

ORDINANCE NO. 2000-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AMENDING AND RE-FORMATTING THOSE PORTIONS OF THE ZONING ORDINANCE APPLICABLE TO COMMERCIAL DISTRICTS INTO A NEW CHAPTER 19.11, COMMERCIAL DISTRICTS, AND AMENDING THE ZONING MAP TO DELETE THE HIGH DENSITY RESIDENTIAL DESIGNATION ON HIGHWAY 29; DELETING THE MIXED USE DESIGNATION AND DESIGNATING THOSE PROPERTIES TO CC-COMMUNITY COMMERCIAL

WHEREAS, the City of American Canyon adopted its General Plan in 1994 and its Zoning Ordinance in October of 1996; and

WHEREAS, five years after the adoption of the General Plan, the Planning Commission initiated a review of the General Plan and Zoning Ordinances applicable to the Highway 29 Commercial Corridor; and

WHEREAS, the Planning Commission held a series of public meetings and hearings regarding the General Plan, Zoning Map, and Zoning Code Permitted Uses and Development Standards applicable to the Commercial Districts in general and specifically, the Highway 29 corridor, at which times all those in attendance were given the opportunity to be heard; and

WHEREAS, along the Highway 29 Commercial Corridor there are properties designated for High Density Residential, Mixed Use, Commercial Corridor, and Neighborhood Commercial uses; and

WHEREAS, it was determined that due to the size, configuration, and ownership patterns of land within the High Density Residential designation made development of those properties with high density residential uses was not feasible; and

WHEREAS, in order to offset the potential loss of High Density Residential units, the Commercial Districts were amended to allow similar densities in conjunction with commercial development on any property designated CC-Community Commercial; and

WHEREAS, the Planning Commission determined that the allowed uses and development standards in the Mixed Use were similar to that of the Community Commercial designations; and

WHEREAS, in order to simplify the interpretation and application of the General Plan and Zoning Code provisions applicable to the Highway 29 Commercial Corridor, the Planning Commission determined it would be appropriate to integrate the provisions of the Mixed Use designation into the Community Commercial designation and delete the Mixed Use designation from the General Plan and Zoning Code; and

WHEREAS, these discussions and public hearings culminated in City Council adoption of General Plan Amendment 99-01, that required amendments to the Zoning Ordinance and Zoning Map to maintain internal consistency with the General Plan; and

WHEREAS, the Planning Commission considered testimony stating that the current Zoning Ordinance has the various applicable provisions of the Commercial Districts in four separate Chapters, which is confusing and leads to misunderstandings and errors; and

Chapter 19.11

Commercial Districts

Sections:

- Section 19.11.010 Purpose and Intent**
- Section 19.11.020 Establishment of Districts**
- Section 19.11.030 Applicability**
- Section 19.11.040 Permitted Uses**
- Section 19.11.050 Development Standards**
- Section 19.11.060 Automobile Parking Requirements**
- Section 19.11.070 Loading Requirements**
- Section 19.11.080 Bicycle Parking Requirements**
- Section 19.11.090 Design Elements**

19.11.010 Purpose and Intent: The purpose and intent of this chapter is to:

- A. Establish reasonable Development Standards to guide the orderly development of property within the CC (Community Commercial) and CN (Neighborhood Commercial) District: and
- B. Establish a range of permitted uses and reasonable development standards to guide the orderly development within each Commercial District in a manner consistent with the General Plan's Land Use Schedule and Sub-Area Schedule.

19.11.020 Establishment of Districts: This chapter establishes two Zoning Districts to allow a broad range of commercial uses within those Districts. The following Commercial Districts are hereby established:

- A. **CC (Community Commercial) District:** To accommodate a broad range of commercial uses that will serve local residents and the greater community and reduce the need for external trips to adjacent jurisdictions for goods and services, and provide shopping and service opportunities for commuters, visitors, and tourists.
- B. **CN (Neighborhood Commercial) District:** To encourage a limited range of retail and service commercial uses that are oriented to the day-to-day needs of the local residents, at a scale compatible with adjacent neighborhoods.

19.11.030 Applicability: The provisions of this Chapter shall apply to all uses within the Commercial Districts as shown on the Official Zoning District Map of the City of American Canyon. Development within the Commercial Districts shall conform with all applicable development standards, regulations, and performance standards of this Title.

19.11.040 Permitted Uses: Table 1 of this Chapter sets forth the permitted and conditionally permitted uses for each Commercial District. A "P" designates a permitted use. A "C" indicates a conditionally permitted use subject to approval of a Use Permit by the Planning Commission. If no letter is found opposite a particular use, it is not permitted in that District.

Table 1
Permitted and Conditionally-Permitted Uses

| Use Classification | Zoning District | | Related Provision |
|--|-----------------|----------------|-----------------------------|
| | CN | CC | |
| Residential | | | |
| Congregate Living Facility | - | - | |
| Farm Employees Housing | - | - | |
| Garden Apartments | - | - | |
| Mobile Home | - | - | |
| Mobile Home Park | - | - | |
| Multi-Family Residential | C | C ¹ | ¹ GP Policy 1.15 |
| Residential Care Home | - | - | |
| Second Residential Unit | - | - | |
| Single Family Residential | | | |
| • Detached | - | - | |
| • Semi-Detached | - | - | |
| Townhouses | - | - | |
| Commercial | | | |
| Adult Business | - | C | |
| Animal Sales and Services | | | |
| • Boarding Kennel | - | C | |
| • Grooming | P | P | |
| • Medical Care | P | P | |
| • Retail Sales | P | P | |
| Bank, Savings and Loan | P | P | |
| • Drive-Up Service | - | P | |
| • Walk-Up Service | P | P | |
| Bookstores | P | P | |
| Building Materials and Services | - | C | |
| Catering | P | P | |
| Commercial Printing | - | P | |
| • Limited Printing | P | P | |
| Communication Services | - | P | |
| Drugstores | P | P | |
| Eating and Drinking Establishments | P | P | |
| Entertainment, Indoor | C | P | |
| • Amusement Center | C | C | |
| • Gaming | - | C | |
| Food Sales | P | P | |
| Funeral and Internment Services | - | C | |
| Gas Stations and Automobile Service Facilities | C | C | |
| Grocery and Drug Stores | P | P | |

| Use Classifications | Zoning District | | Related Provision |
|--|-----------------|----|-------------------|
| | CN | CC | |
| Health Services | P | P | |
| Household Good Sales | P | P | |
| Laboratory | - | P | |
| Lodging Services | - | C | |
| • Bed and Breakfast | - | C | |
| Long-Term Care Facility | - | P | |
| Maintenance and Repair Services | - | P | |
| Mini-Storage /Public Storage Facility | - | - | |
| Nursery | P | P | |
| Offices, Business and Professional | P | P | |
| On-Premise Liquor Consumption | - | C | |
| • Tasting Room | - | C | |
| Outdoor Sales and Displays | - | P | GP Policy 1.15 |
| Overnight Accommodations, Lodging Services | - | P | GP Policy 1.14 |
| Pawnshops | - | P | |
| Personal Improvement Services | C | C | |
| • Night Use | P | P | |
| Personal Services | P | P | |
| Professional and Medical Offices | P | P | |
| Recycling Collection Center | P | P | |
| Restaurant | C | C | |
| • Night Use | C | C | |
| Restaurant, Take Out | C | C | |
| • Night Use | C | C | |
| Restaurant and Delicatessens | C | C | |
| Retail Food Sales | C | C | |
| • Convenience Store | P | P | |
| • Liquor Store | C | P | |
| Retail Sales | C | C | |
| • Limited | - | - | |
| • Visitor Oriented | P | P | |
| Vehicle/Equipment Sales | - | - | |
| • Automobile Rental | - | C | |
| • Automobile Washing | - | C | |
| • Service Stations | C | C | GP Policy 1.15 |
| • Vehicle/Equipment Repair and Service | - | C | GP Policy 1.15 |
| • Vehicle/Equipment Leasing and Rental | - | C | GP Policy 1.15 |
| Wholesaling, Commercial | - | P | |
| Video Rental | P | P | |

| <u>Use Classification</u> | <u>Zoning District</u> | | <u>Related Provision</u> |
|---------------------------------------|------------------------|----|--------------------------|
| | CN | CC | |
| Industrial | | | |
| Hazardous Use | - | - | |
| Industrial, General | - | - | |
| Industrial, Limited | - | - | |
| Mineral Extraction | - | - | |
| Recycling Center | - | - | |
| Research and Development | - | - | |
| Vehicle/Equipment Services | - | - | |
| • Vehicle/Equipment Repair | - | - | |
| • Vehicle Storage | - | - | |
| Wholesaling, Distribution and Storage | | | |
| • Trucking Terminals | - | - | |
| • Small Scale | - | - | |
| Recreational | | | |
| Campground | - | - | |
| Marina | - | - | |
| Recreational Vehicle Park | - | - | |
| Recreational Facilities, Private | - | - | |
| Recreational Facilities, Public | - | - | |
| Recreational and Sports, Indoor | C | P | |
| Recreational and Sports, Outdoor | - | - | |
| Recreation, Passive | - | - | |
| Staging Area | - | - | |
| Public and Quasi-Public | | | |
| Ambulance Shelter | - | C | |
| Antenna | P | P | |
| • Exceeding Height Limitations | C | C | |
| • Commercial | C | C | |
| Cemetery | - | - | |
| Charitable Uses | C | C | |
| Club, Lodge | C | C | |
| Community Center | - | C | |
| Conference Center | - | C | |
| Cultural Facility | C | C | |
| Day Care Center | C | P | |
| Government Facility | C | C | |
| Homeless Shelter | - | C | |
| Hospital | - | C | |
| Maintenance and Service Facility | - | - | |
| Public Information Center | P | P | |
| Public Parking | P | P | |

| Use Classifications | Zoning District | | Related Provision |
|----------------------------------|-----------------|----|-------------------|
| | CN | CC | |
| • Structure | C | C | |
| Public Safety Facility | - | P | |
| Religious Facility | C | C | GP Policy 1.23.4 |
| School | - | - | |
| Transportation Facility | - | P | |
| Utilities, Major | - | - | |
| Utilities, Minor | P | P | |
| Agriculture | | | |
| Animal Husbandry | - | - | |
| Crop Production | - | - | |
| Winery | - | C | |
| Accessory | | | |
| Accessory Dwelling Unit | C | C | Chapter 19.10 |
| Livestock Keeping | - | - | |
| Cafeteria | - | P | |
| Caretaker's Quarters | - | - | |
| Day Care Home, Large | - | - | |
| Day Care Home, Small | - | - | |
| Guest House | - | - | |
| Home Occupation | - | - | Chapter 19.29 |
| Horticulture, Limited | P | P | |
| Recreational Facilities, Private | - | - | |
| Room Rentals | - | - | |
| Temporary | | | |
| Animal show | C | C | |
| Circus, Carnival | C | C | |
| Commercial Filming | C | C | |
| Live Entertainment | C | C | |
| Mobile Structure | C | C | Chapter 19.30 |
| Personal Property Sales | P | P | |
| Retail Sales, Outdoor | C | C | |
| Seasonal Sales | C | C | |
| Street Fair | C | C | |
| Tent | C | C | |

19.11.050 Development Standards: Table 2 of this Chapter sets forth the minimum lot area, minimum yard setbacks, and lot coverage standards for each Commercial District.

Table 2

| Zoning District | CN | CC |
|-----------------------------|-----------------------|-----------------------|
| Minimum Area Per Lot | 10,000 sq.ft | 1 acre |
| Minimum Width Per Lot | 200 feet | 200 feet |
| Minimum Depth Per Lot | 100 feet | 100 feet |
| Minimum Front Yard | 10 feet | 20 feet |
| Minimum Side Yard | 10 feet | 10 feet |
| • Street side of corner lot | 10 feet | 15 feet |
| Minimum Rear Yard | 20 feet | 10 feet |
| Min. Setback from Hwy. 29 | 40 feet 50 ft. av. | 40 feet 50 ft. av. |
| Density | | |
| • Nonresidential | 0.35 FAR | 0.35 FAR |
| • Mixed-use structure | | 0.60 |
| • Residential structure | - | - |
| Maximum no. of stories | 2 | 2 |
| • Nonresidential uses | 2 | 2 |
| • Mixed-use structure | 2 | 2 |
| • Residential structure | - | - |
| Maximum building height | 30 feet | 35 feet |

* Where an existing legal, non-conforming, structure encroaches into a setback, which was established after the building was constructed, the existing building line may be continued subject to the Planning Director approval.

19.11.060 Automobile Parking Requirements:

A. General Provisions:

1. The requirements of this Chapter shall apply to the establishment, alteration, or change in any use or structure, except as may be provided for herein. Parking required by this Chapter shall be provided at the time any building or structure is erected or enlarged or enlarged, or a use is established, changed, or expanded. The word "use" shall mean both the type and intensity of the use.
2. When a change in use or expansion in floor area within an existing development increase by 20 percent or more the amount of off-street parking or loading required by the previous use, parking or loading spaces shall be provided in addition to the number existing prior to the change in use or enlargement, unless the pre-existing number is greater than the number required by this Chapter for the previous use, in which case the

number in excess of the prescribed minimum may be deducted from the number required to be provided to serve the change in use or enlargement.

3. Required parking spaces shall not be located within any front or side yards setback areas.
4. Except as may be provided for this Chapter, required parking spaces required shall be located on the same lot or parcel of land and within 300 feet of the use they serve. Such distance shall be computed from the nearest point of a structure's public access to the nearest point of parking area.
5. The Planning Commission may approve deviations from these standards by Use Permit.

B. Number of Spaces Required:

1. Except as may be provided for this Chapter, automobile parking spaces shall be provided in the number set forth in Table 3 of this Chapter. These requirements shall be considered minimum standards. The decision-making authority for a project may require more parking than is required by Table 3 when it finds that due to the characteristics of a project, the application of the above standards may lead into traffic congestion or parking violations in adjacent streets as well as unauthorized parking in nearby private lots.
2. Fractional space requirements of .5 or more shall be counted as the next largest whole space.
3. When two or more use are located in the same building or structure, or are within the same common development, the parking requirements shall be the sum of the separate requirements for each use, except as specifically provided in this Chapter.
4. Requirements for uses not specifically listed herein shall be determined by the decision-making authority for a project, based upon the requirements for comparable uses and upon the particular characteristics of the use.
5. Handicapped parking shall be provided according to the latest standards established by the State of California.
6. No area may be utilized and counted both as a required parking space other than for company owned vehicles periodically stored for onsite loading.

Table 3

| Public and Quasi-Public Uses | |
|--|---|
| Elementary School | 2 per classroom, plus 1 per 5 fixed seats in an auditorium or per 50 square feet of non-fixed seating area. |
| High School | 5 per classroom, plus 1 per 5 fixed seats in an auditorium or per 50 square feet of non-fixed seating area. |
| Pre-schools; day care centers | 1 per staff members, plus 1 for each 10 children. |
| <i>Additional parking or designated area for drop-off and pick-up of students for the above uses may be required</i> | |
| Religious assembly | 1 per 4 fixed seats in the principal sanctuary, or 1 per 9 linear feet of fixed benches, or 1 per 50 square feet of non-fixed seating area. |
| Offices, business and professional | 1 per 300 s.f. of gross floor area |
| Retail sales, general | 1 per 300 square feet of gross floor area |
| Retail sales, food | 1 per 250 square feet of gross floor area |
| Bulky merchandise sales, including furniture, household appliances, and building materials | 1 per 500 square feet of gross floor area |
| Vehicle/equipment sales; nursery | 1 per 500 sq. ft. of gross floor area within any showroom, plus 1 per 1,000 sq.ft. of outdoor display or sales area for the first 10,000 square feet; then 1 per 5,000 square feet of outdoor display or sales area thereafter. |
| Wholesaling, commercial | 1 per 500 square feet of gross floor area |
| Restaurant, including those providing liquor consumption | 1 per 100 square feet of gross floor area. A minimum of 5 spaces shall be provided for such use. |
| On-premise liquor consumption as a primary use | 1 per 100 square feet of gross floor area. A minimum of 5 spaces shall be provided for such a use. |
| Bank; savings and loan | 1 per 200 square feet of gross floor area in public area (excluding vault), plus 1 per 300 square feet of gross floor area for general office uses. |
| Health services | 1 per 200 square feet of gross floor area |
| Long-term care facility | 1 per 2 beds |
| Personal services | 1 per 200 square feet of gross floor area |
| Lodging services | 1 per guest room or unit, plus 1 per 10 rooms or units, plus 1 per 50 square feet of gross floor area in any public meeting room, plus 75% of the requirement for other associated uses |
| Recreational vehicle park | 1 per recreational vehicle site. |
| Funeral and internment services | 1 per 4 fixed seats, or 1 per 9 linear feet of fixed benches, or 1 per 50 square feet of non-fixed seating area, whichever is greater. |
| Amusement center; nightclub, gaming | 1 per 100 square feet of gross floor area |
| Bowling alley | 5 per lane, plus requirements for any related commercial uses |
| Health club; spa; dance studio | 1 per 100 square feet of gross floor area accessible to members or clients, including any pool area. |
| Game court | 3 per court |
| Golf course | 6 per hole, plus 1 per 50 square feet of gross floor area in any public meeting room plus 75% of the requirement for other associated uses. |
| Vehicle repair | 4 per repair stall |
| Service station | 1 per pump island, plus 1 per service bay |
| Car wash, full serve | 1 per 2 employees on the maximum shift, plus |

| | |
|-------------------------|--|
| | vehicle stacking are equal to 3 time the capacity of the enclosed washing operation. |
| Car wash, self serve | 2 spaces for drying and cleaning purposes per stall, plus 2 reservoir spaces in front of each stall. |
| Self-storage facilities | 1 per employee A minimum of 5 spaces shall be provided for such use. |

C. Shared Parking:

1. The number of required parking spaces may be reduced for projects comprised of uses that generate parking needs primarily at different times, and that cooperatively establish and operate shared parking facilities.
2. Shared parking may be approved through a Conditionally Use Permit for existing development. Where shared parking is proposed for new development as part of a Site Plan Review or Conditional Use Permit application, the request shall be processed concurrently with said applications. Nothing in this section shall preclude the reviewing authority from placing additional conditions to protect the health, safety and welfare of the residents of the City or to establish the number or percentage of parking spaces to be shared.
3. The applicant shall provide substantial evidence and documentation (including a description of all uses and operating characteristics) that a sufficient number of spaces are being provided to meet the parking demand of all participating uses at any given time of the day, week or year.
4. All shared parking spaces shall be located so as to be reasonably accessible to the uses they serve, and shall not be separated from such uses by any street, unless otherwise approved by the decision-making authority.
5. Reasonable pedestrian connections shall be provided from any shared parking spaces to all the uses that they serve.
6. Covenants, conditions and restrictions (CC&R's), deed restrictions or other agreements as may be required by the decision-making authority shall be executed and recorded, ensuring that required parking is provided and that the uses and operating characteristics of all participating uses are maintained.

D. Dimensional Requirements:

1. Standard Spaces: Required minimum parking dimensions are indicated in Table 4. Minimum dimensions shall not include any landscaped areas.

Table 4
Minimum Parking Dimensions for Standard Stalls

| Parking Angle (PA) | Minimum Stall Dimensions | | | Minimum Aisle Widths (A) | |
|--------------------|--------------------------|-----------|------------|--------------------------|---------|
| | Width (W) | Depth (D) | Length (L) | One-Way | Two-Way |
| Parallel | 8' | n/a | 22' | 18'6" | 20' |
| 30 degrees | 9' | 16' | 18' | 12' | 20' |
| 45 degrees | 9' | 19' | 18' | 14' | 20' |
| 60 degrees | 9' | 20' | 18' | 20' | 20' |
| 90 degrees | 9' | 18' | 18' | 25' | 25' |

2. Compact spaces. Reduced dimensions of 8 feet in width and 16 feet in length (90 degree stalls) may be allowed for uncovered parking spaces for uses that have at least 12 parking spaces. Compact spaces shall not exceed 20% of the total required parking spaces. Compact spaces shall be clearly indicated by appropriate markings and signage.

E. Striping and Surfacing: All parking lots shall be permanently surfaced and striped in accordance with the City's *Engineering Standards and Specifications*.

F. Parking Lot Entries:

All parking lot entries shall have the minimum widths specified in the City's *Engineering Standards and Specifications*.

G. Curbing and Walkways.

1. Continuous concrete curbing at least six inches high and six inches wide shall be provided at least three feet from any wall, fence, property line, walkway, or structures where parking and/or drive aisles are located adjacent thereto. Curbing may be left out at structure access points.
2. The clear width of a walkway that is adjacent to overhanging parked cars shall be at least four feet.
3. Individual wheel stops shall not be used.

H. Drainage. All required off-street parking areas shall be so designed that surface water will not drain over any sidewalk or adjacent property.

I. Landscaping.

1. Surface parking areas of ten or more spaces shall have a landscaped area equal to a minimum of 10% of the parking and circulation area.
2. Landscaped areas shall be distributed throughout the parking area as evenly as possible. In larger parking areas (two or more maneuvering aisles), interior landscaping shall be used to visually separate the parking area into small spaces. Parking row ends shall be protected by landscaped planters.
3. Landscaped areas shall have a minimum width of five feet.
4. A minimum of one tree shall be provided for every six parking spaces in a double-loaded layout, and one for every three spaces in a single-loaded layout. The trees shall be located so as to visually disrupt long rows of parked vehicles; trees may be clustered. Canopy-type trees should be used to provide a relatively consistent tree cover which will shade the pavement and vehicles.
5. A landscaped strip shall be provided adjacent to any public or private street wherever parking or circulation is generally or immediately located adjacent to such rights-of-way.
6. Defined pedestrian routes shall be incorporated into parking and landscaped areas.
7. Landscape areas shall be bordered by a concrete curb that has a minimum height and width of six inches. Landscaped planters within parking areas may be diamond-shaped in design.

J. Screening.

1. Where vehicles are to be parked immediately adjacent to a public or private street, a solid wall, opaque fence, berm, or compact evergreen hedge with a maximum height of 30 inches, measured from the finished surface of the parking area shall be provided.
2. Where a parking or loading area in an Industrial district is located directly across a street or alley from a residential district, a solid wall, opaque fence, berm, or compact evergreen hedge not less than 6 feet in height shall be located on the property line.

K. Lighting.

1. Public parking areas designed to accommodate three or more vehicles shall have lighting facilities capable of providing sufficient illumination at every point of the parking area. A lighting study demonstrating that a minimum of one foot candle will be maintained across the surface of the parking area may be required by the Planning Director.
2. Any parking area illumination, including security lighting shall be so arranged as to reflect away from adjoining properties and rights-of-way.

L. Location of Parking Spaces.

1. Parking shall be designed so that all maneuvering may occur on-site and that all vehicles may enter an abutting street in a forward direction.
2. No space in a parking lot shall be located so that a vehicle must maneuver within 20 feet of a vehicular entrance, measured from the property line.

M. Maintenance. All required parking facilities and areas, including landscaping, surfacing, and striping shall be permanently maintained in good condition, free of weeds, litter and debris.

19.11.070 Loading Requirements:

A. Number Required. Loading spaces shall be provided for all industrial uses according to the Table below for the specified uses. The decision-making authority may require more loading spaces than are required by the Table to insure that a sufficient off-street loading area will be provided to accommodate routine operations in a safe and convenient manner. Required loading spaces shall be designated as such and restricted to such use.

| Use | Gross Floor Area | Minimum Loading Spaces |
|---|--------------------------------|------------------------|
| Commercial (non-office) | <5,000 sq. ft. | None |
| | 5,000 - 20,000 sq. ft. | One |
| Office | <20,000 sq. ft. | None |
| | 20,000 - 40,000 sq. ft. | One |
| Manufacturing, wholesale, warehousing, industrial | <20,000 sq. ft. | One |
| All of the above uses | Each additional 20,000 sq. ft. | One additional space |

B. Minimum Dimensions. Each loading space shall have an unobstructed minimum dimension of 12 feet in width, 45 feet in length, and 14 feet in height. Larger spaces may be required by the decision-making authority to ensure that a sufficient off-street loading and unloading area will be provided to accommodate routine delivery or shipment operations in a safe and convenient manner.

C. Location of Loading Spaces.

1. Loading spaces required by this Chapter shall be located immediately adjacent to the exterior wall of the building they serve or within the building and should minimize potential impacts on adjacent uses.
2. Loading spaces shall not be located in any required front or side yard.
3. Loading spaces should be so located and designed that trucks shall not be required to back into a public street for ingress or egress. Truck maneuvering areas should be provided on-site where necessary to comply with this requirement.
4. Loading spaces should be concealed from off-site view to the maximum extent feasible.
5. Where a loading area in a commercial or industrial district is located directly across a street or alley from a residential district, a solid wall, opaque fence, or compact evergreen hedge not less than 6 feet in height shall be located on the property line.

19.11.080 Bicycle Parking Requirements:

- A. Bicycle parking shall be provided in commercial and employment areas according to the Table below.

| Required Bicycle Parking | | | |
|--|---|--|---|
| Total Automobile Parking Spaces | Minimum Number of Bicycle Spaces | Total Automobile Parking Spaces | Minimum Number of Bicycle Spaces |
| 1 - 4 | 0 | 75 - 99 | 6 |
| 5 - 14 | 1 | 100 - 199 | 7 |
| 14 - 29 | 2 | 200 - 299 | 8 |
| 30 - 44 | 3 | 300 - 399 | 9 |
| 45 - 59 | 4 | 400 and greater | 10 |
| 60 - 74 | 5 | | |

B. Bicycle parking should be located in highly visible locations and should be lockable.

19.11.90 Design Elements:

It is the intent of the General Plan and this Chapter to ensure that all new construction and major alterations or additions to existing commercial buildings be designed to exhibit a high quality of architectural character and emphasize a low scale village environment. All new construction and major alterations or additions to existing commercial buildings shall include one or more of the design features, components, or materials in those portions of the building visible from any public right-of-way set forth in this section.

- A. Architectural features and elements shall include a craftsman/mountain village theme or turn of the century agricultural or winery compound.
- B. Materials and design components that are indigenous to the Napa Valley, including but not limited to, exposed heavy timbers for structural supports trellis features, and gable roof elements; stone foundations and rock based pillars with heavy timber support elements; wood or split stone or masonry siding; and metal roofs should be integrated into the project design.
- C. Exposed structural steel for support is encouraged, but stainless steel and mirrored glass elements should be discouraged.
- D. Façade elements should include the articulation and modulation to provide visual interest.
- E. Visually and physically transparent building elements such as windows and doors with glass panels should be provided along the majority of the ground elevation facing street frontages and primary parking areas.

- F. Mechanical equipment shall be screened from view using materials and design elements consistent with the overall project.

