impose undue negative impacts on any neighboring jurisdiction(s).
11. The applicant has mitigated any negative impacts, as identified by the affected local government, to the maximum practical extent.
12. Public hearing notices were sent to the owners of all affected properties, regardless of jurisdiction, in accordance with this Development Code and NRS Section 278.315(4).

13. School Impact Analysis

19.6.3 – Administration - Common Review Procedures

Community Development and Services staff may conduct an impact analysis for any proposed residential development requiring a Comprehensive Plan Amendment (CPA) to determine expected impacts on public, private, charter, and specialized school(s) and apply conditions accordingly.

19.7.6. BUILDING DESIGN STANDARDS

A. GENERAL PROVISIONS

1. Purpose and Intent

These design standards are intended to protect and preserve the quality and character of the built environment in Henderson. More specifically, this section is intended to:

- (a) Encourage high-quality development as a strategy for investing in the City's future;
- (b) Emphasize Henderson's unique community character;
- (c) Maintain and enhance the quality of life for the City's citizens;
- (d) Shape the City's appearance, aesthetic quality, and spatial form;
- (e) Reinforce the civic pride of citizens through appropriate development;
- (f) Protect and enhance property values;
- (g) Minimize negative impacts on the natural environment and support sustainable development patterns;
- (h) Provide property owners, developers, architects, builders, business owners, and others with a clear and equitable set of parameters for developing land;
- (i) Encourage a pedestrian- and bicyclist-friendly environment; and
- (j) Ensure greater public safety, convenience, and accessibility through the physical design and location of land-use activities.

2. Section Organization

- (a) Subsection 19.7.1, General Provisions, sets out the purpose, intent, applicability, and timing of review for compliance with these standards for all forms of development in the City.
- (b) Subsection 19.7.6.B, Single-Family Residential Design Standards, establishes the design standards for any single-family detached residential dwelling, any mansion apartment dwelling, and any building that contains up to six single-family attached dwellings.
- (c) Subsection 19.7.6.C, Multifamily Residential Design Standards, establishes the design standards for multifamily residential dwellings, and any building that contains seven or more single-family attached dwellings.
- (d) Subsection 19.7.6.D, Commercial, Mixed-Use, and Industrial Design Standards, establishes the design standards for all commercial and mixed-use structures in all districts, and industrial structures in the IL and IP districts.
- (e) Subsection 19.7.6.E, Infill Design Standards, establishes design standards for any new development proposed on a lot that abuts existing, conforming development on at least three sides, and is located within any of the following districts: any RS district, any RM district, or the CN district.

3. Conflict

These design standards are additive; more than one set of standards may apply to a particular development project. The more restrictive provision, as determined by the Community Development and Services Director, shall control in cases where standards conflict.

4. Time of Review

Review of proposed development for compliance with the standards in this section shall occur at the time of zoning, PUD, or MP overlay application (Section 19.6.4.C and D), or design review (Section 19.6.6.B), as appropriate.

B. SINGLE-FAMILY RESIDENTIAL DESIGN STANDARDS

1. Applicability

The standards in this subsection apply to the development of any single-family detached residential dwelling, any mansion apartment dwelling, and any building that contains up to six single-family attached dwellings.

2. Site Design and Building Orientation

(a) Primary Entrance Orientation

(1) Mansion apartments and attached residential development on corner lots may include primary entrances that face primary and secondary streets as well as common open space.

(2) In order to encourage the development of dwelling units that open directly onto the street, applicants for mansion apartments and single-family attached residential development may request that the front building setback requirements for such buildings be reduced or eliminated through the administrative adjustment process, if the primary entrances for the dwelling units will open directly onto a major or minor arterial as shown on the Master Streets and Highway Plan.

(b) Driveways and Curb Cuts

Driveway access from the street shall not be permitted when a lot has access to a rear alley. Driveways are allowed on lots with rear alleys for multi-unit buildings that provide common access to off-street parking areas.

(c) Access to Schools

(1) Developer shall provide interim pedestrian pathways within the public right-of-way if adjacent vacant or undeveloped land impedes pedestrian and bicycle access to a school site.

(2) Pedestrian access must be provided on at least two sides of the development, unless physical barriers or other site constraints make secondary access impractical, as determined by the Community Development & Services Director.

C. MULTIFAMILY RESIDENTIAL DESIGN STANDARDS

1. Applicability

The standards in this subsection apply to the development of any multifamily residential dwelling, and any building that contains seven or more single-family attached dwellings when located in a residential zoning district.

2. Site Design and Building Organization

(a) Access

Multifamily developments are to be served exclusively by arterial streets, and shall comply with the following standards:

- (1)** A minimum of one secondary point of ingress/egress into a multifamily development shall be required in accordance with Building & Fire Safety Department specifications.
- (2)** No vehicular access from a multifamily development shall be provided on a local street serving existing single-family detached development; however, emergency vehicle access may be provided, as appropriate.

(b) Site Layout

Multifamily development is expected to follow a consistent visual theme in terms of architecture, plantings, and site layout in accordance with the following standards:

- (1)** Household-related services or amenities, such as storage, laundry, trash, and parking, shall be within a 300-linear-foot distance of each dwelling unit.
- (2)** Structures containing multiple units can be grouped more closely around amenity areas. Less dense buildings shall be located toward the site's perimeter to take advantage of spaciousness provided by landscaping and parking buffers.
- (3)** Clusters of buildings containing 100 or more units shall be arranged around an open space or recreational amenity and separated from other building groupings by distances of 75 linear feet or more.
- (4)** On-site recycling containers in designated areas are required.

(c) Primary Entrance Orientation

Building entries shall comply with at least two of the following requirements:

- (1)** At least one main building entry shall face an adjacent street;
- (2)** Building entrances shall face a courtyard or common open space that has a direct and visible connection to an adjacent street;
- (3)** Building entries are connected to a public sidewalk by a system of interior walkways; or
- (4)** The pedestrian entries to the site from the public right-of-way are emphasized with enhanced landscaping, special paving, gateways, arbors, or similar features.

(d) Off-Street Surface Parking Location

- (1) In addition to the standards in Section 19.7.4.J, *Parking Location, Layout, and Design*, buildings shall comply with the following: No more than 25 percent of the total off-street surface parking may be located between the structures and adjacent streets.
- (2) Off-street surface parking located on the side of a building shall not occupy more than 50 percent of the lot's street frontage along the primary street. In making that calculation, associated driving areas and driveways shall be included as part of such off-street surface parking. See Figure 19.7.6-E.
- (3) Parking areas shall include guest parking spaces within 300 feet of the unit(s) to be served.
- (4) Surface parking areas shall be configured into subgroupings of 80 or fewer spaces to the maximum extent practical as a means of dispersing parking across the site.

(e) Access to Schools

- (1) Developer shall provide interim pedestrian pathways within the public right-of-way if adjacent vacant or undeveloped land impedes pedestrian and bicycle access to a school site.
- (2) Pedestrian access must be provided in at least two locations, unless physical barriers or other site constraints make secondary access impractical, as determined by the Community Development & Services Director.

3. Building Design

- (a) Building details, including roof forms, siding materials, windows, doors, and trim shall reflect a consistent architectural style.
- (b) The maximum length of any facade, regardless of the number of dwelling units the building contains, shall be 200 feet.
- (c) No more than six side-by-side dwelling units shall be attached in any single row.
- (d) All sides of a multifamily building visible from property occupied by or designated for single-family detached residential uses, an existing public street right-of-way, or other public lands shall display a similar level of quality and architectural detailing as on the front facade.
- (e) Developments with multiple residential buildings shall incorporate a variety of distinct building designs in accordance with Table 19.7.6-3, Distinct Building Designs.

TABLE 19.7.6-3: DISTINCT BUILDING DESIGNS	
NUMBER OF BUILDINGS IN DEVELOPMENT	MINIMUM NUMBER OF DISTINCT BUILDING DESIGNS
3-10	2
11-20	3

TABLE 19.7.6-3: DISTINCT BUILDING DESIGNS	
NUMBER OF BUILDINGS IN DEVELOPMENT	MINIMUM NUMBER OF DISTINCT BUILDING DESIGNS
21 or more	1 per every 6 buildings

- (f) “Distinctly different” shall be defined to mean that a building’s elevation differs from other building elevations in at least four of the measures listed below in subsection (4)(b). Mirror images of the same configuration do not meet the definition of “distinctly different.”

E. SCHOOL DESIGN STANDARDS

The Henderson Strong Comprehensive Plan calls for siting and designing schools in a manner that positively influences students’ learning environment. The Plan prioritizes locations and designs that allow: a maximum number of students to walk or bike to school; safe and efficient multimodal access, parking, and circulation; separation from noise and environmental pollution; integration with neighborhood parks and community services; and sufficient space for outdoor recreation. The following criteria are intended to address those goals and failure to meet any one requirement shall result in a CUP being required in any district for which the school is otherwise standard pursuant to HMC 19.5.4.P.2:

1. Façades shall comply with standards from 19.7.6.D.3 except as otherwise specifically provided herein.
2. The maximum total length of any façade shall be 200 feet. Multi-story structures are recommended. Size and scale should be appropriate for the surrounding neighborhood, including a student capacity that would not be expected to generate automobile traffic impacts beyond what could be effectively mitigated per the approved Traffic Impact Study.
3. All sides of a building shall feature the same level of architectural detail as the front façade.
4. Building entrances must be prominent on street facing façade(s), maximizing visibility.
5. Building orientation should maximize opportunities for shade and solar energy.
6. At least 150 square feet of programmable outdoor recreation area for each student shall be located on school site or on adjacent park which students may access pursuant to an existing shared use agreement. Vegetated roof-top play areas, school gardens, and spaces featuring vertical gardens can be considered.
7. Landscaping, landscaping with a berm, a low screen wall with landscaping, vertical gardens, hedges, or other similar feature(s) approved by the Community Development and Services Director shall serve to buffer school site from adjacent roadways.
8. A landscaped buffer of at least 10 feet shall serve to buffer school site from commercial use(s).
9. Site must have pedestrian access on at least three sides or at least 2 if one is not feasible due to existing structures, vehicular access on at least two sides, and separate drop-off areas for buses, vehicles, and active modes of transportation such that vehicle traffic does not interfere with foot or bike traffic.

10. Dedicated lanes for school-side private vehicle drop-off and pick-up shall be on site.

On-site pick-up and drop-off facilities, timing, queuing, and related programming may be subject to conditions to ensure compatibility with surrounding uses, efficient vehicular travel surrounding the site, and pedestrian safety and circulation.

11. Required parking stalls may not interfere with queuing for pick-up/drop-off and vice versa. A school site with a parking area of four or less parking stalls in depth between the building and the right-of-way, whether the parking is oriented parallel or perpendicular to the main entrance of the building, must provide at least one continuous pedestrian walkway from the right-of-way to the building entrance walkway or sidewalk adjacent to the building. This walkway shall be separated from all vehicular movement except where drive aisle crossings are necessary. Design of this landscaped pedestrian walkway shall be 11' feet in width and must include a 5' wide walkway and an adjacent 6' wide landscape strip. The landscape strip must include a minimum of one large shade tree installed at 24-inch-box size every 20 linear feet. Pavement markings and other traffic control measures shall be placed throughout the school site and parking lots to guide pedestrians and bicyclists and minimize vehicular conflicts.

12. The pedestrian circulation routes must be shown on the site plan submitted for a Design Review. On site pedestrian paths and bicycle lanes shall provide direct access to offsite pedestrian and bicycle connections and shall have amenities to improve the bicycle, pedestrian, and bus arrival experience. Amenities could include student art and murals, bike storage, shade, benches, lighting, and drinking fountains along pathways and waiting areas to create comfort and a sense of place.

13. Locations for future portable classroom structures must be shown on original site design plan.

F. INFILL DESIGN STANDARDS

1. Applicability

The infill standards in this subsection apply when any new development is proposed on a lot that abuts existing development on at least three sides, and is located within any of the following districts: any RS district, any RM district, or the CN district.

2. Bulk and Dimensional Characteristics

(a) New development subject to these infill standards shall:

- (1)** Maintain a front setback that is within 125 percent of the average front setback of the existing buildings along the same block face;
- (2)** Be within 125 percent of the average height of the closest three principal structures, but shall not exceed the maximum height for the district where located;
- (3)** Maintain a consistent orientation relative to the front lot line as structures along the same block face; and
- (4)** Maintain side setbacks that are within 200 percent of lots along the same block face.

(b) A lot's block face shall be the one adjacent to the street from which the lot derives its street address unless the Community Development and Services Director determines that an alternative block face is more appropriate.

3. Building and Site Features

Development subject to these infill standards shall respect and reinforce the character found on surrounding buildings, including:

- (a) The placement and orientation of garages and other accessory structures in relation to the habitable portion of the structure;
- (b) Size, shape, and alignment of windows and doors;
- (c) Roof shape, pitch, and overhangs or eaves;
- (d) Provision of front porches or porticos;
- (e) Exterior building materials and details; and
- (f) Location of off-street parking.

4. Transitions between Development

Infill development projects with multiple buildings shall be configured to locate the most intense and highest buildings to the core of the site and establish a continuum where building height, mass, and intensity diminishes from the core towards the edge of the site.