



CITY OF MILLS
APPLICATION FOR SITE PLAN APPROVAL
Pursuant to the City of Mills Zoning Ordinance



City of Mills, Wyoming
704 4th Street (Physical Address)
P.O. Box 789 (Mailing Address)
Mills, Wyoming 82644

Date: _____
Return by: _____
(Submittal Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: _____

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: _____

Owner Mailing Address: _____

City, State, Zip: _____

Owner Phone: _____

Applicant Email: _____

AGENT INFORMATION:

Print Agent Name: _____

Agent Mailing Address: _____

City, State, Zip: _____

Agent Phone: _____

Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): _____

Physical address of subject property if available: _____

Size of lot(s) sq. ft/acres: _____

Current zoning: _____ Current use: _____

Intended use of the property: _____

Zoning within 300 feet: _____ Land use within 300 feet: _____

ATTACHMENTS (REQUIRED):

1. **Proof of ownership:** _____
(such as deed, title certification, attorney's title opinion)
2. **Seven (7) full sized copies of the Site Plan:** _____
3. **One reproducible 11 x 17 Site Plan hard copy:** _____
4. **One Site Plan electronic copy (pdf):** _____

IF APPLICABLE, INCLUDE:

1. Number of employees on the premises: _____
2. Building occupant loading (if recreational, entertainment, place of assembly, a facility or building of similar nature): _____
3. Number of residential units: _____
4. Number of off-street parking spaces **provided:** _____
5. Number of off-street parking spaces **required:** _____

SIGNATURE(S):

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is to be the contact for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:

OWNER Signature _____

OWNER Signature _____

AGENT Signature _____

FEE: \$10.00 per dwelling unit with a \$250.00 minimum and a \$1000.00 maximum; **plus a recordation fee of \$150.00.**

For Office Use Only: Signature verified: _____ **Proof of ownership provided:** _____ **Fee Paid: \$** _____

SITE PLAN CHECKLIST

Site plans must be prepared by an architect, an engineer, a licensed civil engineer, a land surveyor, a planner, or a drafting technician. All items on the following checklist must be addressed on a site plan. All proposed items addressed on the checklist must be included on the finished physical development exactly as designated on the approved site plan.

1. _____ Legal description and common address(es) of the proposed site.
2. _____ Title block stating name of project, designer, and address and telephone number of designer.
3. _____ Names of all abutting property owners if other than the petitioner.
4. _____ Surrounding land uses and zoning on all abutting sides, including those lands separated from the land under consideration by a street, alley, or other roadway.
5. _____ Current zoning of the land under consideration and proposed zoning, if applicable.
6. _____ North arrow, scale of site plan at a scale of 1" = 10' or a multiple thereof, and date site plan was prepared.
7. _____ Land area dimensions.
8. _____ Dimensions of all setbacks and heights of all proposed buildings.
9. _____ Location and dimensions of all proposed off-street loading dock areas, including street access and traffic flow, to these areas.
10. _____ Location of all trash receptacles.
11. _____ Dimensions and locations of all advertising signs and fences.
12. _____ Any screening or screening devices used to minimize or eliminate areas which tend to be unsightly.
13. _____ Location of existing and proposed exterior lighting, heights of poles, and size and number of fixtures.
14. _____ Names and widths of all adjacent streets; dimensions and location of all public and private roadways, streets, or driveways, both paved and unpaved, including rights-of-way, pavement width, and proposed uses of rights-of-way.
15. _____ Location and dimensions of existing and proposed curb cuts and sidewalks.

16. _____ Off-street parking spaces, locations and dimensions, layout, traffic control, compact and handicapped parking spaces, including all surface markings such as directional arrows.
17. _____ Location of all wheel stops, bumper guards, and curbing warranted by topography or traffic and pedestrian circulation.
18. _____ Types of ground or yard surfacing throughout, grass, paving, gravel, etc.
19. _____ Existing and proposed easements.
20. _____ Vicinity map at a scale of 1" = 600' clearly indicating the location of the land in questions with respect to a large recognizable area.
21. _____ General notes to include a summary table on the site plan:
- | | | |
|----|---|--------------------------|
| a. | Total land area in acres or square feet. | <input type="checkbox"/> |
| b. | Total building area in square feet. | <input type="checkbox"/> |
| c. | Total square feet of building addition. | <input type="checkbox"/> |
| d. | Percentage of land covered by buildings. | <input type="checkbox"/> |
| e. | Building height(s). | <input type="checkbox"/> |
| f. | Number of stories and square footage per story of leasable space. | <input type="checkbox"/> |
| g. | Total number of parking spaces. | <input type="checkbox"/> |
| h. | Square footage of parking area(s). | <input type="checkbox"/> |
| i. | Percentage of land covered by parking. | <input type="checkbox"/> |
| j. | Square footage of all landscaped areas. | <input type="checkbox"/> |
| k. | Percentage of site covered by landscaping. | <input type="checkbox"/> |
22. _____ Numbering of items on the site plan to correspond to items on this checklist.
23. _____ Existing and proposed contours.
24. _____ Elevations of the building(s) to be constructed (front, rear, side).
25. _____ Surface drainage plan for sites at ten thousand (10,000) square feet or more.
26. _____ Pavement design report for parking areas.
27. _____ Traffic study (if required by the City Engineer, Planning Staff, Planning and Zoning Board or City Council).

17.16.015 SITE PLAN REQUIREMENTS

APPROVAL CRITERIA

- A. The staff, Zoning Board and City Council shall approve site plans that meet the standards found in this chapter and the following criteria:
- B. Is compatible with the goals and policies of the City of Mills land use plans.
- C. Promotes the efficient use of land by sound arrangement of buildings, safe and functional points of access, well planned parking circulation, and adequate sidewalks and pathways for pedestrians.
- D. Provides for usable open space within multi-family complexes, such as bicycle paths, playground areas, courtyards, areas for active recreation, swimming pools, landscaping, outdoor seating or picnic areas, and similar open space.
- E. Preserves and utilizes existing landscape features and amenities where possible, and blends such features with the new structures and other improvements.

DEFINITION

The site plan is a plot plan of the entire area to be developed. It shows the location and size of buildings, the area of the land under consideration, street names and widths, parking area size, and all other items required on the site plan checklist. A site plan is required for all Planned Unit Developments; new multifamily residential buildings consisting of 8 or more dwelling units; new public, commercial, or industrial buildings; new churches; exterior additions to existing public, commercial, and industrial buildings, and exterior additions to existing churches. Off-street parking lots (new or being added to) also require site plan approval.

PROCEDURES

- A. Individuals are required to meet with the City planner or his designee at least seven days prior to submitting an application for review, in order to discuss their proposals and the site plan application. A landscaping plan must be submitted to and approved by the City of Mills prior to issuance of any building permits.
- B. Following the applicant-staff meeting, a complete site plan application can be submitted to the city planner. The application shall consist of:
 - 1. An original and two copies of the site plan application form;
 - 2. Ten copies of a site plan containing all information required on the checklist;
 - 3. For sites that are 10,000 square feet or more: A drainage plan providing for surface drainage and the effect the surface drainage will have on the area

under consideration and adjoining areas, and proving compliance with the City's urban Storm Water Management Plan.

4. For developments generating 75 or more vehicle trips per peak hour period: A traffic study prepared by a registered professional engineer shall be provided to the City of Mills. Trip generation data shall be calculated using the trip generation guide (Institute of Transportation Engineers, most recent edition). If the data is not available, applicant shall provide an estimation which may either be accepted or rejected by the city planner.
 5. Natural hazards shall be identified and what action shall be taken to alleviate the problems.
 6. Buffering measures for the areas between all multifamily, townhouse and condominium dwellings adjacent to single-family dwellings, and for all PUD, commercial, industrial, and multifamily developments.
- C. The procedure for submittal, approval or denial, and appeal for PUD site plans is set forth in the City of Mills Code and applicable State Statutes.
- D. Site plan applications for new or exterior additions to buildings, churches, and off-street parking lots up to 5,000 square feet in building/parking lot area may be approved by the city planner or designee. The one exception involves commercial buildings, which will be reviewed by the City Zoning Board and City Council as outline in "E" below. The application shall be reviewed for completeness within three working days of receipt. If not complete, the city planner shall notify the applicant and list the items needed to complete the application. After the application is complete, the city planner or designee shall approve, approve with contingencies, or deny the application within five working days and notify the applicant of the decision. If the application has been approved either with or without contingencies, the applicant shall sign the agreement and may obtain a building permit from the City of Mills. If the application has been denied, the applicant shall not be issued a building permit. Decisions may be appealed in writing to the City Council within ten calendar days of the decision. Denials that are not timely appealed shall become final.
- E. Site plan applications for commercial buildings of any size and for all new or exterior additions to buildings, churches, and off-street parking lots over 5,000 square feet in building/parking lot area, and multifamily developments over 8 units, must be approved by the City Zoning Board and City Council. Applications must be submitted to the City Clerk by 5:00 p.m. at least 15 days before the City Zoning Board meeting at which the application is to be discussed.
1. The city planner or designee shall review the application for compliance with the site plan application requirements within three working days of submittal. If not complete, the application will be returned to the applicant within three days. Written notification shall include the reasons for the determination and shall list the items needed to complete the site plan, the drainage study, and/or

the traffic study. If it is complete, the application shall be accepted and the date of acceptance written on all copies.

2. Incomplete applications shall not be placed on the Board agenda until it is resubmitted in complete and accurate form.
3. The city planner shall notify the applicant in writing at least five calendar days prior to the Zoning Board meeting at which the application will be considered. A meeting will also be scheduled between the applicant and the city planner to discuss the staff's comments to the Board.
4. The application will be considered by the Zoning Board at its meeting, and the city planner will provide review comments to the Board. The applicant will be given the opportunity to discuss the site plan, and other comments regarding the site plan may also be made.
5. The Board shall take one of the following actions, approve, approve with conditions, deny, or table the application.
6. If the site plan is approved (with or without conditions), the applicant must sign a site plan agreement stating terms of approval and his/her willingness to comply with those terms. If the application is tabled, it shall be considered at the next regularly scheduled Board meeting and a decision to approve, approve with conditions, or deny shall be made. Appeal of decisions may be made in writing to the City Council within ten calendar days of the decision.
7. The City Council may consider the appeal at the next regularly scheduled Council meeting that is held after receipt of the written appeal within 15 business days of the Council meeting at which the appeal was heard. The Council shall make a final determination upon the appeal. (Ord. 514, 2005)

LANDSCAPING REGULATIONS

The City of Mills shall require landscaping in certain instances for the following reasons:

- A. To encourage quality development within the City;
- B. To provide a smooth land use transition between adjoining properties;
- C. To screen service yards, parking lots, and other areas which may be a nuisance;
- D. To improve erosion control;
- E. To encourage a strong sense of commitment to the City by its residents, business owners, developers, and public agencies; and
- F. To provide for the health, safety and welfare of the residents of the City of Mills.

DEFINITION

Landscaping – The use of vegetation and inorganic durable materials such as those identified below to enhance the visual attractiveness of a site and improve erosion control.

In order to meet the requirements of the City Subdivision and Zoning Ordinances, landscaping shall include, but not be limited to, the following:

- A. Formal turf areas;
- B. Trees, shrubs, bushes, ground cover or planting;
- C. Sprinkler systems;
- D. Decorative rock, natural or manmade;
- E. Rooftop gardens, exposed aggregate tile or similar decorative materials used in walkways (excluding sidewalks on public property), driveway approaches, and architectural features attached to the building;
- F. Decorative lighting (Standard street lighting or lighting used primarily for security purposes is not considered decorative);
- G. Benches, tables, fountains, planters, kiosks, bus shelters, waterfalls, and manmade streams;
- H. Decorative fences and retaining walls (i.e., railroad ties, brick, flagstone);
- I. Ponds, excluding detention and retention ponds;
- J. Berms and mounds.

PROCEDURES

- A. The owners of all proposed/new public, commercial, or industrial buildings, or parking lots (including churches); all exterior additions to existing public, commercial, or industrial buildings, or enlargement of a parking lot (including churches); or any new residential buildings or exterior additions to existing residential buildings with the exception of single-family and two-family dwellings, must submit and obtain approval of a complete landscaping application before any building permit is issued. Landscaping applications are to be submitted to the Mayor or a designee. A complete landscaping application consists of:
 - 1. A planting list;
 - 2. A time frame for installation or planting;

3. One copy of a landscaping plan complying with the list of landscaping criteria; and
 4. The original copy of the landscaping application form.
- B. At the time the owner submits a landscaping application, the owner shall sign an agreement with the City to comply with both the landscaping criteria below and an approved landscaping plan, and to complete the landscaping within the time frame stated in the agreement. Upon approval of a landscaping plan by the Mayor or a designee, the signed agreement shall be filed with the City Clerk.
 - C. Within five working days of receiving a landscaping application, the Mayor or a designee will review the application for completeness and compliance with the landscaping criteria. Applications determined to be incomplete will be returned to the applicant within the five-day period by U.S. Mail to the address provided in the application, along with written notification of additions and corrections necessary for compliance. If written notification of non-compliance is not mailed within such time, the landscaping application is considered complete.
 - D. Applications for landscaping on sites 5,000 square feet or less in buildings/parking lot area shall be reviewed and acted upon by the Mayor or a designee. Upon his or her approval of the application, the City Code Enforcement Officer will be notified that a building permit can be issued.
 - E. The Mayor or a designee will forward landscaping applications for all commercial buildings and other applications for sites over 5,000 square feet in building/parking lot area to the City Zoning Board for their comments and recommendations. Those comments will be given to the Mayor or a designee for final action. If the application is approved, the Mayor or designee will contact the City Code Enforcement Officer within five days of receiving the Board comments, and the Code Enforcement Officer may issue a building permit.

Appeals of the decisions of the Mayor or a designee must be requested, in writing, to the City Council within five working days of the date upon which the owner was notified of the decision.

The City Council may consider the appeal at the next regularly scheduled Council meeting to be held after receipt of the written appeal. Within fifteen working days of the Council meeting at which the appeal was heard, the Council shall make a final determination upon the appeal.

LANDSCAPING CRITERIA

The landscaping plan must comply with the following criteria:

- A. Minimum size of plant and other materials shall comply with the criteria and specifications set forth in Building Casper's Urban Forest, A Tree and Shrub Selection and Care Guide;
- B. Inorganic ground cover should consist of rock, lava, and bark installed over a minimum six mill screen type material to prevent weed infiltration;
 - 1. Bark chips – a minimum of one inch in size and a minimum of two inches in depth;
 - 2. Crushed stone – a minimum of one inch in size and a minimum of two inches in depth;
- C. Inorganic landscaping shall not be more than sixty percent of the landscaped area unless first approved by the Mayor or a designee;
- D. Landscaping of off-street parking lots and loading and unloading spaces shall be located to break up the expanse of paving, and shall be of such quality as to improve and enhance the site and its surrounding areas;
 - 1. Parking lots of one or more acres in size shall have interior planting areas provided at a ratio of one planting area for every fifty parking spaces,
 - 2. Each planter area shall be a minimum of 100 square feet, and shall contain at least two trees or one tree and two shrubs,
 - 3. The interior planting areas shall be not less than twenty-four feet from the perimeter of the parking lot,
 - 4. Parking lot landscape islands and perimeter buffer strips may be included in the minimum percentage of the land to be landscaped computation,
 - 5. The total landscaping to be provided need not exceed the minimum percentage outlined in the Minimum Landscaping percentages table within this section;
- E. Landscaping shall be required along the perimeter lot line(s) of all off-street parking lots which abut any public way, residential property, or property zoned for a less intensive use;
 - 1. Parking lots of one or more acres in size shall be buffered by a landscaping strip that is at least ten feet in width, which shall be located between the parking area and the abutting property or roadway and may encroach on the abutting street right-of-way with the consent of the right-of-way owner,
 - 2. The landscaping shall be of a height and density to partially screen the parking lots from adjoining properties or public streets,
 - 3. Parking lot landscape islands and perimeter buffer strips may be included in the minimum percentage of the land to be landscaped computation,

4. The total landscaping to be provided need not exceed the minimum percentage outlined in the Minimum Landscaping Percentages Table within this section;
- F. No artificial trees, bushes, hedges, flowers, or shrubs may be used in landscaping any exterior areas, unless having received prior written approval from the Mayor or a designee;
- G. No synthetic ground cover, such as astro turf, is to be used for exterior landscaping unless warranted by soil conditions and unless prior written approval has been received from the Mayor or a designee;
- H. All planted areas must be provided with sprinkler irrigation systems;
- I. The owner or occupant, his successors and assigns, are responsible for irrigating, fertilizing, spraying, pruning, and general maintenance of all plantings and landscaped area. After two years, the owner or occupant, his successors and assigns, may substitute alternate landscaping upon approval by the Mayor or a designee;
- J. Upon demand of the Code Enforcement Officer or his designee, the owner shall replace and replant any plant material approved with the site plan or conditional use permit that dies within two years of planting, or is not in conformity with the approved landscaping plan. The requirement to replace plant material shall not be assigned to the owner of a vacant property until such time as an active commercial or residential use is established on that property;
- K. Landscaping shall not:
 1. Interfere with the installation, maintenance, and repair of any public utilities;
 2. Restrict pedestrian or vehicular access, or
 3. Constitute a traffic hazard (see attached illustration);
- L. The owner shall attempt to use the list of recommended plantings when selecting landscaping materials. The plant list identifies vegetation conducive to growth in the Casper area, and is available from the City Planner or Code Enforcement Officer;
- M. A minimum percentage of the site shall be landscaped. A list of minimum percentages is attached;
- N. The landscape plan should be prepared by a landscape architect, landscape contractor, or other qualified person;
- O. The landscape plan must be prepared on a scale of 1" = 10' or a multiple thereof and must include:
 1. North arrow, scale and date of preparation,

2. Street address and location of land under consideration,
3. Location and width of all interior and abutting roads, highways, rights-of-way, and railroad rights-of-way,
4. Easements on the 1 and under consideration,
5. Adjoining property lines and rights-of-way,
6. The location, type, and size of all existing plant materials that are to remain on the site,
7. The location, type size, and quantity of proposed plant and other landscaping materials, and
8. All other significant features. (Ord. 513, 2005)

LANDSCAPING APPLICATION FORM

OWNER: _____ TELEPHONE: _____

ADDRESS: _____

OWNER'S AUTHORIZED REPRESENTATIVE:
NAME: _____

ADDRESS: _____

TELEPHONE: _____

NAME OF DESIGNER OR LANDSCAPE PLAN:

ADDRESS: _____

TELEPHONE: _____

AMOUNT PROPOSED FOR LANDSCAPING \$: _____

PERCENTAGE OF LAND UNDER CONSIDERATION
REQUIRED TO BE LANDSCAPED: _____

PERCENTAGE OF INORGANIC LANDSCAPING: _____

TYPES OF IRRIGATION/SPRINKLING PROVISIONS:

TYPE AND NUMBER OF TREES AND PLANTINGS:

DATE OF COMPLETION: _____

The following owner's signature signifies that all information on the landscaping plan application is correct and accurate to the best of the owner's knowledge and that the owner has thoroughly read and understands all landscaping information and requirements and shall honor all commitments made therein.

SIGNATURES OF PROPERTY OWNER: _____

DATE: _____

SIGNATURE OF PLANNING DIRECTOR: _____

DATE: _____

MINIMUM LANDSCAPING PERCENTAGES

| <u>Size of Site</u> | <u>Minimum Percentage of Land to be Landscaped</u> |
|--|---|
| <u>Residential Sites:</u> | |
| Multifamily sites of 9,000 square feet Or more* | 20% |
| <u>Commercial Sites:</u> | |
| 0 to 19,999 square feet | 10% |
| 20,000 square feet to 1 acre | 8% |
| Over 1 acre | 6% |
| <u>Industrial Sites:</u> | |
| 0 to 19,999 square feet | 6% |
| 20,000 square feet to 1 acre | 5% |
| Over 1 acre | 4% |

*For multifamily developments of sixteen units or over, the owner is required to expend six percent of the raw land value for landscaping purposes as well as to landscape twenty percent of the land. (Ord. 513, 2005)

PLANTS CONDUCTIVE TO GROWTH IN MILLS AREA

| COMMON NAME | HEIGHT AT MATURITY | SPACING | EXPOSURE | COMMENTS |
|--|--------------------|---------|-----------------|--|
| 1. Almond (Flowering Almond)* | 3' | 3' | Sun, part shade | Double pint blooms, attractive foliage |
| 2. Blue Mist (Blue Spirea) | 2-3' | 3' | Sun | Freezes to ground in winter, blue blossoms in fall |
| 3. Buffalo Berry* | 8-12' | 8' | Sun | Silvery bold foliage, scarlet fruit, drought tolerant |
| 4. Cherry (Nanking Cherry) | 6-8' | 4' | Sun | Tall slender shrub, attractive foliage, edible fruit |
| 5. Cherry (Purple leaf Cherry)* | 5-7' | 5' | Sun | Colorful summer foliate, combines well with silver foliage plants |
| 6. Cherry (Sand Cherry)* | 3-4' | 4' | Sun | Compact plant, glossy foliage edible fruit, many improved horticultural varieties available |
| 7. Chokecherry | 10-15' | 8' | Sun, part shade | Tall, tree-like shrub, edible fruit, attractive to birds |
| 8. Coralberry | 3-4' | 3' | Sun, shade | Good compact shrub, attractive foliage, pink fruits |
| 9. Cotoneaster (Peking Cotoneaster)* | 5-7' | 4' | Sun, part shade | Glossy foliage leafs early and retains foliage late, showy scarlet fruits, attracts birds |
| 10. Cotoneaster (European Cotoneaster)* | 4-5' | 4' | Sun, part shade | More compact than Peking Cotoneaster, good for low hedges; excellent recommended replacement for prostrate-type junipers |
| 11. Cotoneaster (Rock Cotoneaster)*` | 2' | 3' | Sun, part shade | Spreading form of cotoneaster, good for rock gardens |
| 12. Curl-leaf City of Mills | 4-6' | 5' | Sun, part | Native, evergreen shrub, |

PLANTS CONDUCTIVE TO GROWTH IN MILLS AREA

| COMMON NAME | HEIGHT AT MATURITY | SPACING | EXPOSURE | COMMENTS |
|---|--------------------|---------|-----------------|---|
| Mountain Mahogany | | | shade | drought tolerant, one of our best native species |
| 13. Currant (Alpine Currant) | 3-4' | 3' | Sun, shade | Very hardy, good for altitudes, scarlet fruits |
| 14. Dogwood (Redwig dogwood) | 6-8' | 6' | Sun, shade | Native, throughout state, improved varieties have more compact growth, winter color |
| 15. Elder (Elderberry) | 6-8' | 6' | Sun | Showy tall shrub with edible fruits, coarse foliage, attractive to birds |
| 16. Elder (Golden Elder) | 6-8' | 6' | Sun | Similar to above with yellow foliage |
| 17. Fragrant Viburnum | 5-6' | 5' | Sun, part shade | Fragrant pink blossoms in clusters, red fruit in fall, attractive to birds |
| 18. Honeysuckle (bush Honeysuckle)* | --10' | 8' | Sun, part shade | Tall open shrub, rapid growing, fragrant blossoms, red berries in fall |
| 19. Honeysuckle (Red Bush Honeysuckle)* | 8-10' | 8' | Sun, part shade | Similar to above, but with red blossoms |
| 20. Lilac (Common Lilac)* | 8-10 | 6' | Sun, shade | Hardy, easy to grow, erect habit, sometimes leggy |
| 21. Lilac (French Hybrid Class)* | 6-8' | 5' | Sun, part shade | Hybrids of above, more compact growth, many colors |
| 22. Lilac (Persian Lilac)* | 6-8' | 6' | Sun, part shade | Smaller leaves than common, does not sucker as readily, blossoms not as showy |
| 23. Peashrub (Siberian Peashrub)* | 8-12' | 6' | Sun | Tall vigorous growth, drought tolerant, tends to |

PLANTS CONDUCTIVE TO GROWTH IN MILLS AREA

| COMMON NAME | HEIGHT AT MATURITY | SPACING | EXPOSURE | COMMENTS |
|---|--------------------|---------|----------------|---|
| | | | | become leggy |
| 24. Peashrub (Littleleaf Peashrub)* | 6-8' | 4' | Sun | Better species for ornamental use than above, more compact growth, good for hedges |
| 25. Peashrub (Dwarf Peashrub) | 3-4' | 3' | Sun | Excellent compact shrub for specimen or hedge use, thorny |
| 26. Plum (Flowering Plum) | 6-8' | 6' | Sun part shade | Showy double pink blossoms before leaves |
| 27. Potentilla (Shrubby Cinquefoil)* | 2-3' | 2' | Sun | Excellent native shrub, yellow flowers from June to frost. Many horticultural varieties |
| 28. Rabbitbrush | 2-4' | 2-3' | Sun | Compact native shrub, good summer foliage, yellow blossoms, interesting winter twigs |
| 29. Russian Sage* | 2-3' | 2' | Sun | Blue blossoms in late summer, drought and heat tolerant, difficult to find |
| 30. Silver Sage | 3-6' | 4' | Sun | Attractive, silver foliage, half evergreen, little used native with much ornamental value |
| 31. Serviceberry (Juneberry) | 6-8' | 5' | Sun | Edible bluish fruit, attractive foliage, open coarse growth |
| 32. Snowberry | 3-5' | 3' | Sun, shade | Compact attractive native shrub, white berries, many horticultural varieties |
| 33. Soapweed (Adams Needle) | 2' | 1-2' | Sun | Evergreen perennial, attractive swordlike leaves, deep rhizomatous root |

PLANTS CONDUCTIVE TO GROWTH IN MILLS AREA

| COMMON NAME | HEIGHT AT MATURITY | SPACING | EXPOSURE | COMMENTS |
|-----------------------------------|--------------------|---------|-----------------|---|
| | | | | system |
| 34. Spirea (Thunberg Spirea)* | 3-4' | 3' | Sun, part shade | Chlorotic in alkaline soils, lacy foliage, white blossoms before leaves |
| 35. Spirea (Van Houtte Spirea)* | 4-5' | 4' | Sun, part shade | Chlorotic in alkaline soils, white blossoms in clusters after leafing, good hedging plant |
| 36. Sumac (Rocky Mountain Sumac)* | 2-3' | 2' | Sun, part shade | Compact growth, showy fruits, leaves scarlet in fall, good ornamental native |
| 37. Sumac (Three-leaf Sumac)* | 4-6' | 5' | Sun | Good summer foliage, compact growth, orange-red berries in fall, red fall foliage |
| 38. Sumac (Staghorn Sumac)* | 10-15' | 8-10' | sun, part shade | Large shrub or small tree, interesting stems in winter, red fruits in cluster, red fall foliage |
| 39. Creeping Juniper | 6" | 2-4" | Sun, shade | Many native varieties, slow growth, good ground cover |
| 40. Andorra Juniper | 1' | 3-5' | Sun, part shade | Reddish to purplish cast to foliage in winter, easy to grow |
| 41. Chinese Creeping Juniper | 1' | 3-5' | Sun, part shade | Silver green foliage, flared needles often attacked by spider mites |
| 42. Bush Juniper (Common Juniper) | 2' | 4-5' | Sun, shade | Native spreading juniper with open form, shears well to compact form |
| 43. Savin Juniper | 2-3' | 6' | Sun, part shade | Dark green, fine foliage, tolerates more alkaline conditions than Chinese Juniper |

PLANTS CONDUCTIVE TO GROWTH IN MILLS AREA

| COMMON NAME | HEIGHT AT MATURITY | SPACING | EXPOSURE | COMMENTS |
|----------------------|--------------------|---------|-----------------|---|
| 44. Tamarix Juniper | 2-3' | 5' | Sun, shade | One of the best varieties for Wyoming. Compact growth, feathery foliage |
| 45. Pfitzer Juniper | 3-4' | 6-7' | Sun, part shade | Often chlorotic in alkaline soils, hardy, easy to grow and readily available |
| 46. Meyer Juniper | 3-4' | 5' | Sun, part shade | Taller spreader with irregular growth, attractive and hardy, adds interest |
| 47. Mugho Pine | 6-15' | 6-10' | Sun, part shade | Large shrub pine, dark green, rounded form |
| 48. Dwarf Mugho Pine | 3-4' | 4' | Sun, part shade | Dwarf variety of above, good foundation plant, slow growing |
| 49. Pinon Pine* | 6-15' | 6-8' | Sun, part shade | Dwarf pine, attractive, often attacked by midges. Prefers dry sites, bet of all upright evergreens for drought, however, should not be artificially irrigated |

CONIFEROUS TREES (None on poorly drained sites)

| COMMON NAME | HEIGHT AT MATURITY | SPACING | EXPOSURE | COMMENTS |
|---|--------------------|---------|-----------------|--|
| 50. Rocky Mountain Juniper | 6-20' | 8' | Sun | Native throughout Wyoming, fine texture, tight whip-cord foliage |
| 51. Scopulorem Junipers, Medora, Moffet, Welch, Pathfinder, Cologreen, Platinum, Grey Gleem, et al. | 6-10' | 5-6' | Sun | Selected varieties of above, vary in color from dark green to silver, usually more compact and smaller than native specimens |
| 52. Utah Juniper | 6-10' | 6' | Sun | Compact, often shrubby tree, coarser than scopulorems, drought tolerant |
| 53. Eastern Red Cedar | 20-30' | 8' | Sun, part shade | Coarser foliage than scopulorems, drought tolerant |
| 54. Red Cedar varieties: Canaerti, Burki, Hills, Dundee, Cupressifolia, et al. | 6-10' | 5-6' | Sun, part shade | Selected varieties of above, of variable color and habit of growth |
| 55. Austrian Pine | 50' | 20' | Sun | Similar to native ponderosa pine, dark green needles, compact growth, requires wind protection |
| 56. Limber Pine (Western White Pine) | 30' | 15' | Sun | Open growth, gray bark, often twisted and irregular growth, very attractive, requires wind protection |
| 57. Lodgepole Pine | 40' | 10' | Sun, shade | Slender, erect habit, yellow-green foliage, good for mass plantings, requires wind protection |

CONIFEROUS TREES (None on poorly drained sites)

| COMMON NAME | HEIGHT AT MATURITY | SPACING | EXPOSURE | COMMENTS |
|--|--------------------|---------|-----------------|---|
| 58. Ponderosa Pine (Bull Pine) <i>Pinus Ponderosa</i> | 50' | 20' | Sun, part shade | Drought tolerant, long needles, good color, orange colored bark, attractive native species |
| 59. Blue Spruce (Colorado Spruce)* | 50' | 20' | Sun, part shade | Most used native species, color variable, selected strains of blues available, best of all upright coniferous species |
| 60. Black Hills Spruce | 40' | 15' | Sun, part shade | Shorter needles than above, compact growth, shears well |
| 61. Engleman Spruce | 50' | 20' | Sun, shade | Shorter needles and more open growth than blue spruce, graceful form |

DECIDUOUS TREES

| COMMON NAME | HEIGHT AT MATURITY | SPACING | EXPOSURE | COMMENTS |
|----------------------------|--------------------|---------|-----------------|--|
| 62. Ash (Green Ash)* | 40-50' | 40' | Sun, part shade | Glossy foliage, sturdy, few problems |
| 63. Boxelder* | 40-50' | 40' | Sun, part shade | Hardy native species, will grow anywhere |
| 64. Chokecherry* | 15-20' | | Sun, part shade | Good fruit plant, glossy foliage, attracts birds |
| 65. Cottonless Cottonwood | 50-60' | 50' | Sun | Most widely used species, no cotton |
| 66. Lanceleaf Cottonwood* | 40-50' | 40' | Sun | Native species, very hardy and drought tolerant |
| 67. Narrowleaf Cottonwood* | 50-60' | 50' | Sun | Native species, leaves resemble willow, compact growth |

DECIDUOUS TREES

| COMMON NAME | HEIGHT AT MATURITY | SPACING | EXPOSURE | COMMENTS |
|----------------------------------|--------------------|---------|----------|--|
| 68. Plains Cottonwood* | 50-60' | 50' | Sun | Parent species of cottonless cottonwoods, rapid growing, adaptable |
| 69. Crabapple (flowering Crabs)* | 15-20' | 15' | Sun | Good ornamentals, many other species adaptable at lower altitudes, five blight resistant varieties only |
| 70. Elm, Siberian (Chinese Elm)* | 40-50' | 40' | Sun | Smaller leaves than American, bushy growth, subject to breakage |
| 71. Hackberry* | 30-35' | 30' | Sun | Hardy native species, resembles elms, ridged corky bark, excellent replacement for elms, but slow growing |
| 72. Honeylocust* | 35-40' | 40' | Sun | Tap rooting tree, lacy foliage, requires deep soil, most desirable of all shade deciduous trees |
| 73. Plum (Purpleleaf Plum)* | 10-15' | 10' | Sun | Colorful summer foliage, combines well with Russian Olive or Silver Sage |
| 74. Balsam Poplar | 50-80' | 50' | Sun | State tree, native to higher altitudes, good growth form, poor choice due to short life span (approximately 10 years), most rapid growing of all deciduous trees |
| 75. Boleana Poplar | 40-50' | 40' | Sun | Columnar form of White Poplar, most rapid growing of all deciduous trees |

DECIDUOUS TREES

| COMMON NAME | HEIGHT AT MATURITY | SPACING | EXPOSURE | COMMENTS |
|-------------------------------------|--------------------|---------|-----------------|--|
| 76. Carolina Poplar | 40-50' | 40' | Sun | Cottonless variety of poplar, sometimes winter kills at higher altitudes, most rapid growing of deciduous trees |
| 77. White Poplar (Silver Poplar) | 35-40' | 40' | Sun | Leaves dark green above, silver underside, rapid growing, sturdy, suckers readily from roots, most rapid growing of all deciduous trees |
| 78. Lombardy Poplar | 40-50' | 6-10' | Sun | Columnar form of black poplar, subject to canker disease, limited use, most rapid growing of all deciduous trees |
| 79. Quaking Aspen | 30-50' | 6-20' | Sun, part shade | Native suckers from roots, good for clump or mass plantings, dry sites only, most rapid growing of all deciduous trees |
| 80. Russian Olive* | 25-40' | 5-20' | Sun | Silver gray foliage, rapid growing, thorny, yellow flowers, very fragrant, best of all dry land species, most rapid growing of all deciduous trees |
| 81. Staghorn Sumac* | 15'20' | 10 | Sun, shade | Interesting growth form, showy red fruits, suckers from roots, most rapid growing of all deciduous trees |

* Indicates highly reliable for growth in Mills area.

** This list is not meant to be definitive or include all possible species that would grow in the Mills area, but lists the most highly reliable species requiring a minimum amount of care.

CHAPTER 17.12

SUPPLEMENTARY REGULATIONS

17.12.010

OFF-STREET PARKING AND LOADING

INTENT

The intent and purpose of this article is to alleviate or prevent congestion of the public streets and to promote safety and welfare of the public by establishing minimum requirements for the off-street parking and loading and unloading of motor vehicles used in accordance with the land use of individual properties within the city.

REQUIREMENT

Off-street parking spaces are required as an accessory use in each district in accordance with the permitted uses of the specific districts and the regulations outlined in this article.

LOCATION

Parking areas, whether open or enclosed, must be provided on the same lot containing the permitted use for which they are required, unless parking is provided on a separate lot under the same ownership as the zoning lot occupied by the building or use to which the parking facilities are accessory. All parking shall be located within 300 feet of the use it serves in residential districts and 500 feet in commercial and industrial districts.

DESIGN

All off-street parking shall be designed in accordance with the following requirements:

- A. An access of a minimum of 10 feet in width shall be provided to all off-street parking spaces.
- B. Except for parking areas provided for single family dwellings, all parking areas must be paved with asphalt, concrete, or similar permanent surface.
- C. Except for parking areas provided for single family units, suitable curbs or barriers shall be provided to protect public sidewalks, buildings, and other areas, and to preclude parking in areas where parking is not permitted.
- D. All parking aisles and parking spaces shall be entirely within the lot lines, and located such that no vehicle will overhang into a public right-of-way.
- E. Each parking space shall be not less than 20 feet long and 10 feet wide.

F. The minimum requirements for off-street parking lots are shown by the following table:

PARKING TABLE

| A | B | C | D | E | F | G |
|---|----------|----------|----------|----------|----------|----------|
| 45° | 10'0" | 21.3' | 12.5' | 14.2' | 55.1' | 47.7' |
| 60° | 10'0" | 22.3' | 17.5' | 11.5' | 62.1' | 57.1' |
| 90° | 10'0" | 20.0' | 22.0' | 10.0' | 62.0' | ----- |
| <p>A Parking angle B Stall width C 20' minimum stall-to-curb D* Aisle width E Curb length per car F Curb-to-curb G Center-to-center width of double row with aisle between</p> <p>* Additional width may be required where the aisle serves as the principal means of access to on site buildings or structures.</p> | | | | | | |

- G. **FRACTIONAL MEASUREMENTS.** When the computation of required spaces results in a fraction, any fraction of a space less than one-half shall be disregarded, and any fraction over one-half shall require provision of a full parking or loading space.
- H. Two or more uses may combine to provide the required parking spaces jointly, however, the parking spaces provided in this manner shall equal the total space required if each use were to provide parking separately.
- I. As determined by the Board, landscaping or screening may be required to buffer a parking lot from a residential use.

OFF-STREET LOADING

Off-street loading space shall be provided for any business or industrial use which has a gross leasable floor area of 10,000 square feet or more. One off-street loading space shall be provided for each 10,000 square feet of gross leasable floor area. Each space shall be a minimum of 14 feet wide by 40 feet long with an unobstructed height of 14 feet. No area used for off-street loading shall be used also as off-street parking space.

ADMINISTRATION OF PARKING REQUIREMENTS

- A. The Board shall make the final determination as to the number of spaces required for off-street parking and loading.

- B. For uses not specified or specifically defined, the Board shall determine parking requirements.
- C. The Board is authorized to review parking plans, and after proper hearing and investigation, permit an exception or modification of established requirements when reason is found that such action is necessary to prevent unreasonable hardship in development of any lot because of unique topographical or other features.
- D. Change of Use. In the event of any change in the use of a lot, all off-street parking and loading requirements of the new use shall be met.
- E. Addition. Any addition to a structure or any increase in the intensity of use within the building through the addition of dwelling units, seating capacity, or other specified measure used for parking requirements, shall require provision of off-street parking and loading adequate to meet the increased need.

PARKING REQUIREMENTS PERMITTED USES

RESIDENTIAL

Single Family Dwelling – Two spaces.

Mobile Homes – Two spaces.

Multi-Family Dwelling – Two spaces per dwelling unit.

Rentals or Apartments in a Single Family Dwelling – One per unit.

Apartments Over a Business – One per apartment.

Home Occupation – One space for each 200 square feet of space within the building used for the home occupation, with a minimum of two spaces.

NON-RESIDENTIAL

Automobile Sales and Service – One space per 1,000 square feet of indoor and outdoor sales area.

Banks – Financial Institutions – Five and one half spaces per 1,000 square feet of gross, leasable floor area.

Drive-in Banking Facilities – Five spaces per window for stacking, in addition to required parking spaces.

Boarding and Rooming Houses, and Dormitories – One space per apartment or dwelling unit.

Bowling Alley – Four spaces per alley, plus requirements for other associated uses.

Business Uses – Including, But Not Limited To: Duplicating Services, Furniture and Appliance Repair, Paint Stores, Rental Establishments, Car Washes, Discount Stores, and Wholesaling Services - One space per 400 square feet, plus one space per employee.

Cemeteries – As determined by the Board.

Churches – One space per four seats in the Sanctuary or primary room of worship.

Day Care/Nursery Schools – One space per five students plus one half space per employee.

Drive Up Facilities for Eating and Drinking Establishments, Retail Sales and Other Commercial Uses – Requirements of the use, plus five spaces for stacking vehicles at each drive up window.

Eating and Drinking Establishments – One space for each three seats or for each 50 square feet of floor area used for assembly or seating, whichever is greater.

Essential Public Utility Uses, Facilities, Services and Buildings – As determined by the Board.

Gasoline Services Station – One space per pump, two per lift, and one per 1,000 square feet of retail sales area.

Grocery Stores – Five and one half spaces per 1,000 square feet of gross, leasable floor area.

Hospitals – One space per two beds plus one space per staff member and doctor.

Industrial Uses: All Except Warehousing – One space per 500 square feet gross leasable floor area, plus one and one half spaces per employee on the largest shift, plus one space per company vehicle. For uses with one shift only; one space per employee plus one space per company vehicle.

Industrial Uses: Warehousing – One space per 1,000 square feet of gross, leasable floor area, plus one and one half spaces per employee on the largest shift, plus one space per company vehicle. For uses with one shift only; one space per employee plus one space per company vehicle.

Medical and Dental Clinics – One space per 200 square feet of gross leasable floor area or five spaces per doctor or dentist, whichever is greater.

Membership Clubs, Fraternal Organizations - One space per 50 square feet of space for general assembly, plus requirements of all associated uses within the building.

Mortuaries and Funeral Chapels – One space per 400 square feet of gross leasable floor area plus one per four seats in the Chapel.

Motels, Hotels – Including Newsstands, Gift Shops and Similar Incidental Uses Conducted Entirely Within the Principal Building – One space per room, plus one space per employee.

Non Retail, Heavy Commercial/Light Industrial Uses Including But Not Limited To: Nursery Stock Production and Sales, Yard Equipment and Supply Dealers, Firewood Operations, Building Contractors and Equipment, Transportation Centers, Service Garages, Trucking Services, Disposal Truck Storage, Warehouses, Wholesale Operations, Household Equipment and Appliance Repair, Animal Hospitals, Kennels, Bulk Cleaning and Laundry Plants, and Printing Services, Electrical, Plumbing and Heating, Roofing and Other Construction Contractors, Cold Storage Lockers and Lumber Dealers and Yards – Provided Adequate Safeguards are Taken to Protect Adjoining Properties from Objectionable or Harmful Substances, Conditions or Operation – One space per 400 square feet of gross leasable floor area, plus one space per employee.

Nursing Homes – One space for each four beds, plus one per employee.

Office – General – One space per 300 square feet of gross leasable floor area.

Offices – Including Professional, Finance, Insurance and Other Services – Two spaces per 1,000 square feet of gross leasable floor area.

Parks, Playfields, Playgrounds and Golf Courses Operated by a Public Agency – As determined by the Board.

Personal Services Outlets, Including But Not Limited To: Barber and Beauty Shops, Shoe Repair Shops, Self-Service Laundries, Dry Cleaning Outlets, Travel Agencies, and Photographic Studios – Five and one-half spaces per 1,000 square feet of gross leasable floor area.

Municipal, County, State and Federal Uses, Facilities, Services and Buildings – One space per 200 square feet of gross leasable floor area.

Public Colleges and Universities – As determined by the Board.

Publicly Established Historical Sites and Buildings – As determined by the Board.

Research Facilities, Testing Laboratories, and Facilities for the Manufacturing, Fabrication, Processing, or Assembly of Products: Provided That No Effects From Noise, Smoke, Glare, Vibration, Fumes or Other Environmental Factors are Measurable at the Property Line – One space per 500 square feet of gross leasable floor area, plus one and one half spaces per employee on the largest shift, plus one space per company vehicle. For uses with one shift only; one space per employee plus one space per company vehicle.

Retail Outlets, Including, But Not Limited To: Supermarkets, Variety, Sporting Goods, Hardware, or Radio and Television Stores, Department Store, Major Comparison Goods Store or Furniture Warehouse Store – Five and one-half spaces per 1,000 square feet of gross leasable floor area.

Sales, Services and Storage of Automobiles, Mobile Homes, Campers, Boats, Bicycles, Motor Vehicles, Motorized Equipment, and Accessories for such Vehicles, But Not Including Junk

Yards – One space per 1,000 square feet of indoor and outdoor sales area plus spaces required for associated servicing uses.

SCHOOLS – PUBLIC AND PAROCHIAL

Elementary – One space per 1,000 square feet of building area, plus one space per employee.

Junior High – One space per 1,000 square feet of building area, plus one space per employee.

Senior High – One space per 200 square feet of building area, plus one space per employee, plus one space per 3 seats in an auditorium or gymnasium.

Schools, Vocational, Business and Private – One space per 200 square feet of building area, plus one space per employee, plus one space per 3 seats in an auditorium or gymnasium.

Theaters, Public Auditoriums – One space per 3 seats.

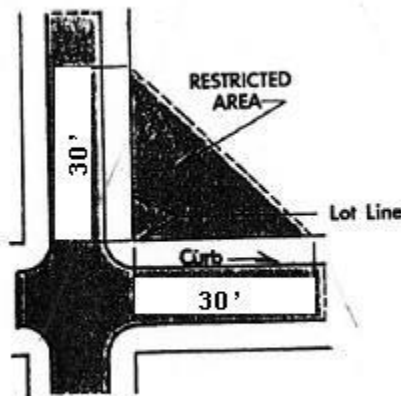
17.12.020

FENCES, WALLS, AND HEDGES

A fence, wall, hedge, column, pier, post, or any similar type structure or any combination of such structures, may be permitted in the required yards of the zoning districts subject to the following conditions and requirements. The intent of the conditions and requirements is to provide privacy and protection without unduly interfering with the view from neighboring properties or jeopardizing the safety of pedestrians and vehicles.

- A. All fences and walls are subject to Building Code requirements.
- B. It shall be the responsibility of the property owner to locate all property lines.
- C. No fence, hedge or wall may extend beyond or across a property line unless in joint agreement with the abutting property owner.
- D. No barbed wire or other sharp, pointed or electrically charged fence shall be permitted, without approval of the Board.
- E. No fence between the building front and the front property line shall exceed 42 inches, except as outlined in Section I.
- F. Fences, walls or compact hedges shall not exceed 7 feet in height. Heights, including retaining walls or other structures, shall be measured as follows:
 - 1. In required yards abutting a street, it shall be the total effective height measured from the finished grade on the side nearest the street;

2. In other required yards, it shall be the total effective height above the finished grade measured on the side nearest the abutting property;
 3. On property lines the height may be measured from the finished grade of either side when the abutting property owners are in joint agreement.
- G. Any fence, hedge or wall placed within 15 feet of the intersection of a public sidewalk (or proposed location of such walk) and an alley or driveway, shall not restrict or obscure the visibility through such fence, hedge, or wall by more than 25 percent of its total vertical plane area. Such fence, hedge or wall shall maintain at least 75 percent of the unobstructed view when viewed at an angle of 90 degrees from the direction of the fence, hedge or wall, at a distance of 30 feet.
- H. On corner lots, no fence, hedge, structure, wall or landscaping display shall interfere with the unobstructed view over 36 inches above the nearest street in a restricted triangular area formed by the three points established by:
1. The intersection of the property lines at the corner, and by measuring 30 feet back from this intersection on each property line;
 2. Rail type or chain link fences not exceeding 42 inches in height, with not more than two 4-inch rails, mounted on a minimum number of 4-inch posts, may be permitted in the restricted triangular area.
- I. In E-B, D-B, E-I, and D-I Districts, chain link fence seven feet in height may be constructed along all lot lines. Only open chain link fence shall be permitted between the building front and street at a height over 42 inches. Seven foot open chain link fence may be permitted in the sight distance triangle defined in H, upon approval of the Board. Neither the fence nor anything inside the fence shall impair the sight distance triangle.



- J. Tree branches which overhang the public sidewalk shall be kept trimmed to a height of at least eight feet above sidewalk level.

- K. Tree branches which overhang public streets shall be kept trimmed to a height of not less than fourteen feet above the street.
- L. The Board may waive any of the above requirements where cause can be shown that the need of security or safety would be served by variance of the requirements. (Ord. 405, §1, 1992.)

17.12.030

PETS AND DOMESTIC ANIMALS

- A. Pets, such as dogs, cats, birds, fish and other animals generally kept within a dwelling shall be a permitted accessory use in any district.
- B. Other domestic animals may be a permitted accessory use in any district, subject to petition, public hearing and other regulatory procedures of the Board.

17.12.040

SIGN REGULATIONS

PURPOSE: The purpose of this section is to protect the public welfare in regulating the size, height, number, location, illumination and construction of signs permitted in the various zone districts of the City of Mills. Conditions within the various zone districts that necessitate the regulation of signs include:

- A. Conflicts between traffic control signs and signals and various private signs resulting in vehicular and pedestrian safety problems;
- B. Signs are sometimes placed in locations or constructed in a manner that creates a danger to the public during periods of high winds or inclement weather;
- C. The uncontrolled use of signs defeats the sign's informational or advertising functions as competitors escalate sign size and expense in an effort to fairly attract attention;
- D. The uncontrolled use and proliferation of signs creates visual pollution that destroys the beauty of the City, the attractiveness of commercial areas and the ability of the public to safely and quickly interpret the intended message.
 - 1. Measurement. The area of a sign shall include the surface upon which the information of the sign is presented, excluding only structural supports. Only one side of a double facing sign shall be considered in the total sign area permitted for any building, use or lot.

2. Residential Districts. Permitted signs may be anywhere on the premises, provided no sign is within any road right-of-way and must be totally within the lot on which the sign is mounted.
 - a. Ground mounted signs shall have a maximum height of five (5) feet.
 - b. Wall mounted signs shall be flush and not project above the roof line.
 - c. Lighting of a sign shall be by white light.
 - d. Permitted signs for single family residences shall indicate only the occupant's name and address and shall have a total area not exceeding two square feet.
 - e. Permitted signs for multi-family dwellings shall have a maximum area of six (6) square feet and shall be for identification purposes only.
3. Business and Industrial Districts. Permitted signs may be located on a lot such that no sign shall intrude into any public right-of-way and supports shall be at least ten (10) feet from any public right-of-way line.
 - a. Any business use shall be permitted one wall sign for each side of a building fronting a public street. Wall signs shall project not more than one (1) foot from the building wall and shall run parallel to the wall.
 - b. Maximum area of a wall sign shall be one square foot of sign area per linear foot of street frontage to a maximum of 300 square feet per frontage.
 - c. One free standing sign shall be permitted per lot. Any free standing sign shall have a clearance of ten (10) feet above the ground, to provide for a clear field of vision and pedestrian safety.
 - d. Maximum area of any free standing sign in square feet shall be determined by multiplying the length of the lot frontage, in feet, by 1.5. No sign shall have an area larger than 300 square feet.
 - e. Any sign shall have a clearance of ten (10) feet over sidewalks and fifteen (15) feet over driveways and alleys.
 - f. Marquee signs shall have a clearance of ten (10) feet above the ground and no part of the changeable copy shall project above or below the marquee face.
 - g. No sign shall exceed thirty (30) feet in height from ground level.
4. Illumination. The light from any illuminated sign shall be so shaded, shielded, or directed that the light intensity or brightness will not be objectionable to surrounding areas and the light rays shall not spill over the property lines into a residential zone except by indirect reflection. Neither the direct, nor reflected light from primary light

sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares.

5. Miscellaneous Signs. Signs listed in this section shall be permitted in any zone district on private property, shall not require a permit but are subject to the general requirements of this article. These signs are classified as identity signs.
 - a. **CONSTRUCTION SIGNS:** Construction signs which identify the architects, engineers, contractors, and other individuals or firms involved with construction, but not including any advertisement of any product or signs announcing the character of the building enterprise or the purpose for which the building is intended, during the construction period, to a maximum area of sixteen square feet for each firm. The signs shall be removed within fourteen (14) days of the beginning of the intended use of the project or as individual subcontractors expire, whichever is sooner.
 - b. **REAL ESTATE:** Real estate signs advertising the sale, rental or lease of residential property may be four (4) square feet, and may be sixteen (16) square feet for other property provided they are on the premises for sale, rental or lease. Such signs shall be removed within seven (7) days of the sale, rental or lease.
 - c. **POLITICAL CAMPAIGN:** One sign per premises of up to thirty-two (32) square feet on non-residential property may be permitted announcing candidates for public office. In residential areas or districts political campaign signs of up to sixteen (16) square feet, one per premises, may be permitted. These signs shall be confined within the private property and removed within seven days after the election for which they were made.
 - d. **STREET BANNERS:** Street banners advertising a public entertainment or event, if approved by the City Council and only for locations designated by the City Council during and for fourteen (14) days before and seven days after the event.
 - e. **SIGNS:** Signs commonly regarded as “garage,” or “yard sale” signs shall be permitted only on private property and shall be restricted to a maximum area of four (4) square feet. The sign shall be dated when posted and shall be removed the day following the garage or yard sale.
 - f. **PRIVATE TRAFFIC DIRECTIONS:** Signs directing traffic movement onto a premises or within a premises, not exceeding three (3) square feet in area for each sign may be permitted. Horizontal signs on and flush with paved areas are exempt from these standards.
 - g. **HOME OCCUPATIONS:** Signs not exceeding three (3) square feet in area for home occupations attached flat against the building, stationary and not illuminated, announcing only the name and occupation of the resident are permitted.