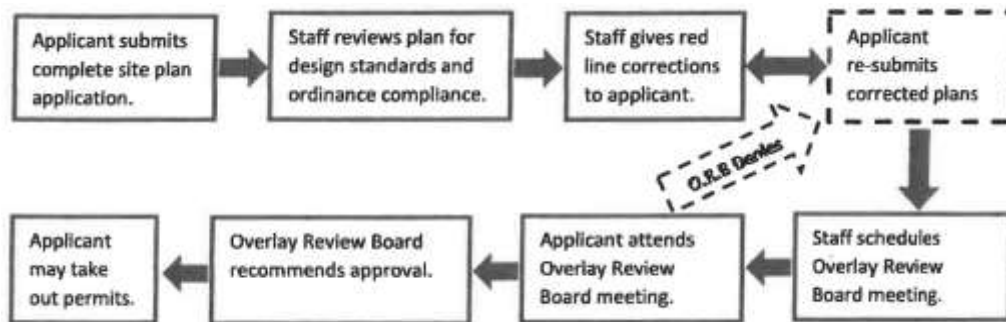

Sec. 102-338. East Riverside/I-90 Overlay District.

- (a) *Purpose.* The purpose of the standards is to improve the quality, compatibility of development, aesthetic and visual character, to promote orderly development and redevelopment, and enhance the economic base of the community by creating an overlay district. East Riverside Boulevard serves as a major east and west commercial corridor for the City of Loves Park, and Interstate 90 is a transcontinental freeway, and the longest interstate highway in the United States.
- (b) *Submittal/approval process.* Please refer to the flow chart below for guidance on the city's process for plan approval. The following process is for plans that are not requesting a variance permit for projects within the East Riverside/I-90 Overlay District:

(1) *Staff review/overlay review board (O.R.B.).*



(c) *Established boundaries.*

East of I-90: Part of the Northeast Quarter (1/4) of Section 2 and part of the North Half (1/2) of Section 1, all in Township 44 North, Range 2 East of the Third Principal Meridian and part of the Southwest Quarter (1/4) of Section 36, Township 45 North, Range 2 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at the Southeast corner of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 1; thence South 89°-35'-04" West, along the South line of the North Half (1/2) of said Section 1, a distance of 4006.10 feet to the Southwest corner of the Northwest Quarter (1/4) of said Section 1; thence North 00°-58'-27" East, 105.01 feet; thence North 88°-00'-26" West, 416.32 feet; thence North 00°-51'-18" East, 211.79 feet; thence South 89°-05'-12" West, 250.06 feet to the East line of premises conveyed to People of the Illinois State Toll Highway Commission per Micro-film No. 88-33-1030 in the Recorder's Office of Winnebago County, Illinois; thence North 30°-34'-14" West, along said East line of said premises, so conveyed, 444.46 feet to the Southernmost corner of Plat 1 of the Business Park at Spring Creek Lakes, being a subdivision of part of the Southeast Quarter of Section 35 and part of the Southwest Quarter of Section 36, both located in Township 45 North, Range 2 East of the Third Principal Meridian, also part of the Northwest Quarter of Section 1 and part of the Northeast Quarter of Section 2, both located in Township 44 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision is recorded in Book 49 of Plats on Page 93B in said Recorder's Office of Winnebago County, Illinois; thence North 36°-30'-17" East, 75.29 feet; thence North 08°-35'-05" West, 303.51 feet; thence North 49°-23'-43" East, 520.43 feet; thence North 00°-25'-00" East, 236.18 feet; thence North 80°-31'-51" East, 587.18 feet; thence North 66°-31'-31" East, 584.94 feet (the previous six courses being along a Southerly boundary of said Plat 1 of the Business Park at Spring Creek Lakes); thence South 88°-59'-23" East, 120.00 feet; thence North 01°-00'-37" East, 687.59 feet to the North line of the Northwest Quarter (1/4) of said Section 1; thence North 89°-39'-29" East, along the North line of the Northwest Quarter (1/4) of said Section 1, a distance of 442.56 feet; thence North 24°-11'-05" East, 666.63 feet; thence North 00°-06'-31" West, 233.40 feet; thence North 24°-12'-11" East, 531.82 feet; thence North 89°-38'-18" East, 942.41 feet to the North and South Half Section line of aforesaid Section 36 (the previous four courses being along an Easterly and Southerly boundary of said Plat 1 of the Business Park

at Spring Creek Lakes); thence South 00°-15'-45" West, along the North and South Half Section line of said Section 36, a distance of 1274.04 feet; thence South 13°-43'-16" West, 114.04 feet to a point on the North and South Half Section line of aforesaid Section 1; thence South 00°-13'-45" West, along the North and South Half Section line of said Section 1, a distance of 648.83 feet; thence South 89°-39'-36" West, 690.42 feet to the Northwest corner of Lot Three (3) as designated upon Plat No. 1 of Northeast Community Park, being a subdivision of part of the North ½ of Section 1, T. 44N., R. 2E. of the 3rd P.M., the plat of which subdivision is recorded in Book 47 of Plats on Page 169 in said Recorder's Office; thence South 00°-27'-15" East, along the West line of said Lot Three (3), and said line extended South, 1364.67 feet to a point in the North line of Plat No. 3 of Riverside - I-90 Centre, being a subdivision of part of the North Half of Section 1-44-2, the plat of which subdivision is recorded in Book 40 of Plats on Page 71B in said Recorder's Office; thence North 89°-33'-34" East, along the North line of said Plat No. 3 of Riverside - I-90 Centre, and said line extended East, 1515.46 feet to a point on the curved Easterly line of Paladin Parkway (County Highway No. 5); thence Northwesterly, along the curved Easterly line of said Paladin Parkway (County Highway No. 5), being along a circular curve to the left, having a radius of 1062.94 feet, to the North line of the South 163 Acres of the North Half of said Section 1 (the chord across said curved course bears North 20°-49'-25" West, 799.64 feet); thence North 89°-35'-04" East, along the North line of the South 163 Acres of the North Half of said Section 1, a distance of 884.69 feet to the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 1; thence South 01°-10'-38" West, along the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 1, a distance of 1329.94 feet to the point of beginning. Situated in the County of Winnebago and State of Illinois.

West of I-90: Part of the North Half (1/2) of Section 2 and part of the Northeast Quarter (1/4) of Section 3, all in Township 44 North, Range 2 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at the Northwest corner of Lot Two (2) as designated upon Plat of Puri-Leek Subdivision, being a resubdivision of Lot Three and part of Park Place as designated upon the Plat of R.T.S. Commercial Centre, being a part of the Northeast Quarter of Section 2-44-2, the plat of which subdivision is recorded in Book 44 of Plats on Page 6B in the Recorder's Office of Winnebago County, Illinois; thence North 89°-29'-32" East, along the North line of said Lot Two (2), a distance of 415.83 feet; thence South 03°-36'-09" West, along an East line of said lot, 124.45 feet; thence South 18°-44'-39" West, along an East line of said lot, 63.17 feet to the Northeast corner of Final Plat No. 2 of Gateway Business Park, being a subdivision of part of the Northeast Quarter of Section 2, Township 44 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision is recorded in Book 44 of Plats on Page 103A in aforesaid Recorder's Office; thence South 18°-44'-39" West, along an East line of said plat, 147.13 feet; thence South 31°-26'-38" West, along an East line of said plat, 880.96 feet; thence South 56°-26'-43" West, along an East line of said plat, 168.13 feet to the Easterly most corner of Lot Two (2) as designated upon Final Plat No. 1 of Gateway Business Park, being a subdivision of part of the Northeast Quarter of Section 2, Township 44 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision is recorded in Book 44 of Plats on Page 66B in aforesaid Recorder's Office; thence South 56°-26'-43" West, along a Southerly line of said plat, 70.41 feet; thence South 83°-30'-47" West, along a South line of said plat, 383.81 feet; thence North 87°-03'-05" West, along a South line of said plat, 134.32 feet; thence South 82°-14'-39" West, 153.27 feet to the Southeast corner of Lot Five (5) as designated upon Rock Cut Business Park Plat 2, being a subdivision of part of the N.W. ¼ of Section 2, T. 44 N., R. 2 E. of the 3rd Principal Meridian, the plat of which subdivision is recorded in Book 40 of Plats on Page 60B in aforesaid Recorder's Office; thence Southwesterly, along a circular curve to the left, having a radius of 18,677.17 feet, to a point (the chord across said curved course bears South 88°-43'-04" West, 112.13 feet); thence South 88°-32'-39" West, along the South line of said Plat of Rock Cut Business Park Plat 2, and along the South line of Plat No. 5 of Rock Cut Business Park, being a subdivision of part of the Northwest ¼ of Section 2, Township 44 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision is recorded in Book 45 of Plats on Page 117 in aforesaid Recorder's Office, a distance of 582.10 feet; thence South 88°-32'-45" West, 128.04 feet to the Southeast corner of Lot Seven (7) as designated upon Rock Cut Business Park Plat 3, being a subdivision of part of the N.W. ¼ of Section 2, T. 44 N., R. 2 E. of the 3rd Principal Meridian and a Replat of Lot 1 Rock Cut Business Park, the plat of which subdivision is recorded

in Book 40 of Plats on Page 167A in aforesaid Recorder's Office; thence South 88°-32'-39" West, along the South line of said Rock Cut Business Park Plat 3, a distance of 1028.76 feet; thence North 88°-05'-26" West, 85.16 feet to the Southeast corner of Lot Seven (7) as designated upon Plat No. 17 of Kings Acres Subdivision, being a subdivision of part of the Northwest Quarter of Section 2, Township 44 North, Range 2 East of the Third Principal Meridian and a Replat of Lot 1 and 3 of the Final Plat of Kings Acres Subdivision Plat No. 16, the plat of which subdivision is recorded in Book 48 of Plats on Page 182B in aforesaid Recorder's Office; thence South 88°-32'-39" West, along the South line of said Plats 16 and 17 of Kings Acres Subdivision, 563.12 feet; thence South 87°-37'-34" West, 189.43 feet; thence South 89°-13'-30" West, 172.92 feet to the Southeast corner of Lot Fifty-two (52) as designated upon Plat No. 17 of Rock Valley Business Park, being a subdivision of part of the Northeast Quarter (1/4) of Section 3, Township 44 North, Range 2 East of the Third Principal Meridian, a Re-Plat of part of Lot 10, Plat No. 1 of Rock Valley Business Park and a part of vacated County Highway No. 11 (Perryville Road), the plat of which subdivision is recorded in Book 41 of Plats on Page 109B in aforesaid Recorder's Office; thence North 00°-43'-34" East, 227.24 Feet; thence North 02°-49'-32" West, 72.84 feet to a point of tangency on the East side of Back Street as designated upon Road and Easement Dedication Plat for Back Street, being a part of Lots 9 and 10 in Plat No. 1 of Rock Valley Business Park, part of Lot 2 in the Re-Plat of Lot 7 of Plat No. 1 of Rock Valley Business Park and part of Lots 52, 53 and 54 in Plat No. 17 of Rock Valley Business Park, all being part of the Northeast ¼ of Section 3, Township 44 North, Range 2 East of the Third Principal Meridian, the plat of which is recorded in Book 43 of Plats on Page 31 in aforesaid Recorder's Office; thence North 09°-16'-21" West, 229.19 feet; thence North 07°-03'-58" West, 173.71 feet; thence North 11°-13'-13" West, 193.19 feet; thence North 00°-43'-34" East, 420.00 feet (the previous four courses being along the East line of Back Street); thence North 89°-13'-30" East, along the North line of Lot Eight (8) as designated upon Plat No. 1 of Rock Valley Business Park, being a subdivision of part of the Northeast Quarter of Section 3, Township 44 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision is recorded in Book 38 of Plats on Page 128A in aforesaid Recorder's Office, a distance of 330.00 feet; thence South 80°-39'-27" East, 66.76 feet to the Southwest corner of Rock Valley Parkway, as designated upon aforesaid Rock Cut Business Park Plat 3; thence North 45°-43'-34" East, 14.14 feet; thence South 89°-16'-26" East, 142.88 feet; thence Northeasterly, along a circular curve to the left, having a radius of 1132.80 feet, to a point (the chord across said curved course bears North 88°-03'-38" East, 105.37 feet); thence North 85°-23'-41" East, 595.11 feet; thence Northeasterly, along a circular curve to the right, having a radius of 1970.00 feet, to a point (the chord across said curved course bears North 87°-33'-35" East, 148.85 feet); thence North 89°-43'-29" East, 535.52 feet to the Southwest corner of Rock Valley Parkway, as designated upon Rock Cut Business Park, being a subdivision of part of the N.W. ¼ of Section 2, T. 44 N., R. 2 E. of the 3rd Principal Meridian, the plat of which subdivision is recorded in Book 40 of Plats on Page 14A in aforesaid Recorder's Office (the previous six courses being along the South line of said Rock Valley Parkway); thence Northeasterly, along a circular curve to the right, having a radius of 1686.00 feet, to a point (the chord across said curved course bears North 89°-36'-51" East, 70.40 feet); thence South 89°-11'-22" East, 368.93 feet to the Southeast corner of Rock Valley Parkway, as designated upon said Plat of Rock Cut Business Park; thence South 89°-11'-22" East, 619.37 feet to the Southeast corner of Rock Valley Parkway, as designated upon Rock Cut Business Park Plat No. 4, being a subdivision of part of the Northwest ¼ of Section 2, Township 44 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision is recorded in Book 41 of Plats on Page 30A in aforesaid Recorder's Office; thence South 84°-43'-57" East, 126.58 feet to the East end of a 35 foot radius as designated upon Lot Four (4) of R.T.S. Commercial Centre, being a part of the N.E. ¼ of Section 2-44-2, the plat of which subdivision is recorded in Book 41 of Plats on Page 53A in aforesaid Recorder's Office; thence Northeasterly, along a circular curve to the right, having a radius of 190.00 feet, to a point (the chord across said curved course bears North 89°-07'-48" East, 85.29 feet); thence South 77°-53'-58" East, 125.08 feet; thence Southeasterly, along a circular to the left, having a radius of 380.00 feet, to a point (the chord across said curved course bears South 84°-12'-13" East, 83.45 feet); thence North 89°-29'-32" East, 429.58 feet (the previous four courses being along the North line of said Lot Four (4)); thence North 81°-56'-09" East, 101.89 feet to the point of beginning. Situated in the County of Winnebago and State of Illinois.

(d) *Permitted uses.* The permitted uses in the East Riverside/I-90 Overlay District shall be as established by the underlying zoning district as set forth in article III, section 102-174, and section 102-188, subject to the following limitations:

(1) *Permitted with a special use permit.*

a. *Commercial retail (CR).*

1. Day care centers and nursery schools.
2. Dry cleaning and laundry receiving and distribution stations.
3. Educational institutions.
4. Florist shops that include attached greenhouses.
5. Laundries, automatic self-service type or hand.
6. Postal substations.
7. Shoe and hat repair shops.
8. Studios for musicians, artists, dancing instruction, photo, and masseurs.
9. Garden supply and seed stores, including greenhouses.
10. Interior decoration shops, including upholstery and making of draperies, slip covers and other similar articles, when conducted as part of the retail operation and secondary to the main use.
11. Laboratories, medical, dental, research, experimental and testing, provided no production or manufacturing of products take place.
12. Offices, business, medical and professional, as a single use on a zoning lot, or which occupy more than 25 percent of the total building area in a multi-tenant building.
13. Orthopedic and medical appliance store, but not including the assembly or manufacturing of such articles.
14. Pet shops.
15. Charitable and nonprofit uses or institutions.
16. Printing and publishing.
17. Schools: music, dance, business, commercial or trade.
18. Intertrack wagering facility.
19. Medical marijuana dispensary.
20. Automobile service stations.
21. Fast food restaurants with drive-in facilities or drive-through facilities.
22. Automobile laundry.
23. Hospitals and medical clinics.
24. Banks and credit unions.
25. Automatic teller machines which are not located on the premises of the financial institution with which they are affiliated.
26. Motels, hotels.

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- b. *Light industrial (IL).*
1. Any production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products which conform to the performance standards established for this article. Not including any uses listed under IH.
 2. Accessory structures and uses.
 3. Any use which may be allowed as a permitted use or a special use in the CR and CG districts.
 4. Veterinarians' offices and hospitals.
- (2) *Not permitted.* The following are not permitted uses in the East Riverside/I-90 Overlay District:
- a. *Commercial retail (CR).*
1. Ambulance service.
 2. Blueprinting and photo stating establishments.
 3. Exterminating shops.
 4. Laundry, dry cleaning plant, provided that only nonflammable solvents are used.
 5. Radio and television broadcasting stations.
 6. Taxidermists.
 7. Temporary sales as a primary use, 45 days, i.e., Christmas trees, landscape and nursery supplies.
 8. Undertaking establishments, funeral parlors, or mortuaries.
 9. Veterinary clinics.
 10. Automobile sales and services, new and used, on an open lot or within a building.
 11. Automobile parts and accessory stores.
 12. Automobile painting and body repair.
 13. Upholstery shops.
 14. Mini-warehouses and/or self-storage facilities, including boat, motorhome, and trailer storage facilities.
 15. Truck, boat, and recreational vehicle sales as the primary use.
 16. Cash/title loan financial institutions.
 17. Overnight commercial vehicle and/or semi-trailer parking.
- b. *Light industrial (IL).*
1. Wholesaling and warehousing; local cartage and express facilities, but not including motor freight terminals.
 2. Radio and television towers.
 3. Sewer lift stations.
 4. Telephone exchanges.
 5. Water filtration plants.

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- 6. Water pumping stations.
 - 7. Water reservoirs.
 - 8. Gun shooting range.
 - 9. Archery ranges.
 - 10. Overnight commercial vehicle and/or semi-trailer parking.
- (3) *Accessory uses.* Any use or accessory to any permitted use is permitted in this district when clearly established as an accessory to a permitted use.
 - (4) *Housing and commercial office uses.* To maintain the integrity of a mixed-use development, 100 percent housing and/or commercial office use will be allowed above any ground level permitted commercial retail use.
 - (5) *Multiple buildings on a single lot.* Multiple buildings on a single lot may be permitted through an approved site plan.
- (e) *Review required.* Review and approval shall be required for: All new mixed-use and commercial development; a site access plan, that shall be included as part of the site plan and approved by the city; additions, alterations and improvements, other than ordinary repair or maintenance to existing structures, signs and sites located within the East Riverside/I-90 Overlay District. The overlay review board will conduct review and approval for conformance of submitted projects. Any projects requesting a variance will be reviewed by the overlay review board and the community development committee. Any projects requesting a special use permit will be reviewed by the zoning board of appeals and community development committee.
 - (f) *Ordinary repair or maintenance.* Ordinary repair or maintenance is work done to prevent deterioration or to replace parts of a building, structure, and sign or exterior architectural feature with equivalent materials used to correct the deterioration, decay or damage of any building, structure, sign or exterior architectural feature. Ordinary maintenance or repair work may not exceed 25 percent of the structure's assessed value in any 24-consecutive-month period. Ordinary repair or maintenance is permitted without review.
 - (g) *Additions to existing structures.* Any additions to an existing primary structure located within the boundary of the East Riverside/I-90 Overlay District will be required to comply with the development guidelines and standards (below). Unless, the addition to the primary structure is less than 25 percent of the total square feet of the existing structure.
 - (h) *Development guidelines and standards.* The development guidelines and standards are intended to enhance and protect the aesthetic and visual character and experience within the East Riverside/I-90 Overlay District.
 - (1) *Building design.* New buildings must be designed to include common features and materials. These features create a sense of place and character for the city.
 - a. *Exterior building materials.* Building materials, including those of attached structures, should be used and installed in keeping with the chosen architectural style. A minimum of three colors per elevation required. Materials should be of a scale appropriate to the pedestrian and compliment adjacent structures. If building facade is away from pedestrian walkways, larger scale building materials may be approved by the city. See "Exterior Material Legend" below for a listing of approved/not approved materials.

Exterior Material Legend

Approved Exterior Materials	Not Approved Exterior Materials
Brick or brick veneer	Aluminum siding

Natural stone (limestone, brownstone, lannon stone, marble, granite)	Veneer based plywood siding
Concrete tile roofing	Plywood panels
Cement-fiber siding	Plexi-glass
Decorative concrete masonry units (CMU)	Standing seam or batten seam metal roofing - unless dictated by the specific architectural style
Concrete, including pre-cast panels - shall be used when incorporating color, texture and architectural finish features	Painted smooth-faced concrete masonry units - unless used in locations behind screen walls
Exterior grade wood - accent only	Exposed steel framing - unless integral to the design
Composite or manufactured wood siding - accent only	T-111
High-Impact stucco or EIFS (90-150 inches-pound) may be used on 100% of any side of a building not visible from the public right-of-way. High-Impact stucco or EIFS may not exceed 30% of any wall area, above first story (6 feet above grade), visible from the public right-of-way.	Stucco or EIFS may not be used on the first story (6 feet above grade) of a building.
Vinyl - accent only	Smooth concrete block
Glass block - may be used only as a feature element, not for glazing or windows	Corrugated tin roofing (unless dictated by the specific architectural style)
Brick and stone pavers	
Manufactured stone	
Commercial grade asphalt shingles	
Slate roofing	
Glass	
Metal panels - shall make up no more than 25% of the exterior building materials used	
Corrugated metal with exposed fasteners - shall make up no more than 25% of the exterior building materials used	

- b. *Exterior material colors.* The building color palette should consider the surrounding buildings and strive to be harmonious with buildings both within the development and between adjacent off-site buildings (adjacent buildings are buildings within a 200-foot radius).
- c. *Building details.* Each building shall incorporate several common architectural features, appropriate for the architectural style chosen. Examples include: Pilasters, piers, columns, friezes, cornices, and window surrounds. Building elements such as awnings, signs, doors, windows, and lighting should complement the building facade and finishes.
- d. *Attached structures.* Use of awnings, canopies, or other design features are required to enhance main facades, especially at building entries. Attached structures shall be compatible with and complement adjacent structures within a 200-foot radius.
- e. *Building entrances.* Building entrances are required to be clearly articulated to indicate a transition from the exterior to the interior of the building. Every main entrance is required to have a special emphasis when compared to the other portions of the building.
- f. *Facade articulation.* Buildings designed with completely flat facades and monotone color schemes are not permitted. All buildings are required to have horizontal and vertical facade

variations such as pop-outs, bays, recesses, arches, banding, columns, or similar features. These features are required at least every 50 feet along all exterior wall planes.

- g. *Height and roofline.* Varied roofline elevations are required to add architectural interest and avoid the appearance of long, monotonous roofline expanses. A variation such as a parapet or tower is required every 50 feet of roofline. Also, mechanical equipment mounted on the roof must be screened from ground-level view and the back of parapets must match the color and materials of the building.
 - h. *Pedestrians.* All buildings will be designed to encourage pedestrian activity and social interaction. Buildings that contain more than one story or that are above 20 feet in height are required to provide a clearly articulated and more detailed base that relates to pedestrians.
 - i. *Windows.* Windows are key to the overall design of a building and the relationship between the exterior and interior. Eye level windows are required to relate to the scale of a person. Clear glass for storefronts, windows and doors, within the retail merchandising areas is required. Slightly tinted glass for energy efficiency purposes may be used. Window tints shall be grey, blue, or bronze. Mirrored glass is prohibited.
 - j. *Building signs.* Signs located on any building will be planned for as part of the building's overall design and should integrate similar or complementary materials as the building.
- (2) *Site design.* New developments are required to match or compliment surrounding developments and landscapes to create a site which follows the standards and adds positively to the overall East Riverside/I-90 Overlay District environment.
- a. *Building placement.* A building's placement is an essential component to site design and has an overall effect on the development of surrounding properties. Building placement is required to comply with the following:
 - 1. The main facade of a building must be oriented to face the principal street which it has frontage.
 - 2. Buildings on corner lots must be oriented so that the main facade is giving equal treatment to each street it has frontage. Also, these buildings should include a prominent architectural feature of greater height than the rest of the roof, or emphasis at the corner where the two public streets meet.
 - b. *Screening.* Screening sometimes is an afterthought to site planning and design, screening is an important detail for making aesthetically attractive sites. The following is required for screening:
 - 1. Loading and service areas shall be screened with walls and landscaping. Views from adjacent properties or uses must be minimized.
 - 2. Mechanical equipment, whether ground level or roof top, shall be screened from ground-level view. Large trash receptacles, dumpsters, utility meters, satellite dishes, antennas, etc., shall be similarly treated. Screening material shall consist of a masonry wall, dense landscaping, or any other such material that is found compatible and approved.
 - 3. Razor fences and chain link are prohibited.
 - c. *Landscaping.* The purpose and intent of the landscaping requirements are to reduce the visibility of paved areas from adjacent properties and streets, minimize noise and glare, and to enhance public safety by defining spaces to influence traffic movement. Landscaping will also reduce the amount of storm water run-off, provide transition between neighboring properties, and soften structures. The landscaping requirements shall be as established by article III, section 102-136

and article V, section 102-258. In addition, the following requirements shall apply to all landscape plans:

1. A landscaping plan shall be submitted in conjunction with the development or site plan.
 2. A landscaping plan shall be drawn to scale, include dimensions and distances, and clearly delineate all existing and proposed vehicular movement and parking, and the location, size and description of all landscaping materials. All easements, transition buffer areas and setback areas shall be labeled and dimensioned. Outdoor furniture and fixtures for commercial and mixed-use development are encouraged and shall be considered part of the landscaping plan and identified on the landscape plan.
 3. The property owner or designated agent shall be responsible for the maintenance, repair and replacement of all landscaping materials. All plant material and landscaped bed areas shall be tended and maintained in a healthy growing condition, free from refuse, debris and weeds.
- d. *Lighting.* Carefully planned lighting schemes can create safe environments for pedestrians and motorists. Proper layout, height, fixture selection and lighting level shall be incorporated as part of the site design requirements:
1. Site lighting shall be of low-intensity from a concealed source, shall be of a clear white or amber light that does not distort colors, and shall not spill over onto adjoining properties, highways, or in any way interfere with the vision of on-coming motorists. Lighting fixtures shall be of a directional type capable of shielding the light source from direct view. The development plan or site plan must show the relationship of fixtures and the light patterns to each other, to the project site, to the unit development, and to the adjacent rights-of-way.
 2. Fixtures used to accent architectural features, landscaping or art shall be located, aimed or shielded to minimize light spill into the surrounding environment.
 3. Architectural lighting shall be recessed under roof overhangs or generated from a concealed source, low-level light fixture(s). Roof lights, lighted roof panels, and other methods of illuminating buildings, deemed inappropriate, are not allowed.
 4. Decorative, low-level intensity, non-concealed source lighting that defines on-site vehicular and/or pedestrian ways are acceptable.
 5. The lighting plan shall not conflict with the landscape plan, and the two shall be submitted simultaneously for review.
- e. *Parking and active transportation.* Developments which generate significant traffic increases shall include a traffic study by a licensed civil engineer. Site layout and design must address the needs of motorists, pedestrians, bicycles, and other forms of transportation. Access and safety on the site should be ensured for all users. In addition to the parking requirements established in article V, section 102-260, the following will be required:
1. Major internal circulation roadways must be separated from parking areas using curb and gutter, landscaping, pedestrian walkways, and lighting.
 2. Separated cross-access for automobiles and pedestrians in parking lots is required. Cross-access for pedestrians shall consist of a dissimilar material from the parking lot.
 3. Pedestrian cross-access within parking lots shall connect to sidewalks, bike paths, and/or multi-use paths within the public rights-of-way.

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4. Loading and service areas should be located away from street edge and public circulation patterns.
- f. *Pedestrian circulation and trail connections.* Development shall recognize the need for pedestrian circulation both within development and to and from adjacent developments.
1. The design of development plans shall incorporate sidewalks meeting the city's standards that allow for safe pedestrian access throughout the area and provide the ability for pedestrians to conveniently walk between development areas throughout the East Riverside/I-90 Overlay District.
 2. Site plan designs shall provide for ADA-compliant handicapped access to the sidewalks at street intersections and from parking areas within the development.
 3. Where applicable, development plans will be required to provide for pedestrian and/or bike trail connections that can provide a link to larger trail networks both within and/or adjacent to the overlay district area. Where construction of such facilities is not appropriate as part of the initial development (because of incomplete adjacent sections), the developer/property owner will be required to provide a permanent easement or right-of-way for later construction along with a surety bond or escrow in compliance with the city's subdivision regulations to pay for the trail/bikeway improvement at a future time.
- g. *Shared off-street parking for different categories of uses.* Business establishments constituting different categories of use may share parking as follows:
1. Office use and a retail sales and service use. The parking requirement for the retail sales and service use may be reduced by 20 percent, provided that the reduction does not exceed the minimum parking requirement for the office use.
 2. Residential use and a retail sales and service use (other than eating and drinking establishments or entertainment uses). The parking requirement for the residential use may be reduced by 25 percent, provided that the reduction does not exceed the minimum parking requirement for the retail sales and service use.
 3. Office use and a residential use. The parking requirement for the residential use may be reduced up to 50 percent, provided that the reduction does not exceed the minimum parking requirements for the office use.
- h. *Shared off-street parking for uses of the same type.* Business establishments constituting uses of the same type may share parking. The zoning officer may authorize, in writing, shared parking arrangements between two or more commercial uses having the same or overlapping operating hours, allowing reductions in the total minimum number of required parking spaces as follows:
1. Up to a 15 percent reduction in the total minimum number of required parking spaces for four or more separate establishments.
 2. A ten percent reduction in the total minimum number of required spaces for three separate establishments.
 3. A five percent reduction in the total minimum number of required spaces for two establishments.
 4. The establishments, for which the shared parking application is being made for shall be located within 800 feet of the parking facility. The parking facility shall be in a commercially zoned district.

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5. The reduction to parking quantities allowed through shared parking shall be determined as a percentage of the minimum parking requirement as stated in article V, section 102-260 of the City Code of Ordinances.

(Ord. No. 4204-18, § 1, 5-14-18; Ord. No. 4254-19, 2-11-19; Ord. No. 4399-21, 3-15-21; Ord. No. 4400-21, 3-15-21)