City of Pittsburg
Development Services Department – Planning Division
Civic Center - 65 Civic Avenue, Pittsburg, CA 94565

Development Review Design Guidelines

Planning Commission Resolution No. 8927
Adopted May 14, 1996

Planning Commission Resolution No. 9864
Adopted November 9, 2010

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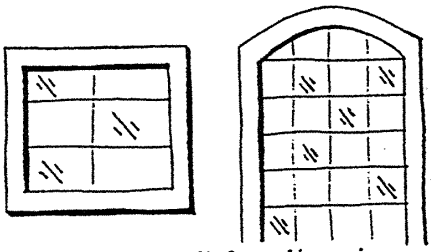
City of Pittsburg Development Review
DESIGN GUIDELINES

The City's General Plan says to "Develop and implement programs to strengthen community identity, including establishing standards for design and landscaping." The Design Guidelines have been established in accordance with Chapter 18.36 of the City's Municipal Code (PMC) for the City of Pittsburg to assure that a wide range of individual developments can blend harmoniously and be constructed of high quality design and materials.

The guidelines are also a tool for City staff and project applicants (developers, architects, engineers and residents). City staff will use these guidelines to review all new development proposals with the City. It also gives staff the opportunity to "front load" a project by providing the applicant with as much design criteria as possible. Minimal or unclear verbal direction costs time and money to the applicant and the City.

<u>Section I.</u> RESIDENTIAL (Single Family/Duplex)

Sections I-III are a guide for good design of all residential dwelling units and neighborhoods/ subdivisions. Each residential development should include the following criteria:



Pop-outs, reliefs and/or trim promotes high quality design in the dwelling unit as well as the neighborhood.

a. Reliefs and architectural treatments should be provided on all building elevations (360 degree architecture), i.e. 2"x4" (wood or styrofoam/stucco) window and door reveal treatment on all building elevations. (Fig.)

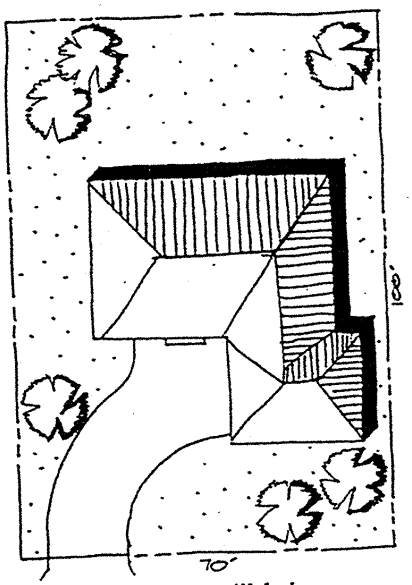
b. Provide concrete and/or tile roof material. Architectural grade composition material may be used if rake treatment is included or roof pitch, greater than 4:12 is used.

c. Each dwelling unit should be provided with complete front yard and corner-side yard xerophytic landscaping and automatic irrigation (Section 18.84.300 PMC).

d. Required front yards should vary in depth unless otherwise stated for a proposed PD (Planned Development) district. (Fig.)

e. Decorative masonry walls should be provided between all arterial streets and future homes.

f. Roof slopes should be considered greater than 4:12 unless inappropriate for architectural style (i.e. Ranch Style, etc.).



Side-on garages will help reduce impact of garage oriented streets.

g. Provide articulated garage doors on all garages.

h. Garage doors designs should not be duplicated. Not less than four styles should be used in a subdivision.

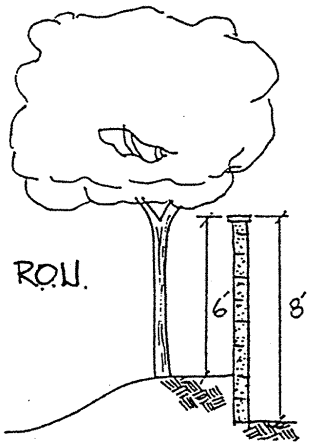
i. Side-on garages are recommended intermittently through-out the subdivision (70' wide lots or greater). (Fig.)

j. Garage frontage should not occupy more than 60% of allowable lot frontage.

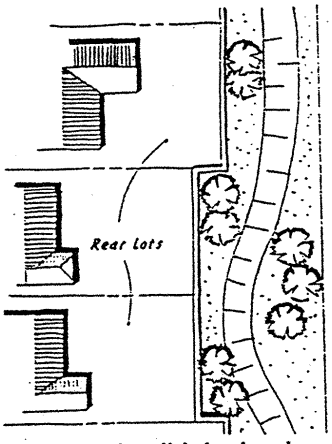
k. Provide board-onboard fencing on all side yards and rear yards (excluding side yards and rear yards adjacent to major thoroughfares), unless a view corridor is to be maintained.

l. The architectural treatments (such as sidings, shingles, window and door trims) established on the front facades of each of the approved house designs shall be carried around to the sides and rear elevations of the buildings, except that masonry veneer treatments at the base of a structure need be carried only partly around the side elevations, to either the adjoining fence line or the closest interior right angle joint.

Section II. NEIGHBORHOOD / SUBDIVISION DESIGN:



Bermed area will help reduce impact of soundwall height.



A staggered wall helps break monotony of straight soundwall and create depth in a streetscape.

a. Subdivision entry monuments should be provided on new major subdivisions, neighborhoods or villages, if appropriate.

b. Perimeter wall and/or sound wall pilasters should not be greater than 50' on-center.

c. Sound walls exceeding 6' in height and visible from the public right-of-way should be treated with decorative features consistent with the neighborhood design. (Fig.)

d. All masonry walls should include a wall cap.

e. Retaining walls, exceeding 3 feet tall, adjacent to a public right-of-way should be constructed with the same materials as used for the sound wall.

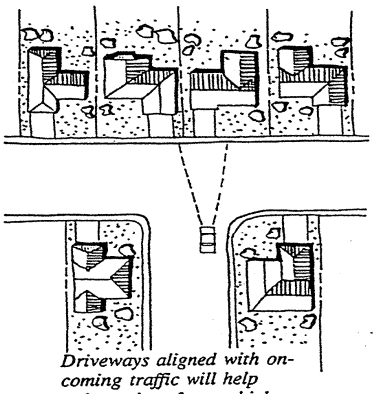
f. Masonry or sound walls should be staggered when adjacent to public right-of-ways. (Fig.)

g. Single story units should be located on corner lots whenever possible.

h. Developer should select, at least, one of the schemes provided in Appendix #1 for screening all utility boxes, transformers, backflow preventers, meters and junction boxes. (Fig.) (See Appendix #1).

i. Construct fence/walls at top of down slope banks. Design fence at top of slope to take advantage of potential views.

j. Dwelling unit driveways should align with on-coming street at three-way intersections when possible (Fig.)



Driveways aligned with on-coming traffic will help reduce glare from vehicle lights.

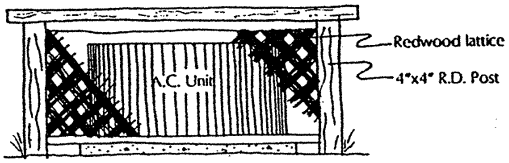
k. Existing trees which have greater than a nine (9) inch trunk caliper should be incorporated into the design of project.

l. Landscaped portions of set-backs, excluding sidewalk along public streets, should not be less than the height of the fence or sound wall.

m. Landscaping areas shall not be less than three feet wide, between the curbs.

n. Subdivision perimeter walls should be minimized. Install wrought iron fencing at open end of cul-de-sacs, parks and open space.

<u>Section III.</u> MULTI-FAMILY RESIDENTIAL:
(In addition to Sections I & II above)

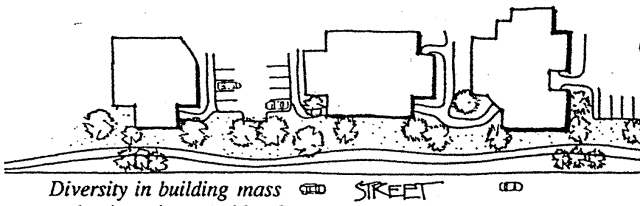


A structural screen helps A.C. unit blend into building or any other backdrop.

a. A/C units should be substantially screened from view by way of a permanent screen or appropriately sized plant material. (Fig.)

b. Detached carports and/or garages should have the same roof material and roof pitch as the main dwelling units.

c. Projects with many buildings (greater than three) should provide a variety of building sizes and masses resulting in varying elevations from a streetscape perspective.



Diversity in building mass and orientation provides for an interesting and rich streetscape.

d. Bus stops should share the same architectural theme as that of the dwelling units.

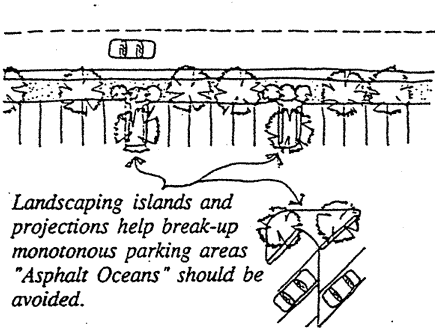
e. Parking lots should not dominate area adjacent to public streets. Structures and parking should be interspersed creating pockets of parking and variety from a streetscape point of view (Fig.)

f. Trash enclosures should include area for collection of recyclables (example: space for two 90 gallon containers minimum, See Appendix #2 Trash Enclosure Design Standards).

g. Locate covered walkways in areas near dwelling unit entries and in areas where large expanses of walkways exist.

<u>Section IV.</u> COMMERCIAL / INDUSTRIAL:

This section is a guide for good design of all commercial and industrial projects. Each development should consider the following criteria:

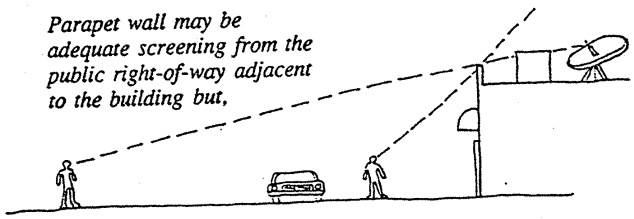


Landscaping islands and projections help break-up monotonous parking areas "Asphalt Oceans" should be avoided.

a. Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscape islands, projections, etc.) to eliminate vast areas of parking especially along street frontages. (Fig.)

b. Provisions should be made for permanent shopping cart corrals in retail shopping centers.

c. Existing trees on site should be incorporated into the project side design, unless waived by the City Planner or Planning Commission.



Parapet wall may be adequate screening from the public right-of-way adjacent to the building but,

appropriate screening should be considered from a greater distance.

d. Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters and junction boxes. (See Appendix #1)

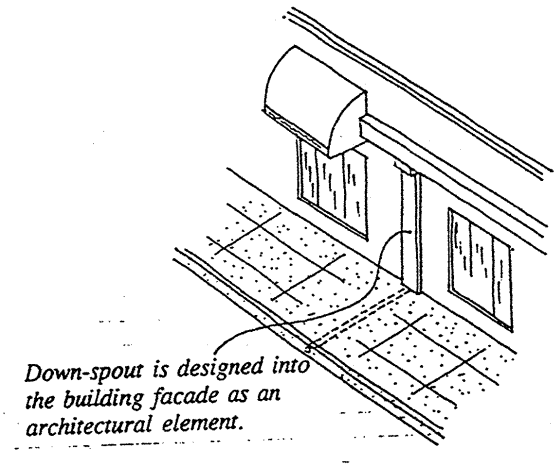
e. Projects with many buildings (greater than three) should have a variety of building sizes and masses.

f. Continuous horizontal roof lines should be broken up whenever possible. An expanse

should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.

g. Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.

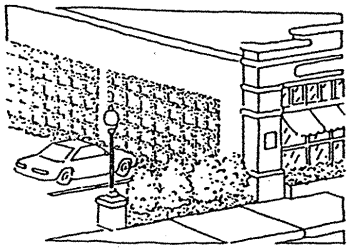
h. Building elevations (example: rear of shopping centers) visible from public right-of-ways should be addressed in design review and treated appropriately.



Down-spout is designed into the building facade as an architectural element.

i. A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.

j. All roof mounted equipment should be screened completely from view from all public right-of-ways. A site-line study may be necessary to determine appropriate screening method. (Fig.)



k. All Structures, including, but not limited to, “tilt-up” type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).

l. Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.

m. Downspouts should be designed into the façade of the building unless architecturally treated. (Fig.)

n. Add murals, lattice or some other space-frame type treatment to blank walls visible from public view. (Fig.)

o. Prototype or “theme” architecture is discouraged.

p. New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.

q. The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).

r. Trash enclosures should include area for collection of recyclables (example: space for two 90 gallon containers minimum, See Appendix #2 Trash Enclosure Design Standards).

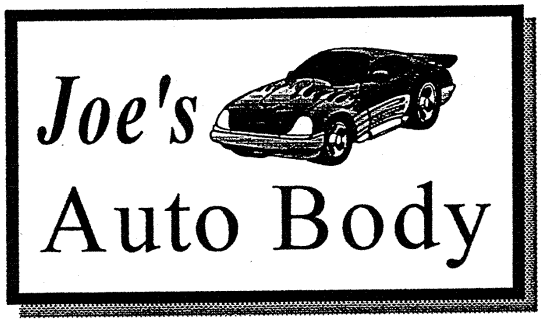
Section V. SIGNS:

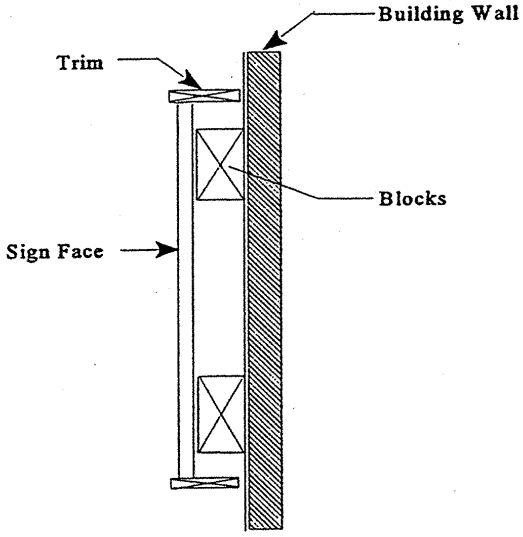
a. Signage should be designed to blend with the architectural style & colors of the building.

b. Internally illuminated individual channel letters are preferred to cabinet signs.

c. Exterior raceways for channel letter signs should be avoided.

d. Non-illuminated wall signs (painted copy or thin plastic letters) should be blocked out from wall and trimmed with a border.





Painted Sign
Section

Section VI. Green Building Design Guidelines

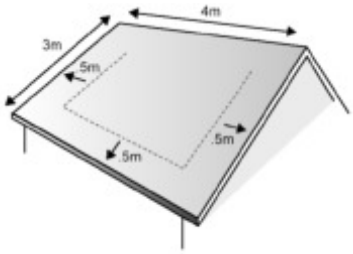
The purpose of these guidelines is to introduce new green building design attributes to the Development Review Design Guidelines. Green building design attributes include those that conserve energy and water use, promotes clean local air quality, and facilitates adoption of proven advanced technologies.

Section A. RESIDENTIAL (Single-Family / Duplex)

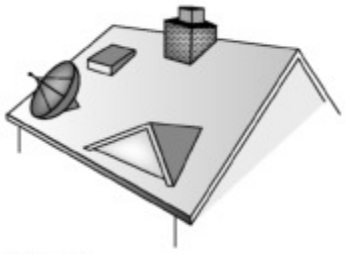
1. Roofs should have solar collector or photovoltaic panels unless they create a demonstrable cost burden that is not redeemable over the lifetime of the panels. Solar energy systems may be hot water of any style, or photovoltaic systems in the form of panels, shingles, tile, or other new styles. Solar energy systems should be an option to the homebuyer by the builder. **RE**

2. For homes without solar energy systems, green roofs or cool roofs, roofing should include the following features to make them “solar-ready”. Proper roof orientation, mount placement, and conduit and roof penetration placements prevent unsightly and awkward placement of solar panels later on. **RE**

   a) A minimum of 300 square feet of unobstructed roof area facing within 30 degrees of south should be provided for future solar collector or photovoltaic panels. All external fixtures should be diverted to roof surfaces facing non-south directions.

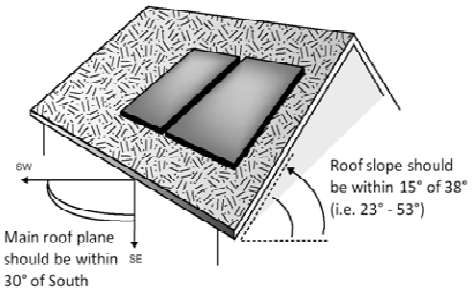


GOOD ROOF FOR SOLAR


BAD ROOF FOR SOLAR

   b) South facing sloped roofs should be at an angle of approximately 38°. Another angle may be used if site-specific solar resource analysis supports it.

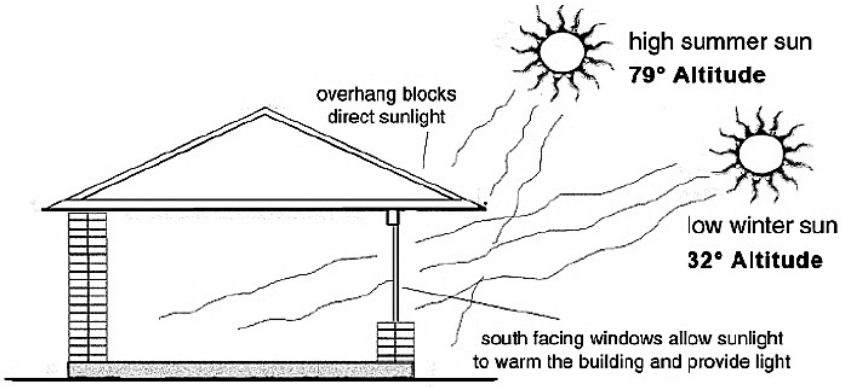
ROOF ORIENTATION AND DIRECTION



3. The external design of homes should feature up-to-date energy efficiency technologies. **EE**

   a) For infill housing, homes without solar energy systems should be covered with a cool roof.

   b) Roof overhangs should be sized to block the high summer sun but allow the lower winter sun to enter windows.



4. Deciduous trees of approved native species should be planted to the south and west of the home to shade the home during summer and allow solar heat gain during winter. Their location and height should be chosen so that they will not block solar access. Their location and species should be chosen so that they will not block solar access to the home or neighboring roofs when the trees reach their mature height **EE**

5. Secure and convenient storage for at least two bicycles should be provided along the street side of the house. The storage location should be accessible by driveway, other hardscape, or dedicated path, and securable by lock. The storage may be an external unit that is fully enclosed or enclosed on three sides closest to the street to hide the bicycles from street view, or an entrance into a garage or other space inside the residential unit with sufficient space to store the bicycles. External units should be located with consideration for the layout of the building, and complement the color and design of the building as much as possible. Storage units may be wall-mounted and store bicycles vertically. **TA**

External unit designed to complement primary structure

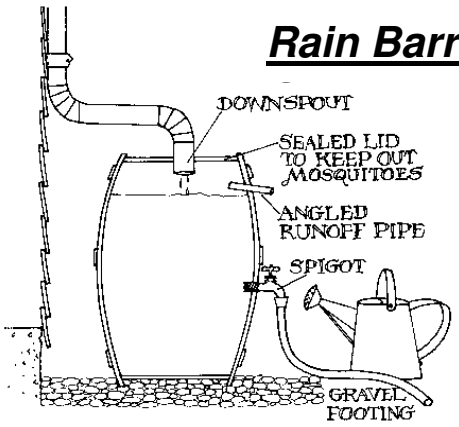
6. Outdoor design and features should maximize landscaping water conservation. **WA**

   a) All non-tree and non-edible vegetation should be consistent with the applicable City or State water efficient landscape ordinance.

   b) Regardless of project site, hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials) consistent with the Low Impact Design parameters found in Appendix C.3 of the NPDES regulations.

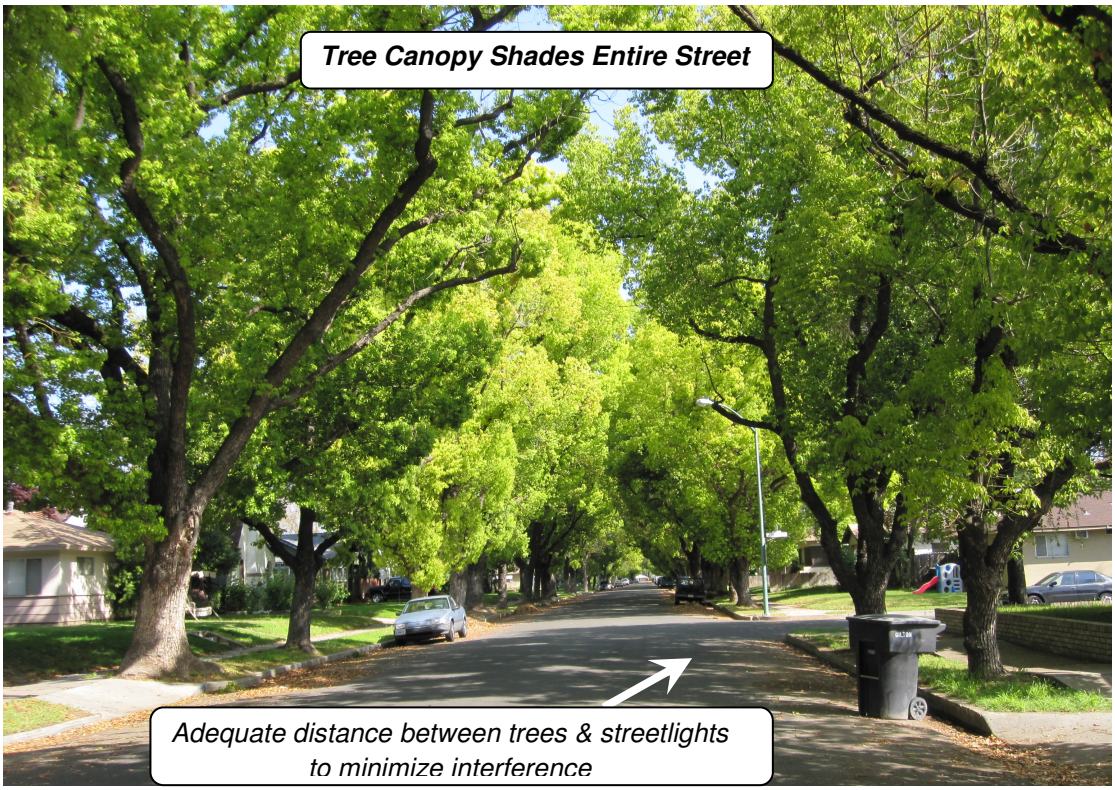
   c) A rainwater capture, storage, and re-use system (for use by a rain garden) should be designed and installed to use rainwater generated by a majority of the available roof area. A rain-garden should be made an option to the homebuyer by the builder.

Rain Barrel



Section B. NEIGHBORHOOD/SUBDIVISION DESIGN:

1. Non-invasive, drought tolerant shade trees should be planted in the landscaping strips that are located between curb and sidewalk such that tree canopies will shade as much street surface as possible. Shade trees should be selected and placed so that they will not block solar access to neighboring structures' south-facing roofs. **EE**

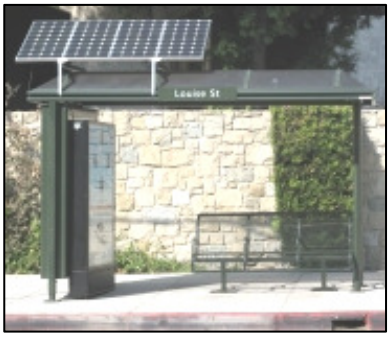


2. Streetlights and street trees should be spaced so that street lighting is not blocked and made less effective by street trees. **EE**

3. Subdivisions should be designed to maximize potential solar energy generation. **RE**

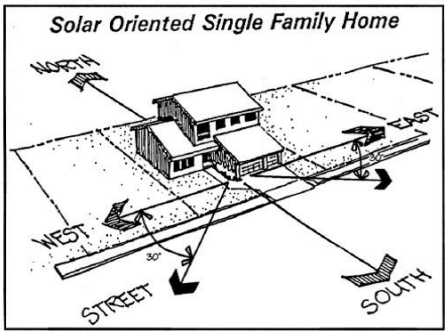
   a) Tree planting locations should be plotted to maximize solar access for all properties

   b) Solar energy generation systems should be integrated into the urban fabric including, but not limited to, bus shelters, parking lots, street lights and other public infrastructure.

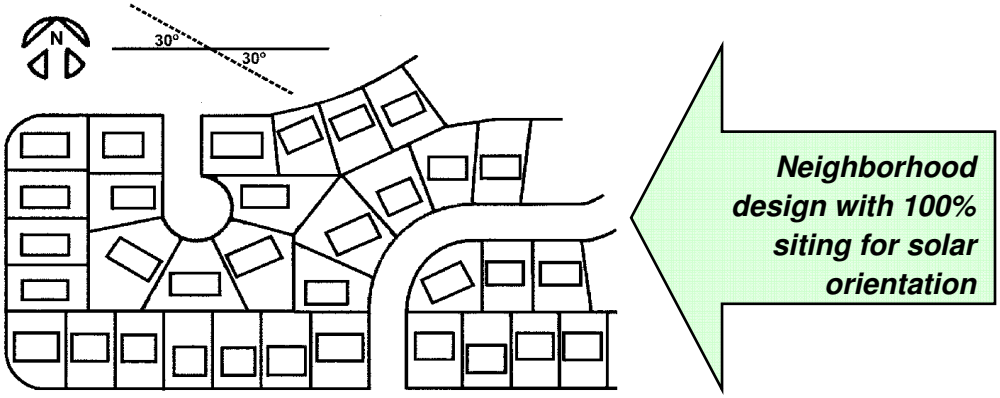


Solar Bus Shelter

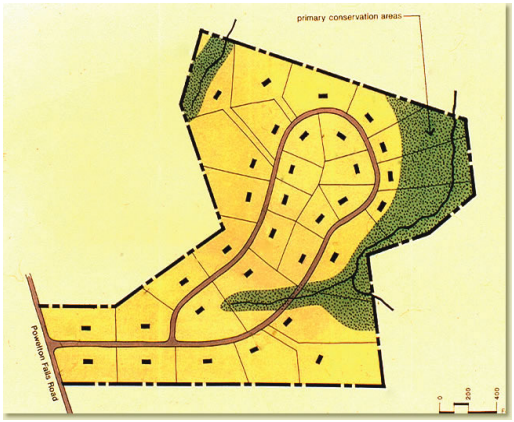
c) Buildings should be oriented with long sides facing within 30 degrees of north and south, unless the parcel dimensions prohibit such orientation.



d) Parcels and streets should be laid out so that the greatest possible number of parcels would be compatible with solar oriented homes. Typically, a grid laid with predominantly north-south streets provides a higher percentage of compatible parcels.



4. Subdivisions should be designed around common open space areas that promote neighborhood community building. Such open spaces can include bicycle and pedestrian only plaza spaces, community garden spaces, or vegetated open space. Privately maintained open space should total ¾ acres for every square mile or portion thereof, with a minimum of ¾ acres for any project greater than 12 acres No individual privately maintained common open space location should be smaller than ¼ acre. **TA**



Bad Open Space Design

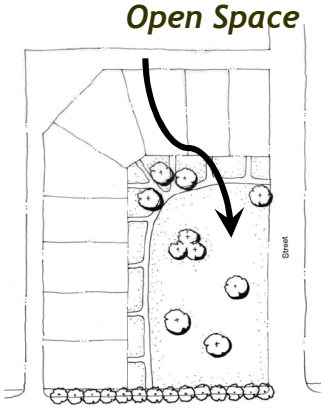
VS.

Good Open Space Design

a) Open space and recreational areas should be centrally located and evenly distributed to maximize accessibility by the most number of people.

b) Common open space areas should be designed to allow for immediate or future installations of community garden plots. Non-toxic maintenance methods will ensure the viability of the soil to support safe food production in the future.

Centrally Located Open Space



5. Vehicular Connectivity: Local streets should form a well-connected network that provides for safe, direct, and convenient vehicular access. **TA**

   a) Block sizes should average 3 acres, but be no larger than 12 acres (net).

   b) Intersection spacing should be as follows:

Local streets	300 – 400 feet average, 600 feet maximum
Arterial streets	1,000 feet maximum
Cul-de-sac or dead-end	400 feet maximum street length

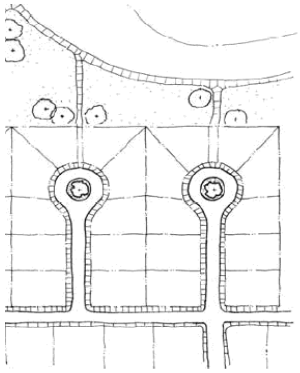
   c) There should be no more than one cul-de-sac for every three intersections in a neighborhood.

   d) Subdivisions should be designed with multiple entrances. Entrances points adjacent to existing roadways should generally be no more than 800 feet apart from each other.

6. Bicycle/Pedestrian Connectivity: Subdivisions should include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external bicycle and pedestrian facilities and streets. **TA**

   a) Pedestrian and bicycle paths should provide safe, visible, and unobstructed bicycle and pedestrian access between facilities, from facility entrances to bicycle and pedestrian routes (sidewalks and bicycle lanes), and between facilities and existing or planned bicycle and pedestrian routes.

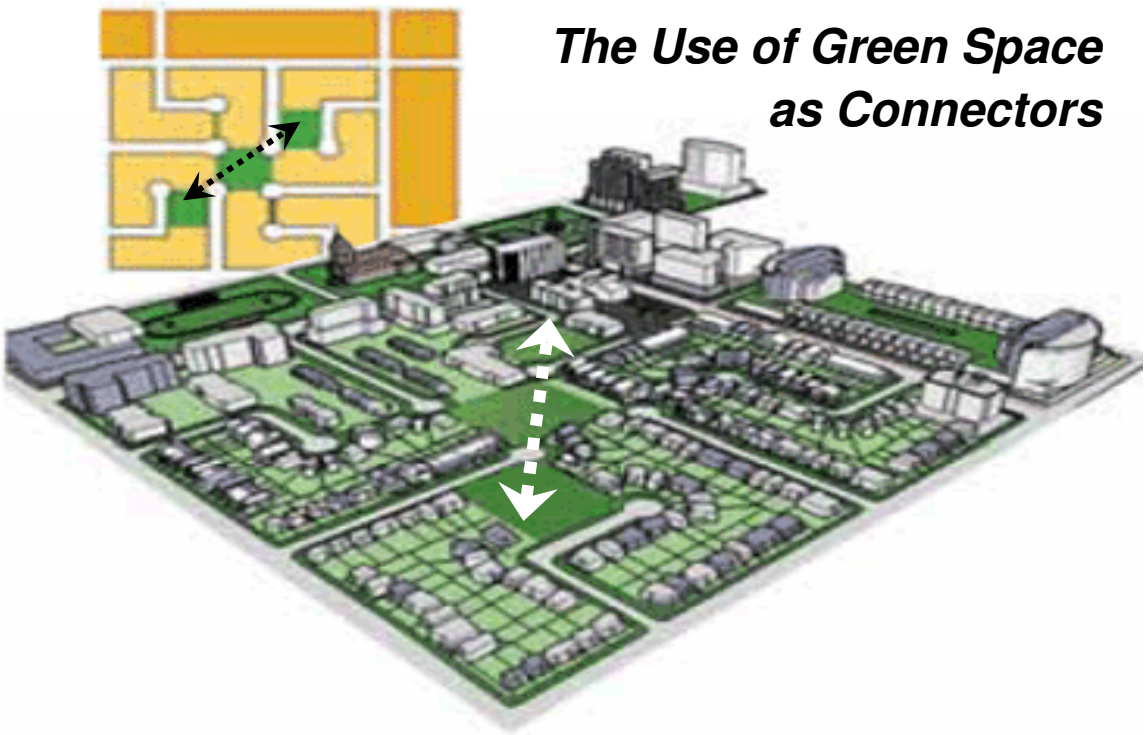
b) Greater emphasis should be placed on bicycle and pedestrian accessibility (location of routes) and connectivity (number of routes) rather than automobile accessibility/connectivity.



c) Cul-de-sacs should include pedestrian and bicycle pathways that cut through the block from the cul-de-sac to the next street behind the parcels lining the cul-de-sac. Green space may be used to connect adjacent cul-de-sacs, creating a pedestrian connection as well as community open space.

d) Spacing between pedestrian/bicycle connections should be no greater than 400 feet. This can be accomplished by creating mid-block paths and pedestrian shortcuts.

The Use of Green Space as Connectors



7. New streetlight electrical grid systems should be planned to supply future curbside electric vehicle charging stations. A 220/240V electrical supply should be extended to curbside spaces. The conduit should connect to an installed charging unit or an electrical pedestal or a well where a charging station may be installed in the future. Spacing of charging units, pedestals, or wells should be at least one per 50 potential curbside parking spaces in residential subdivisions. **FE**

Section C. MULTI-FAMILY RESIDENTIAL:

1. For residential buildings without solar energy systems, roof surface should be covered with a green/living roof (≥ 50% of roof surface) or with a cool roof.

Green Roof Examples

2. Uncovered rooftop expanses greater than 200 square feet should be designed to be strong enough to support green roofs, community gardens, raised beds, and be accessible to occupants for gardening purposes.

Rooftop Community Garden

3. Roofs should have solar hot water systems (panels), solar photovoltaic panels or low-profile wind energy generation turbines and should include a sustainable plan for maintenance of such systems. Roofs should be covered with a cool roof under the energy generation structures. Roof segments that are uncovered by energy systems should host raised bed garden space or greenhouses, a green/living roof, or cool roof surfaces. **RE**

Low-Profile Roof Top Wind Turbines

Solar Hot Water System

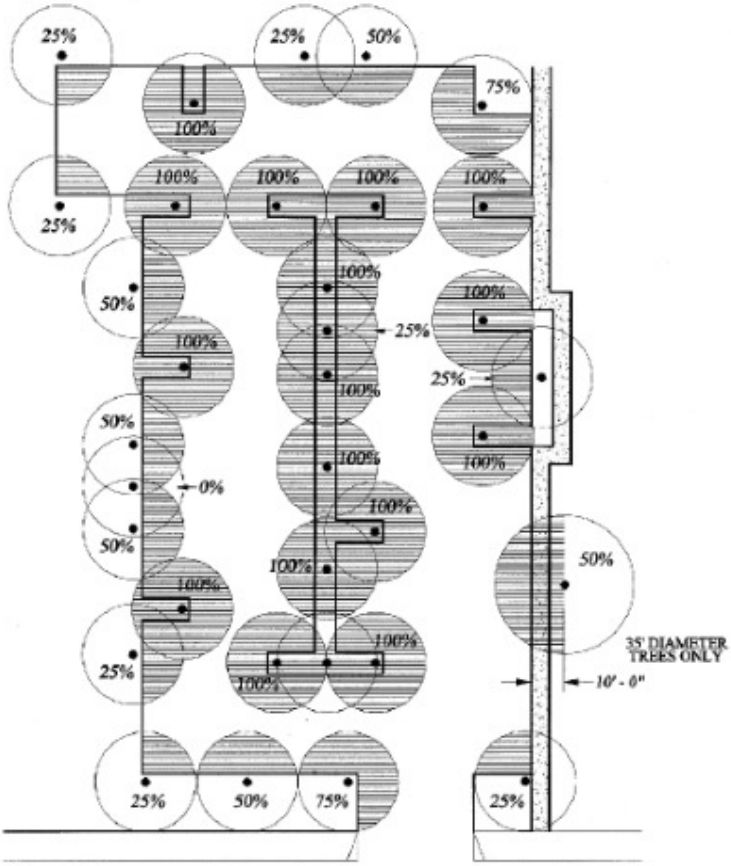
4. Parking lot impacts should be minimized.

   a. Outdoor parking lots with more than 20 spaces and solar access over 75% or more of its surface area should install renewable energy systems on carport structures. **RE**

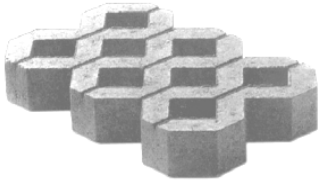
Solar Carport Example

   b. Urban heat island impacts should be minimized through the use of shading (parking lot trees) or paving material design choices. Recommended choices include

renewable energy systems on carport structures, shade trees, underground parking, and open-grid pavement systems. **EE**



TREE SHADING FOR PARKING LOTS



Example of open grid pavement

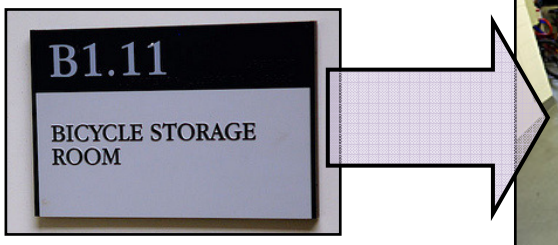
5. Electric vehicle charging units should be made available to tenants with electric vehicles. The parking spaces with charging units should be clearly marked with signs designating them for assigned tenants or electric vehicle use only. **FE**

6. Pedestrian and bicycle paths should provide safe, visible, and unobstructed bicycle and pedestrian access between facilities, from facility entrances to bicycle and pedestrian routes (sidewalks and bicycle lanes), through parking lots, and between facilities and existing or planned bicycle and pedestrian routes.

7. Convenient, visible, and secure bicycle storage facilities should be available on site, sufficient to accommodate demand of residents and guests. **TA**

a) Parking facilities may be lockers that may by locked individually.

b) Parking facilities may be locked storage rooms that are only accessible by building tenants and managers.



c) Parking facilities may be a storage area that is continuously monitored by on-site staff.

8. Outdoor design and features should maximize landscaping water conservation. **WA**

a) All non-tree and non-edible vegetation should be consistent with the applicable City or State water efficient landscape ordinance.

b) Community gardens for food production should be incorporated into the project as an amenity for tenants.

c) Regardless of project size, hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials) consistent with the Low Impact Design parameters found in Appendix C.3 of the NPDES regulations.

d) A rain-garden should be incorporated in to the project in order to utilize rainwater generated by a majority of the available roof area.

Section D. COMMERCIAL / INDUSTRIAL:

1. Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment. **RE**

a) Roofs should host a renewable energy generation system appropriate to its natural resources (i.e. solar photovoltaic cells where there is ample sunlight, and low-profile wind energy generation turbines where wind

currents are adequate). Renewable energy systems should be installed unless they are demonstrated to be cost prohibitive after considering their energy saving benefits over their lifetime.

b) South facing sloped roofs should be constructed at an angle of about 38° to allow solar panels to be installed and to avoid potential awkward protrusions. Future screening of solar panels should be considered when approving a flat roof design.

Sloped Roof Suitable for Solar

c) Roofs should be covered with a cool roof underneath any energy generation structures, and either a green/living roof or cool roof for uncovered portions.

Solar Panels with Cool Roof Below

d) Uncovered rooftop expanses greater than 200 square feet should be designed to be strong enough to support rooftop gardens and other passive recreational uses for employees.

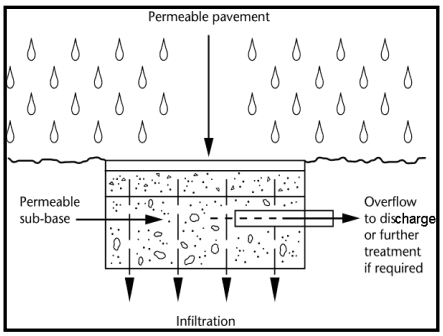
e) Building heights should not cause obstructions in solar access for neighboring buildings.

2. Parking lot impacts should be minimized.

   a) Urban heat island impacts may be minimized through the shading or paving material design choices. Recommended choices include renewable energy systems on carports, shade trees, underground parking, and open-grid pavement systems (see images under Section III.1 & 2). **EE**

   b) Outdoor parking lots with more than 20 spaces and solar access over 75% of more of its surface area should install renewable energy systems on carport structures. The builder may arrange a power-purchase agreement where the energy system is funded and owned by a third party, as a way to alleviate initial cost burden. **RE**

3. Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6-inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern). **WS**



Permeable Paving System for Parking Lot

4. Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.

    a) For sites that do not have a parking lot and must utilize curbside parking, a 220/240V electrical supply should be extended to curbside spaces. The conduit should connect to an installed charging unit or an electrical pedestal or a well where a charging station may be installed in the future.

Curbside

    b) Within parking lots, electric vehicle charging units should be made available to employees and patrons with electric vehicles. The parking spaces with charging units should be clearly marked with signs designating them for assigned employees or electric vehicle use only.

    c) For all new gas stations, at least one rapid charging electric vehicle changing station or battery switching station, and sufficient solar photovoltaic panels to fully charge a number of electric vehicles equivalent to 25% of the estimated average daily trips, should be installed.

    d) Unless it would substantially undermine effective orientation of parking spaces, parking areas for facilities that may include significant quantities of food preparation using oil (e.g. food and beverage sales; eating and

drinking establishments), should include two parking spaces located as close to the kitchen area as possible. The closest space is intended to be the location of future or immediate installations of oil storage or treatment system for reusing waste oil fuel, while the second space is intended to serve as the parking space during fueling or fuel collection. Any storage or treatment system must be compliant with applicable Federal, State and local regulations.

5. Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.

6. Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water. **WA**

7. Large commercial and institutional facilities that are anticipated to employ more than 50 employees, should consider providing on-site shops and services for those employees. **TA**

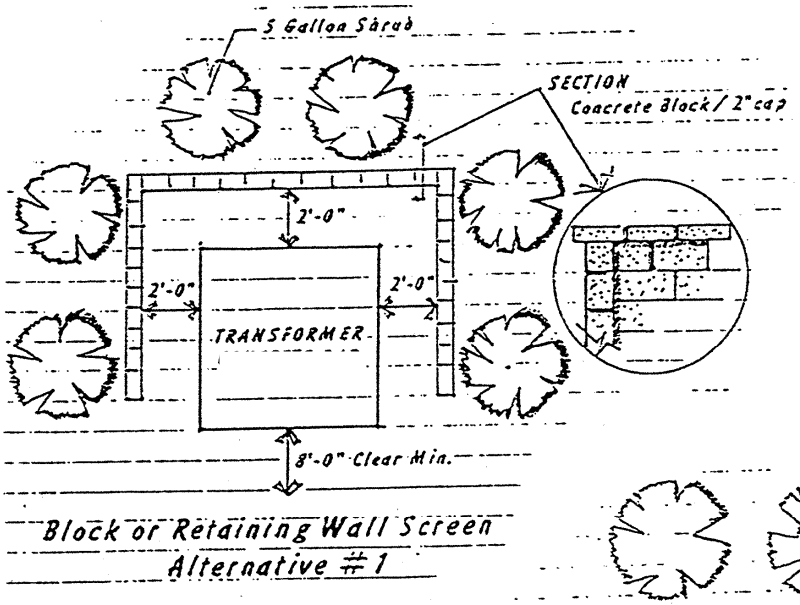
8. Street side building faces should encourage walking. **TA**

a) No more than 40% of a building's street side length, or 50 feet, whichever is less, should be blank walls without doors or windows.

b) Functional entries to buildings should occur at an average of 75 feet or less along sidewalk facing walls.

c) Additional design techniques contained in the Downtown Design Guidelines that encourage walking, should also be utilized where applicable.

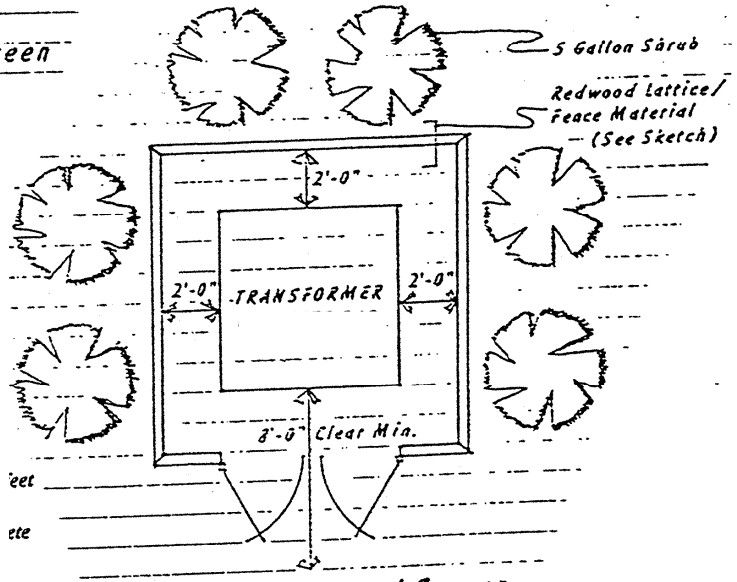
9. Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse. **TA**



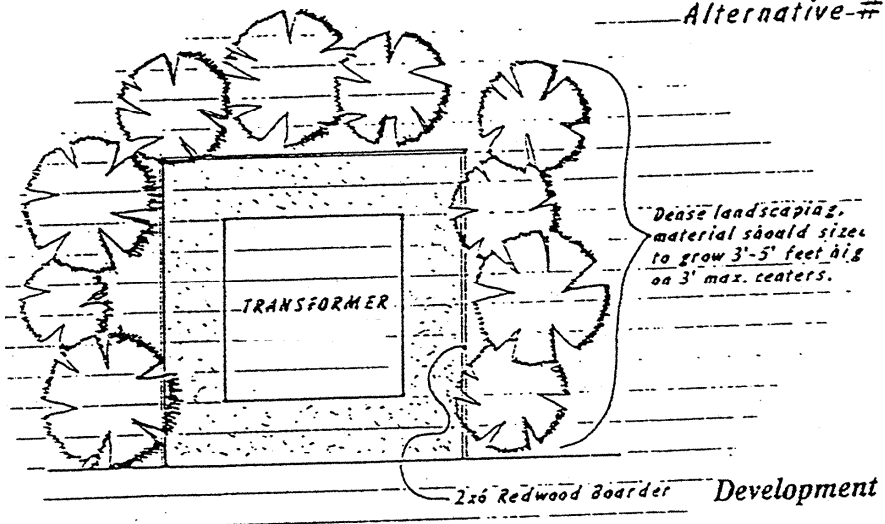
Block or Retaining Wall Screen
Alternative #1

Typical Transformer Screening Requirements:

- Shrubs should be five gallon size containers.
- Each transformer should be surrounded with, at least, four shrubs (two on each side, perpendicular to the street).
- Landscaping should be automatically irrigated.
- Shrubs should be sized to grow between three and five feet at maturity.
- Transformer pads should be surrounded with concrete in the two foot transformer clearance area.



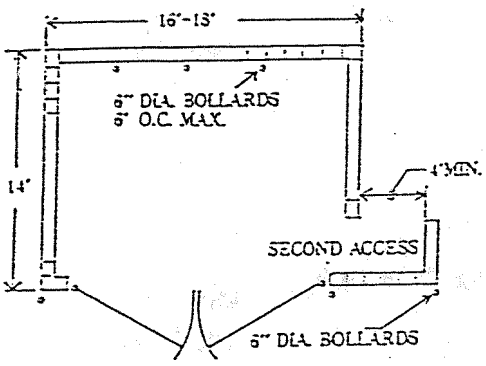
Wood / Architectural Screen
Alternative #2



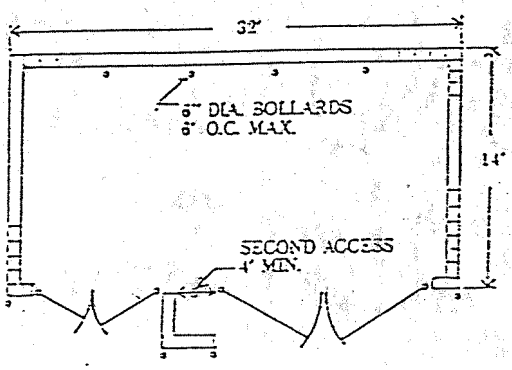
Dense Landscaping Screen
Alternative #3

Development Review Design Guidelines
APPENDIX # 1

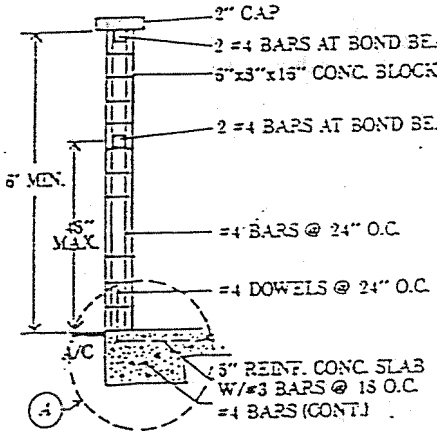
City of Pittsburg
TRASH/RECYCLING ENCLOSURE DETAIL



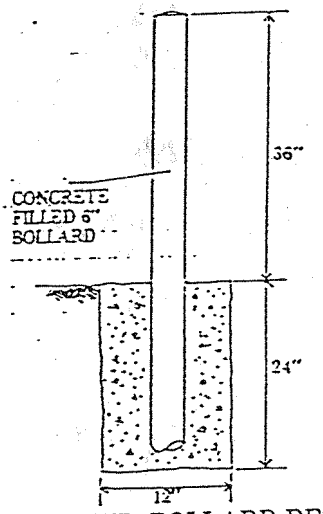
EXAMPLE I
NTS.



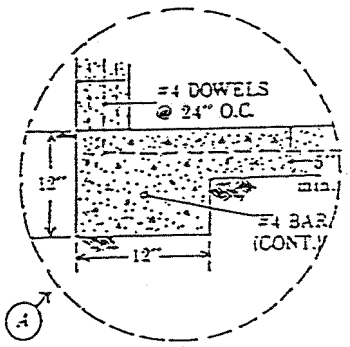
EXAMPLE II
NTS.



TYPICAL WALL DETAIL
NTS.



TYP. BOLLARD DETAIL
NTS.



GENERAL REQUIREMENTS

EXTERIOR TEXTURE SHALL BE CONSISTENT WITH THE MAIN STRUCTURE.

ALL BOLLARDS SHALL BE 6" INCH DIA. WITH 24" EMBEDMENT INTO 12" DIA. FOOTING WITH 36" PROJECTION ABOVE GRADE.

ENCLOSURE SHALL HAVE A SECOND ACCESS.

ENCLOSURE WALLS SHALL BE CONSTRUCTED OF A MASONRY MATERIAL.

ARCHITECTURAL ENHANCEMENTS MAY BE NECESSARY DUE TO CLOSENESS OF PROXIMITY TO PUBLIC RIGHT-OF-WAY.

DUMPSTER ACCESS BE METAL AND OPAQUE CONSTRUCTION.

ENCLOSURE SHALL BE CONSTRUCTED ON A CONCRETE SLAB (ONLY). SLAB SHALL EXTEND AT LEAST 4' BEYOND FRONT OF ENCLOSURE.

Development Review Design Guidelines
APPENDIX # 2