

and building plans proposed within the Village with emphasis on, and the primary objective of, heightening the visual character of the sites and buildings proposed and, thereby, the entire community. It is understood that such visual enhancement is also expected to be maintained over time and not be only an initial accomplishment to be forgotten.

The proponents of any single or multiple use development (other than single and two-family single lot development) proposed to be undertaken within the Village of Rochester, must, pursuant to subsection 13, present a site and building plan to the Plan Commission for review and approval. Such approval must be tendered prior to receipt by the builder/developer of a permit to commence building or site development activity. The intent of this zoning Ordinance is twofold: - to provide a systematic, equal basis for review and discussion of projects; and, to provide general guidelines to be used in the review of a development or building project. In this regard the "principles", as stated in sub-section 13.04, are not true principles, but rather, general standards.

In order to identify specific standards for the visible elements of site, and building design which embody the general desires of the community, a set of agreed upon principles have been established which form the foundation for the standards which will follow.

b.) Site Planning and Design Principles

It must be noted that a principle is a truth or tenet--a statement of fact as it relates to a particular topic--in this case, site planning and design.

Following is a list of principles which should be utilized by everyone concerned in any Site Planning and Design Projects in the Village of Rochester:

- (1) The development or building site must be viewed as only one element of the total developed and undeveloped environment in the vicinity of the site. Therefore, attention must be given to how the site and the development on the site will ultimately fit into the total environment.
- (2) Site planning and design is the process by which site features and uses on the site are made to be compatible, functional and visually pleasing.
- (3) All elements and aspects of the site, both natural and man-made, are important to the aesthetic character of the site.
- (4) Adjacent or contiguous uses or facilities may have a major effect on the site or site uses.
- (5) Major changes in land forms on the site, which thereby change the character and/or physical capabilities of the site are not, generally, conducive to good site development unless such changes are well planned and are necessary, as an example; a quarry, to final development.
- (6) The specific location of site access is critical to both the future use of the site and the safety and convenience of persons traveling on adjacent public ways.
- (7) Site grading, landscaping, paving, fencing, lighting, signage, and other site enhancement are an integral part of any building and development project.

c.) Building, Design, Layout and Construction Principles

Following is a list of principles which should be utilized by everyone concerned in any Building, Design, Layout and Construction project in the Village of Rochester.

- (1) No side or facade of a building or structure is exempt from public view and, consequently, all sides or facades should be visually pleasing and architecturally and aesthetically compatible.
- (2) The shape, size, dimension, architectural style, facade material, texture and color, building landscaping, building signage, and the setting of the building within its immediate environment are all elements of the building structure design addressed by the designer, both individually and in concert.
- (3) Each color, texture or material of which the exterior of a building is composed may, individually, present a visual statement to the viewer and, therefore, in order not to present a conflicting or complex visual statement, the arrangement and mix of colors, textures and materials should be carefully considered and the number of such elements minimized.
- (4) Some building materials present a visual statement of strength and permanence to the immediate environment and to the community and should be encouraged, while other materials which make a building or structure appear temporary should be avoided.
- (5) Individual buildings may be attractive but when duplicated or triplicated on the same or adjacent parcels or on the same horizontal plane may detract from the visual character of the overall development.
- (6) Some use elements of a building structure, such as outside mechanical equipment, loading docks and areas, trash storage areas, and raw material storage areas are not, usually, attractive and often detract from the visual appearance of the building unless careful attention is given to placement, construction, structural and/or landscape screening of such areas.
- (7) Building landscaping, that is landscaping which is or appears to be an integral part of the building facade design, must be carefully planned and the appropriate plant materials used so as not to detract from the architecture of the building.
- (8) Building signage, that is signage which is or appears to be an integral part of the building facade design, must be carefully planned and the appropriate sign materials, sign lighting and color used so as not to detract from the architecture of the building or be disruptive.

Site Planning and Design Standards.

A standard (or criteria) is either a quantitative or qualitative model or value level by or against which all related actions or activities are measured. In this regard a standard is sometimes referred to as a "yardstick". Moreover, quantitative standards are those which, when applied, will reveal a quantitative difference or similarity between the standard and the action or activity being measured by the standard. For example; the action related to a site planning standard that states that, "No man-made slope or disturbed natural slope shall be greater than 3:1, when 3 is the horizontal measurement", can be measured quantitatively to determine if, indeed, the standard has been met.

A qualitative standard, on the other hand, is a standard which, when applied, involves a judgment, usually subjective, that the action or activity has met or can meet the stated standard. For example; a site planning standard that states that "All parking areas shall be screened in a visually pleasing manner to soften the visual presentation of parked cars and asphalt", requires that the person(s) making the determination as to whether or not the standard is met actually looks at the screening structure, device or plant materials and makes a qualitative judgment. If it can be concluded that the materials, device or structure as designed or constructed are individually or collectively visually pleasing, there should be no problem making such a judgment. If, however, the materials are different in character the judgment is usually more difficult. Even the arrangement of individually pleasing materials may not be pleasing. Whenever possible we try to avoid purely qualitative standards.

Following are both quantitative and qualitative standards related to site development which will be used by the Plan Commission in the review of every site plan or development:

(1.) Size, Visual and Aesthetic Characteristics.

(a.) Size, Facades and Exterior Walls including Sides and Backs

Intent: Size should be limited to what is appropriate for rural development. Facades should be articulated to reduce the massive scale and the uniform, impersonal appearances of large retail buildings and provide visual interest that will be consistent with the community's identity, character, and scale. The intent is to encourage a more human scale that residents of Rochester will be able to identify with their community. The resulting scale will ensure a greater likelihood of reuse of structure by subsequent tenants.

Standard: Building size shall not exceed 15,000 square feet. Anything larger shall require "conditional use" approval. Developments with a facade over 100 feet in linear length shall incorporate wall projections or recesses with a minimum of 3 foot depth and a minimum of 20 contiguous feet within each 100 feet of facade length and shall extend over 20 percent of the facade. Developments shall use animating features such as arcades, display windows, entry areas, or awnings along at least 60 percent of the façade.

Detail Features

Intent: Buildings shall have architectural features and patterns that provide visual interests, at the scale of the pedestrian, reduce massive aesthetic effect, and recognize local character. The elements in the follow standard shall be integral parts of the building fabric, and not superficially applied trim or graphics, or paint.

Standard: Building facades shall include a repeating pattern that shall include no less than three of the elements listed below:

Color change
Texture change

Material module change
Expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib.

(c.) Roofs

Intent: Variations in rooflines should be used to add interest to, and reduce the massive scale of a large building. Roof features shall complement the character of adjoining neighborhoods.

Standard: Rooflines shall be varied with a change in height every 100 linear feet in the building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the preliminary development plan.

(d.) Materials and color

Intent: Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore, they shall be aesthetically pleasing and compatible with materials and colors used in adjoining neighborhoods.

Standard: Predominant exterior building materials shall be of high quality. These include, without limitation:

Brick
Wood
Sandstone
Tinted, textured, concrete masonry units.

Facade colors shall be low reflective, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors is prohibited.

Building trim and accent areas may feature bright colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accents.

Predominant exterior building materials as well as accents shall not include the following:

Smooth-faced concrete block
Tilt-up concrete panels
Pre-fabricated steel panels

(2) Open Space Requirements and Site Landscaping

(a.) Open Space Requirements.

1) 40 Percent of land to remain in open space.

Intent: Significant existing vegetation within all setbacks shall be preserved (i.e. wetlands, prairie, vegetation, woodlands).

Significant existing vegetation within the building area of any commercial lot shall be preserved through innovative site design.

Standard: Preservation of significant existing vegetation through careful site design is desired. The preserved areas are considered part of the 40% open space.

(b.) Site Landscaping.

- 1.) Landscaping Required. Landscaping is required in bufferyards, in off-street parking areas, and in building foundation planting areas (foundation planting areas are those areas located within ten feet of principal and accessory structures). The area and/or length of each, as required herein, must be measured in order to determine the minimum amount of landscaping required.
- 2.) Exemptions and Modifications. All developments shall meet the provisions of this Section except as specifically exempted below:
 - a.) Residential development on existing lots of record as of the date of the adoption of this Ordinance.
 - b.) Additions to existing buildings where the total floor area is not increased more than ten (10) percent of the existing total floor area.
 - c.) Additions to buildings which increase their overall building area from ten (10) to fifty (50) percent shall conform to the landscaping standards specified in this Section to the maximum extent achievable. All off-street parking areas and bufferyards shall conform to the applicable landscaping requirements of this Section. If insufficient dimensions exist on-site, in order to achieve a sufficient level of landscaping, the standards may be reduced by up to thirty (30) percent by the Plan Commission.
 - d.) Floodplain, Floodway, Floodlands, and Wetland Areas. Areas located within floodplains, floodways, floodlands, and wetlands are exempt from the landscaping requirements set forth in this Section.

(c.) Bufferyards to Ameliorate Nuisances Between Certain Adjacent Zoning Districts.

A bufferyard is a combination of a setback and a visual buffer or barrier, and is a yard or area together with the planting and/or landscape structure required thereon. The amount of land, the type of planting, and the amount of planting specified for each bufferyard requirement of this Ordinance are designed to ameliorate nuisances between certain adjacent zoning districts.

- (d.) Bufferyards Required to Separate Different Zoning Districts. Bufferyards shall be required to separate different zoning districts from each other. Bufferyards function to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas, or to provide spacing to reduce adverse impacts of noise, odor, or danger from fires or explosions.
- (e.) Standard Plant Units. All landscaping requirements of this Section are stated in terms of the number of standard plant units required. This Section defines the standard plant unit and its alternatives. All required landscaping shall conform to one (1) or more of the plant unit alternatives of this Section. The following Table 2.08(1) specifies the plant unit alternatives. The five alternative plant mixes are interchangeable. Where a year-round screen is required, alternative Unit A is preferred and may be required by the Plan Commission.

Table 2.08 (1) "PLANT UNIT TYPE ALTERNATIVES"

ALTERNATIVE PLANT UNIT TYPE	TYPES OF PLANTS REQUIRED	MINIMUM SIZE OF PLANTS	MINIMUM QUANTITY OF PLANTS REQUIRED
TYPE A	Canopy/Shade Trees	3-inch caliper 12 feet tall	1
	Single Stem:		
	Multi-stem Clump:		
	Ornamental Trees	1.5 inch caliper	2
	Shrubs	2 feet tall	8
TYPE B*	Canopy/Shade Trees	3-inch caliper 12 feet tall	1
	Single Stem:		
	Multi-stem Clump:		
	Ornamental Trees		
	Evergreen Trees	6 feet tall	1
	Shrubs	2 feet tall	6
TYPE C*	Canopy/Shade Trees	3-inch caliper 12 feet tall	1
	Single Stem:		
	Multi-stem Clump:		
	Evergreen Trees	6 feet tall	2
	Shrubs	2 feet tall	5
TYPE D*	Evergreen Trees	6 feet tall	3
	Evergreen Shrubs	2 feet tall	14
TYPE E	Canopy/Shade Trees	3-inch caliper 12 feet tall	2
	Single Stem:		
	Multi-stem Clump:		
	Shrubs	2 feet tall	10

*Note: Not to be used in off-street parking areas.

- (f.) Credit for Existing Plant Materials. Credit for existing plant material will be allowed to offset required plant unit landscaping in the bufferyards and parking lots as follows:

- 1.) Bufferyards. Existing canopy trees six (6) feet in height or more shall be counted on an individual basis towards the planting

requirements, all other components of a plant unit are required including all ornamental trees, evergreen trees, and shrubs.

- 2.) **Parking Lots.** Any existing canopy trees six (6) feet in height or more, and located within parking lot areas, shall be subtracted from the required amount of parking lot landscaping on a tree-by-tree basis.

(g.) **General Landscaping Requirements.**

- 1.) **Physical Containment of Landscaped Areas.** All landscaped areas located within or adjacent to a parking area, or adjacent to a public street or sidewalk, shall be designed to contain landscape materials and to prevent vehicular encroachment (i.e., through the use of continuous concrete curbing, railroad ties, headers, or depressed construction).
- 2.) **Artificial Landscape Materials.** Artificial trees, shrubs, turf, or plants shall not be permitted as landscaping.
- 3.) **Groundcover.** The use of landscape fabrics under all areas landscaped with non-living materials, except those areas set aside for stormwater retention/detention, is recommended to prevent weed growth.
- 4.) **Location.** New vegetation shall be selected, planted, and maintained so that at maturity it will not interfere with utility lines, snow storage areas, vehicular parking, pedestrian circulation, traffic sight visibility at driveways and street intersections, and will not cause damage or upheaval of sidewalks and pavement
- 5.) **Installation.**
 - a.) **Timing of Installation.** Landscaping shall be installed in accordance with the approved landscape plan prior to issuance of an Occupancy Permit. The Village of Rochester will have the right to refuse approval of any project not meeting the provisions of this Section.
 - b.) **Financial Surety Required.** If approved landscaping cannot be installed prior to the issuance of an Occupancy Permit, an Occupancy Permit may be issued by the Village of Rochester if the applicant provides a form of surety acceptable by the Village Attorney which meets the total estimated costs of the approved landscaping improvements. The application shall be accompanied by a complete estimate of the total cost of the approved landscaping. All landscape materials shall be guaranteed by the applicant, or applicant's contractor, for two (2) years.
 - c.) **Return of Financial Surety.** When it is determined by the Zoning Administrator that the landscaping has been

installed in accordance with the approved plans, the Village of Rochester shall return the financial surety to the applicant

6.) Maintenance

a.) Responsibility for Maintenance.

1. Maintenance of all landscaping shall be the responsibility of the property owner or homeowners' association (as applicable) and shall consist of regular watering, pruning, mowing, fertilizing, and the removal and replacement of irrigation systems and architectural features.
2. The owner or liable entity in control of any private premises shall at all times maintain the premises free of litter and weeds.

b.) Landscape Phasing. Future building pads within a phased development shall be maintained in a dust-free condition vegetated with ground cover.

c.) Plant Replacement. Any plant materials included in an approved landscaping plan that do not survive a plant establishment period of two (2) years after installation shall be replaced with plant material(s) of the same or like species of equal size within the next planting season, but in any event, within six (6) months of the plant's demise. Said replacement shall be made by the property owner or, in the case of landscape plant materials located within a landscape easement under the control of a homeowners' association, the homeowners' association shall be responsible for said replacement

(h.) General Bufferyard Requirements.

- 1.) Basis of Standards. Bufferyard standards are based on a required relative bufferyard intensity value. A variety of combinations of bufferyard width, planting intensity, and structural options (i.e., fences and earthen berms) may be selected from Table 2.08(1) to reach the required bufferyard intensity value.
- 2.) Location of Bufferyards. Bufferyards shall be located along the outer perimeter of a lot or parcel, and shall extend to the lot or parcel boundary line. Bufferyards shall not be located on any portion of an existing or dedicated public or private street or right-of-way.

- 3.) Bufferyard Plant Material Groupings. Required bufferyard plantings may be planted in natural-appearing groupings along the total length of the bufferyard and need not be spaced uniformly along said total bufferyard length.
- 4.) Plant Materials.
 - a.) For each bufferyard listed, a specific combination of deciduous canopy, shade, and ornamental trees; evergreen trees; and shrubs is required as indicated in Table 2.08 (1).
 - b.) All bufferyard areas shall be seeded with lawn or native groundcover unless such vegetation is already fully established.
 - c.) The exact placement of required plants and structures shall be the decision of the property developer.
- 5.) Fences. Fences used to achieve the required bufferyard intensity factor shall be constructed of rock, masonry or wood. Chain link fences and chain link with slats shall be prohibited from being used to achieve required bufferyard intensity factors. All fences used shall also meet the requirements for the construction of fences in Section 8.02.
- 6.) Height of Required Vegetation. Height of vegetation selected for required bufferyards shall be measured from the highest finished adjacent grade of the element to be screened.
- 7.) Berming. Earthen berms shall be designed to transition to existing surrounding grades, not to exceed a slope ratio of two to one (2:1) and shall be covered with plant material, groundcover, or partially rip-rapped to prevent erosion. Berms with vegetative cover shall be designed to retain irrigation water rather than encourage run off. All earthen berms shall be safely designed in order to accommodate mowing when needed.
- 8.) Calculation of Bufferyard Requirements.
 - a.) Bufferyard requirements are calculated using the standards listed in this Section for bufferyards.
 - b.) Bufferyard standards listed in this Section are to be calculated for every one hundred (100) linear feet of peripheral lot line boundary and/or street frontage present on a given lot.
 - c.) In instances where the zoning district boundary and/or street frontage is less than one hundred (100) feet, the required bufferyard planting shall be one (1) plant unit (See Table 2.08(1)).

- d.) Procedures for Determining Minimum Required Bufferyards. To determine the type of bufferyard required on a parcel, between two (2) parcels or lots, or between a parcel or lot and a street, the following procedures shall be used:
1. Identify whether any portion or property line of the parcel or lot coincides with a zoning district boundary. If it does, determine the abutting zoning districts on both sides of the property line.
 2. Refer to Table 2.08 (2) to determine the required bufferyard intensity factor needed to be achieved between the two (2) zoning districts.
 3. Based upon the bufferyard intensity factor required, refer to the applicable Table 2.08(3) to 2.08(7) to select the minimum number of plant materials (per 100 feet of bufferyard length), the bufferyard width, and required structure type combination by selecting the desired alternative bufferyard type.
 4. Calculate the actual number of plants required by selecting the minimum number of plant materials (per 100 feet of bufferyard length) from the alternatives indicated in the applicable Table 2.08(3) to 2.08(7) and multiply by the hundreds of feet of bufferyard to be planted.
- 9.) Limitations on Bufferyard Use. A bufferyard may be used for passive recreation. It may contain pedestrian or bike trails provided that
- a.) No plant material is eliminated;
 - b.) The total width of the bufferyard is maintained; and
 - c.) All other regulations of this Ordinance are met. In no event, however, shall swimming pools, decks, drives, curbing, stormwater detention/retention ponds, tennis courts, sports fields, golf courses, parking lots, or other similar uses (as determined by the Plan Commission) be permitted in bufferyards.
- 10.) Table of Required Bufferyards Between Zoning Districts. The minimum required bufferyard intensity factor for bufferyards between zoning districts set forth in Table 2.08(2) refers to the bufferyard width and plant unit standards set forth in Tables 2.08(3) through 2.08(7) of this Section. Bufferyards are required between adjacent zoning districts.

Table 2.08 (2) MINIMUM REQUIRED BUFFERYARD INTENSITY FACTOR LEVELS
 OF BUFFERYARDS BETWEEN ZONING DISTRICTS

	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	B-5	M-1	P-1	FFO	HPO	PUD
R-1	0													
R-2	0	0												
R-3	1	1	0											
R-4	2	2	1	0										
B-1	2	2	2	2	0									
B-2	2	2	2	2	0	0								
B-3	2	2	2	2	2	2	0							
B-4	2	2	2	2	2	2	2	0						
B-5	2	2	2	2	2	2	2	2	0					
M-1	3	3	3	2	2	2	2	2	2	0				
P-1	3	3	3	3	3	3	3	3	3	2	0			
FFO	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)			
HPO	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)

KEY AND NOTES

- (a) As determined by the underlying zoning district(s).
- 0 = No bufferyard is required. All applicable zoning district setbacks are required.
- 1 = Bufferyard Intensity Factor 1 (See Table 2.08 (3))
- 2 = Bufferyard Intensity Factor 2 (See Table 2.08 (4))
- 3 = Bufferyard Intensity Factor 3 (See Table 2.08 (5))
- 4 = Bufferyard Intensity Factor 4 (See Table 2.08 (6))
- 5 = Bufferyard Intensity Factor 5 (See Table 2.08 (7))

11.) Minimum Required Bufferyard Width and Plant Material Standards. The following Tables 2.08(3) through 2.08(7) set forth the minimum bufferyard width and plant material standards required for achieving required bufferyard intensity levels. Tables 2.08(3) through 2.08(7) are designed so as to allow for choice from a variety of alternative bufferyard widths and general landscape plant material types in order to meet the required bufferyard intensity levels required elsewhere in this Section.

**Table 2.08(3) BUFFERYARD INTENSITY FACTOR 1:
 ALTERNATIVE PLANT MATERIAL STANDARDS**

BUFFERYARD ALTERNATIVES	TYPE OF PLANTS REQUIRED (a)	MINIMUM QUANTITY OF EACH PLANT TYPE REQUIRED PER 100 FEET OF BUFFERYARD LENGTH	MINIMUM REQUIRED BUFFERYARD WIDTH (feet)	MINIMUM STRUCTURE TYPE (if required)
Type 1	Canopy/Shade Trees	0.0	5	Minimum 5-foot tall solid fence
	Ornamental Trees	0.0		
	Shrubs	5.6		
Type 1A	Canopy/Shade Trees	.7	5	None
	Ornamental Trees	1.4		
	Shrubs	5.6		
Type 1B*	Canopy/Shade Trees	.6	10	None
	Ornamental Trees	.6		
	Evergreen Trees	.6		
	Shrubs	3.6		
Type 1C*	Canopy/Shade Trees	.5	15	None
	Evergreen Trees	.9		
	Shrubs	2.3		
Type 1D*	Evergreen Trees	1.1	20	None
	Evergreen Shrubs	4.9		
Type 1E	Canopy Trees	.5	25	None
	Shrubs	2.5		

*Note: Not to be used in off-street parking areas.

(a) See Table 2.08(1) for minimum required plant material sizes.

TABLE 2.08(4) BUFFERYARD INTENSITY FACTOR 2: ALTERNATIVE PLANT MATERIALS STANDARDS

BUFFERYARD ALTERNATIVES	TYPE OF PLANTS REQUIRED (a)	MINIMUM QUANTITY OF EACH PLANT TYPE REQUIRED PER 100 FEET OF BUFFERYARD LENGTH	MINIMUM REQUIRED BUFFERYARD WIDTH (feet)	MINIMUM STRUCTURE TYPE (if required)
Type 2	Canopy/Shade Trees	0.4	10	Minimum 6-foot tall solid fence
	Ornamental Trees	0.9		
	Shrubs	3.4		
Type 2A	Canopy/Shade Trees	1.7	15	2-foot berm
	Ornamental Trees	3.4		
	Shrubs	13.6		
Type 2B*	Canopy/Shade Trees	2.3	20	None
	Ornamental Trees	2.3		
	Evergreen Trees	2.3		
	Shrubs	13.5		
Type 2C*	Canopy/Shade Trees	2.1	25	None
	Evergreen Trees	4.2		
	Shrubs	10.5		
Type 2D*	Evergreen Trees	5.9	30	None
	Evergreen Shrubs	27.3		
Type 2E	Canopy Trees	2.2	30	3-foot berm
	Shrubs	11.0		

* Note: Not to be used in off-street parking areas
 (a) See Table 2.08(1) for minimum required plant material sizes.

Table 2.08(5) BUFFERYARD INTENSITY FACTOR 3: ALTERNATIVE PLANT MATERIAL STANDARDS

BUFFERYARD ALTERNATIVES	TYPE OF PLANTS REQUIRED (a)	MINIMUM QUANTITY OF EACH PLANT TYPE REQUIRED PER 100 FEET OF BUFFERYARD LENGTH	MINIMUM REQUIRED BUFFERYARD WIDTH (feet)	MINIMUM STRUCTURE TYPE (if required)
Type 3	Canopy/Shade Trees	2.3	15	Minimum 6-foot tall solid fence
	Ornamental Trees	4.6		
	Shrubs	12.4		
Separator				
Type 3A	Canopy/Shade Trees	2.3	20	3-foot berm
	Ornamental Trees	4.6		
	Shrubs	18.4		
Separator				
Type 3B*	Canopy/Shade Trees	3.4	20	None
	Ornamental Trees	3.4		
	Evergreen Trees	3.4		
	Shrubs	20.4		
Separator				
Type 3C*	Canopy/Shade Trees	3.2	25	None
	Evergreen Trees	6.4		
	Shrubs	16.0		
Separator				
Type 3D*	Evergreen Trees	9.2	30	None
	Evergreen Shrubs	42.7		
Separator				
Type 3E	Canopy Trees	5.8	35	None
	Shrubs	29.0		

* Note: Not to be used in off-street parking areas.

(a) See Table 2.08(1) for minimum required plant sizes

Table 2.08(6) BUFFERYARD INTENSITY FACTOR 4: ALTERNATIVE PLANT MATERIAL STANDARDS

BUFFERYARD ALTERNATIVES	TYPE OF PLANTS REQUIRED (a)	MINIMUM QUANTITY OF EACH PLANT TYPE REQUIRED PER 100 FEET OF BUFFERYARD LENGTH	MINIMUM REQUIRED BUFFERYARD WIDTH (feet)	MINIMUM STRUCTURE TYPE (if required)
Type 4	Canopy/Shade Trees	3.0	20	Minimum 6-foot tall solid fence
	Ornamental Trees	6.0		
	Shrubs	24.0		
<hr/>				
Type 4A	Canopy/Shade Trees	3.0	25	4-foot berm
	Ornamental Trees	6.0		
	Shrubs	24.0		
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Type 4B*	Canopy/Shade Trees	3.7	25	2-foot berm
	Ornamental Trees	3.7		
	Evergreen Trees	3.7		
	Shrubs	22.2		
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Type 4C*	Canopy/Shade Trees	4.3	30	None
	Evergreen Trees	8.5		
	Shrubs	21.3		
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Type 4D*	Evergreen Trees	12.3	35	None
	Evergreen Shrubs	57.4		
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Type 4E	Canopy Trees	7.9	40	None
	Shrubs	39.5		

* Note: Not to be used in off-street parking areas.
 (a) See Table 2.08(1) for minimum required plant sizes

Table 2.08(7) BUFFERYARD INTENSITY FACTOR 5: ALTERNATIVE PLANT MATERIAL STANDARDS

BUFFERYARD ALTERNATIVES	TYPE OF PLANTS REQUIRED (a)	MINIMUM QUANTITY OF EACH PLANT TYPE REQUIRED PER 100 FEET OF BUFFERYARD LENGTH	MINIMUM REQUIRED BUFFERYARD WIDTH (feet)	MINIMUM STRUCTURE TYPE (if required)
Type 5	Canopy/Shade Trees	4.1	20	Minimum 6-foot tall solid fence
	Ornamental Trees	8.2		
	Shrubs	32.8		
Type 5A	Canopy/Shade Trees	4.1	25	4-foot berm
	Ornamental Trees	8.2		
	Shrubs	32.8		
Type 5B*	Canopy/Shade Trees	4.8	30	2-foot berm
	Ornamental Trees	4.8		
	Evergreen Trees	4.8		
	Shrubs	28.5		
Type 5C*	Canopy/Shade Trees	5.3	35	None
	Evergreen Trees	10.6		
	Shrubs	26.5		
Type 5D*	Evergreen Trees	15.6	40	None
	Evergreen Shrubs	72.8		
Type 4E	Canopy Trees	9.0	40	None
	Shrubs	5.0?		

* Note: Not to be used in off-street parking areas.

(a) See Table 2.08(1) for minimum required plant sizes

12.) Minimum Plant Material Standards. All new landscape plant material shall meet those standards set forth under the requirements of Section 2.08(d)(2)(d) of this ordinance.

(3) Parking area requirements:

Number of spaces required for use, relation to building and road, and landscaping can be found in Section 6.0 "Parking, Traffic and Access" of this Chapter.

Intent: Parking areas should provide safe, convenient, and efficient access for vehicles and pedestrians. They should be distributed around large buildings in order to shorten the distance to other buildings and public sidewalks; and to reduce the overall scale of paved surfaces.

Standard: No more than 60 percent of the off-street parking area for the entire property shall be located between the front facade of the principal building(s) and the primary abutting street unless the principal building(s) and/or parking lots are screened from view by outlot development (such as restaurants) and additional tree plantings and/or berms approved by the Plan Commission. Green islands shall be located between double loaded parking bands. A double loaded parking band is a 19 foot wide parking stall, 22 foot wide travel aisle, and 19 foot wide parking stall.

(4) Sign Requirements.

Sign size, spacing and design requirements can be found in Section 7.0 of this Chapter.

(a.) Intent: It is the intent of this ordinance to insure that signs compliment both the natural environment around them and the architecture of the buildings associated with the signs. It is the intent of this ordinance that signs convey information clearly without being distracting.

(b.) Standard:

Type of signs:

Allowed:

Monument-The design of freestanding signs should recognize that they are part of the landscape. These signs use low mounting walls, masonry bases, shrubs, and ground cover, and seasonal plantings to integrate them with their sites.

Wall-Wall signs shall complement the architecture of the building. They shall not extend above the roofline.

(c.) Not allowed:

Roof
Pole
Projecting

(d.) Location of Signs. All signs shall be located on the premise of the business. Off premises advertising signs shall not be allowed.

(e.) Size of Signs.

Monument:
Maximum height of 6 feet
Maximum width of 10 feet

(f.) Lighting of Signs.

Lighting of signs shall be permitted. Lighting of signs shall incorporate cutoff lighting where illumination source shall not be visible from the viewing highway, or from neighboring homes and businesses.

(g.) Animation of Signs.

No signs using animated or flashing messages shall be allowed.

(5) Pedestrian Flows

INTENT: Pedestrian accessibility opens auto-oriented developments to the neighborhood, thereby reducing traffic impacts and enabling the development to project a friendlier, more inviting image. This section sets forth standards for public sidewalks and internal pedestrian circulation systems that can provide user-friendly pedestrian access as well as pedestrian safety, shelter, and convenience within the center grounds.

(a.) How people get from one building to another on foot.

Standard: Sidewalks shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas.

(b.) How people from neighboring areas get to store on foot.

Standard: Continuous internal pedestrian walkways shall be provided from the public sidewalk or right-of-way to the pedestrian entrances of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points pursuant to Chapter 6, subsection 6.11 of the Village of Rochester code; subject to review by Village of Rochester Plan Commission.

(6.) Outdoor Lighting

(a.) INTENT: All exterior lighting shall be unobtrusive, harmonious with the local area and constructed or located so that only the area intended is safely illuminated and off-site glare is fully controlled. Non-residential sites shall have a Lighting Plan approved by the Village of Rochester Plan Commission.

(b.) Standard: Lighting of the site shall be of a type, design, color and height to blend with the site and landscaping.

Lighting of the site shall be of a design and height and shall be located so as to illuminate only the site and not be a beacon of distraction or

potential hazard to traffic or to people working or living in the vicinity of the site.

(7.) Noise Abatement

Refer to Section 14 "Performance Standards".

(8.) Location and Design of Loading facilities and Waste Storage.

(a.) Intent: Loading areas and outdoor storage areas exert visual and noise impacts on surrounding neighborhoods. These areas, when visible from adjoining properties and/or public streets, should be screened, recessed or enclosed. While screens and recesses can effectively mitigate these impacts, the selection of inappropriate screening materials can exacerbate the problem.

(b.) Standard:

- 1.) Visibility - Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from roadways and neighboring properties.
- 2.) Location - No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 20 feet of any public street, public sidewalk, or internal pedestrian way.
- 3.) Visual and acoustic impact - Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.
- 4.) Non-enclosed and seasonal - Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. Materials, colors, and designs of screening walls and/or fences and the cover shall conform to those used as predominant materials and colors of the building. If such areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the buildings.

2.09 REDUCTION OR JOINT USE

No lot, yard, parking area, building area, or other space shall be reduced in area or dimension so as not to meet the provisions of this Ordinance. No part of any lot, yard, parking area, or other space required for a structure or use shall be used for any other structure or use.