

**SECTION 6
TABLE OF CONTENTS**

SECTION 6 TABLE OF CONTENTS.....1

SECTION 6 MUS NON-RESIDENTIAL SITE PLANNING CRITERIA3

6.1 SITE LAYOUT3

6.2 BOUNDARIES/RIGHTS-OF-WAY/ EASEMENTS3

6.3 SETBACKS.....3

6.4 DENSITIES5

6.5 OPEN AREA REQUIREMENTS.....5

6.6 LAND USE COMPATIBILITY6

 6.6.1 *OUTDOOR STORAGE AREAS/MECHANICAL EQUIPMENT*6

 6.6.2 *NOISE*.....6

 6.6.3 *BUFFERYARDS*.....6

6.7 VIEW CORRIDORS6

6.8 RETAIL SITE AMENITIES AND DRIVE THROUGH FACILITIES.....7

 6.8.1 *RETAIL SITE AMENITIES*.....7

 6.8.2 *DRIVE-THROUGH FACILITIES*.....7

6.9 HWY 7 AND SHERIDAN PARKWAY DESIGN CONSIDERATIONS7

 6.9.1 *POLICY*.....7

 6.9.2 *HWY 7 SETBACK TREATMENT*.....7

 6.9.3 *SHERIDAN PARKWAY SETBACK TREATMENT*.....9

6.10 LANDSCAPING.....10

 6.10.1 *LANDSCAPE DESIGN AND MATERIALS*.....11

 6.10.2 *TREE STOCKING*.....11

 6.10.3 *FOUNDATION PLANTING*.....11

 6.10.4 *RETAINING WALLS*.....12

 6.10.5 *OWNERSHIP AND MAINTENANCE*.....12

6.11 EXISTING VEGETATION12

6.12 IRRIGATION SYSTEM13

6.13 INTERNAL PARKING LOT LANDSCAPING.....13

 6.13.1 *POLICY*.....13

 6.13.2 *CRITERIA*.....13

6.14 PARKING LOT SCREENS.....14

 6.14.1 *POLICY*.....14

 6.14.2 *CRITERIA*.....14

6.15 SNOW REMOVAL14

6.16 DRAINAGE.....15

6.17 UTILITIES, MECHANICAL EQUIPMENT, AND COMMUNICATION DEVICES.....15

 6.17.1 PERMANENT UTILITY LINES15

 6.17.2 TEMPORARY OVERHEAD POWER AND TELEPHONE LINES15

 6.17.3 COMMUNICATION DEVICES AND EQUIPMENT16

 6.17.4 TRANSFORMERS, ELECTRIC METERS, GAS METERS AND OTHER UTILITY EQUIPMENT.....16

 6.17.5 EQUIPMENT SOUND LEVELS17

 6.17.6 INSTALLATION OF GROUND-LEVEL STRUCTURES17

6.18 SERVICE AREAS17

 6.18.1 POLICY17

 6.18.2 CRITERIA17

6.19 OUTDOOR STORAGE18

6.20 SHOPPING CART STORAGE, VENDING MACHINES, ETC.18

6.21 OUTDOOR SALES/DISPLAY18

6.22 SECURITY FENCES/WALLS18

 6.22.1 POLICY18

 6.22.2 CRITERIA18

6.23 SITE FURNISHINGS19

6.24 SIGNAGE20

 6.24.1 POLICY20

 6.24.2 CRITERIA20

6.25 LIGHTING20

 6.25.1 POLICY20

 6.25.2 CRITERIA21

 6.25.3 NORMATIVE LIGHTING CRITERIA21

 6.25.4 LIGHTING LEVELS22

SECTION 6 MUS NON-RESIDENTIAL SITE PLANNING CRITERIA

6.1 SITE LAYOUT

Site design and land planning are critical elements in the development of the PUD. Proposed Development Projects will be evaluated for compliance with the site planning criteria of this section.

The standards in this Section 6 shall apply to non-residential Development Projects within the PUD located in the MUS land use area and in the Perimeter Area of the MUD land use area as designated by the Developer.

6.2 BOUNDARIES/RIGHTS-OF-WAY/ EASEMENTS

Building permit site plans and plats shall show existing property boundaries, rights-of-way and easements. Buildings and/or structures shall in no case extend into public rights-of-way or easements, or beyond its property boundary line.

Elements which may be allowed within an easement include (subject to individual easement restrictions): trees, shrubbery, landscaping, retaining walls or other landscape features, berms, fences or walls, driveways, sidewalks, permitted signs, eaves that do not project more than 3 feet into the easement, site furnishings/street furniture (see 6.3.A.5), utility lines, wires and associated structures, such as power and light poles, provided that there are no conflicts between utilities within easements. Development Projects shall demonstrate that there are no conflicts between utilities and proposed landscape elements, signs, fences and walls. Landscape plans shall illustrate proposed and existing utilities.

Within any tree-lawn area, easement or street center median(s), trees shall not be planted within 10 feet of water, sanitary or storm main lines or within 5 feet of primary electrical lines, nor shall shrubs be planted

within 5 feet of water, sanitary or storm main lines, unless otherwise approved by the utility provider. Offsets are not required from private utility service lines.

Elements allowed within a public right-of-way include: All of the elements allowed within an easement, except the following items: fences or walls, retaining walls, eaves of buildings, signs (except regulatory and directional signs), berms, and required bufferyards unless otherwise approved by Broomfield Staff.

6.3 SETBACKS

The Building and parking Setbacks have been designed to reflect a transition from urban to the surrounding suburban character of this area and to establish a consistent street character. In general, the most generous Setbacks are along the perimeter and along the internal arterial roads within the non-residential areas.

See Table 6-3A for minimum Building and Parking Setbacks. In some cases, in order to comply with the bufferyard requirements, increased Setbacks may be necessary.

A. FEATURES ALLOWED WITHIN SETBACKS

The following features may be located within required Setbacks, subject to the Building Code (see also the PUD's Bufferyard Standards in Section 14 for features allowed within bufferyards):

1. Trees, shrubbery or other landscape features;
2. Fences or walls that comply with the Municipal Code;
3. Driveways which cross the setback;
4. Sidewalks and or trails;
5. Street furniture including benches, trash/recycling receptacles, parking meters, pedestrian light fixtures, banners, hanging flower baskets, decorative or Tivoli type light strands;

NORTH PARK PUD

6. Signs, subject to DRC and Broomfield approval;
7. Bay windows, architectural design embellishments;
8. Awnings and canopies
9. Eaves that do not project more than 3 feet into the required setback;
10. Chimneys, flues and ventilating ducts that do not project more than two feet into a required Setback, and when placed so as not to obstruct light and ventilation;
11. Window wells;
12. Utility lines, wires and associated structures, such as power and lights;
13. Refer to Section 7.13 for further restrictions within sight triangles;
14. Refer to Section 14, Appendix A for further restrictions within bufferyards.

Table 6-3A – Non-Residential Building and Parking Setbacks

MINIMUM SETBACKS								
Land Use	Side & Back Property Line	I-25, Northwest Pkwy & Hwy 7	Arterial Street ROW	Collector Street ROW	Local Street ROW	Alley ROW	Between Buildings	Community Ditch (FRICO)
Mixed Use - Secondary	Struct - 15', Pkg - 10' *, **, †, ^	75' ***	30'	20'	20'	Struct -10', Pkg - 0'	6' **	30' for Struct, Pkg, Drives and R.O.W.
Park Lands/ Community Park	Struct - 15', Pkg - 10' *, **, †, ^	75' ***	30'	20'	20'	Struct -10', Pkg - 0'	6' **	30' for Struct, Pkg, Drives and R.O.W.

Notes:

- * 25' minimum adjacent to Residential Uses.
- ** If the adjacent land use is similar or compatible, a 0 foot side Setback shall be allowed on one or more sides where common walls between uses exist.
- *** If setback area is comprised of enhanced landscaping (no parking lot or parallel drive ways) it may be reduced to 30' along Hwy 7 as approved as a part of a Site Development Plan. Enhanced landscape treatments include enhanced plantings, berming, etc.
- † If a side or back property line is located along a public R.O.W., the R.O.W. setback is applied.
- ^ Parking areas which incorporate Shared Parking and/or driveways are excluded from the Setback requirement along the edge(s) of the property where this condition occurs.

General Note: A 0' Lot line Setback will be allowed for all uses where the Setback and bufferyards are provided within an abutting Tract, Outlot, Open Land or similar which is not publicly dedicated to Broomfield.

6.4 DENSITIES

Maximum densities for non-residential development are expressed in floor area ratios (FAR). No artificial density caps are set in the PUD for non-residential uses. Density is constrained by the following development criteria. These criteria are further detailed in this Section 6 and Sections 7 and 8:

- Maximum building height.
- Minimum Open Area.
- Minimum building and parking setbacks.

6.5 OPEN AREA REQUIREMENTS

The minimum Open Area requirement for each Lot is indicated in Table 6-5A, Open Area Requirements.

The Open Area requirement for an individual Lot may be reduced by 5% (for example, reduce requirements from 20% to 15%) where a Lot abuts Shared Common Area, Open Space, Open Lands or a park, if a minimum of one-third of the Lot’s total perimeter length is immediately adjacent to Shared Common Area, Open Space, Open Lands or a park. The Shared Common Area, Open Space, Open Lands or a park area which the Lot abuts, must also have an average width of 50’ along the Lots edge in order for the reduction to be applied.

Open Area requirements for individual Lots within a Planned Retail Center and campus projects may be reduced, provided that the total percentage of Open

Area within the center or campus project meets the requirements of the PUD.

Except as stipulated above for a Planned Retail Centers and campus projects, areas eligible to satisfy the Open Area requirement include areas on the lot on which the development is located.

ALLOWABLE OPEN AREA ELEMENTS

Open Area elements that may be included for the purpose of calculating Open Area in non-residential areas include:

- Landscaping including trees, shrubs, ground cover, turf, etc. in both irrigated and non-irrigated areas.
- Pedestrian plazas and entry courts, patios, outdoor gathering spaces (unenclosed amphitheatres);
- Outdoor dining areas that feature landscape planting beds, fountains, sculpture or other amenities;
- Pedestrian/transit facilities where they represent a bus stop area (smaller than 500 square feet);
- Sidewalks, trails, seating areas, fountains, pools, and information/exhibit kiosks;
- Passive and active recreation areas;

Table 6-5A - Open Area Requirements

Land Use	Minimum % Open Area Required*
Mixed Use Secondary - MUS	20%
<p>*Notes: The percentages listed for minimum Open Area may be adjusted by the North Park DRC and Broomfield up to a maximum of 5% as long as the intent of the PUD is respected. However, if open area is reduced by 5% for abutting a common area or other as stated above, that is the maximum it can be reduced.</p>	

NORTH PARK PUD

- G. Environmentally Sensitive Areas and associated buffers;
- H. Detention areas, drainages, wetland water quality areas, ponds and irrigation ditches;
- I. Other similar uses as approved by Broomfield.

6.6 LAND USE COMPATIBILITY

The purpose of this section is to ensure that the physical and operational characteristics of proposed Buildings and uses are compatible when considered within the context of the surrounding area.

6.6.1 OUTDOOR STORAGE AREAS/MECHANICAL EQUIPMENT

No areas for Outdoor Storage, trash collection or compaction, loading or other such uses shall be located within the Setback areas.

Loading docks, truck parking, outdoor storage, recreational vehicles, boats, trucks, utility meters, HVAC and other mechanical equipment, trash collection, trash compaction, recycling and other service functions shall be located and screened (per Sections 6.17, 6.18, 6.19 and 6.20) so that the visual and acoustic impacts of these functions are contained and out of view from public streets, public sidewalks, trails, and from dissimilar adjacent land uses.

Note that Outdoor Storage Areas are Uses by Special Review. Refer to Section 1.

6.6.2 NOISE

Uses shall comply with the noise standards within the Municipal Code.

- A. Where Outdoor Storage, loading areas and other similar uses are proposed adjacent to Residential Uses, the Applicant shall prepare and submit a noise study or memorandum identifying projected noise levels.

- B. Noise issues can be mitigated using some or all of the following techniques: increased Setback, berming, solid fencing/walls, or landscaping. In some cases, landscaping alone is not sufficient to mitigate noise issues. In these instances, landscaping must be used in combination with some of the other techniques listed above.

6.6.3 BUFFERYARDS

Bufferyards shall be constructed to mitigate problems associated with noise, odor, glare, dust, smoke, pollution, water vapor, conflicting land uses and density, height, mass, layout of adjacent uses, loss of privacy, unsightly views and other potential negative effects of development.

Bufferyards shall be located on the outer perimeter of a Lot, extending to the Lot boundary line. Bufferyards shall not be located on any portion of an existing or dedicated public right-of-way, except as permitted by Broomfield.

Refer to Section 14, Appendix A for detailed Bufferyard Design Standards. Alternatives to the requirements for bufferyard types and plant material quantities shall be allowed subject to review and approval by the North Park DRC and Broomfield Staff as stated in the bufferyard guidelines.

6.7 VIEW CORRIDORS

Views to the attractive natural surroundings, such as the Rocky Mountain backdrop, as well as distinctive on-site features, including park areas, open space and natural areas are amenities to be shared by all. Preserving view opportunities of these features from Open Lands corridors, building entries and interior spaces is encouraged. Owners and Applicants are encouraged to emphasize these key natural features by reflecting them in their individual developments.

- A. Where possible, create view corridors by aligning roads, driveways, Open Lands corridors, building

entries, and pedestrian walkways to preserve and take advantage of available views.

- B. Protect significant views to the attractive natural surroundings.

6.8 RETAIL SITE AMENITIES AND DRIVE THROUGH FACILITIES

6.8.1 RETAIL SITE AMENITIES

Each Planned Retail Center of 50,000 square feet or more of building area shall contribute to the enhancement of community and public spaces by providing the following within the required Open Area on the Retail Center site:

REQUIRED:

- 1. Water feature or work of art;

REQUIRED ONE OTHER ELEMENT FROM THE FOLLOWING LIST:

- 1. Patio/seating area/outdoor dining;
- 2. Pedestrian plaza with benches;
- 3. Transportation center/bus stop (see also 7.10.2 for criteria);
- 4. Outdoor playground area;
- 5. Kiosk area;
- 6. Floral displays, flower pots or hanging flower baskets.

6.8.2 DRIVE-THROUGH FACILITIES

Buildings with drive-through facilities, such as banks and fast food restaurants, shall be oriented in order to reduce the visibility of the drive-through window(s) from the dominant abutting public street.

Drive-through lanes and driveways are subject to parking lot screening requirements. (See Section 6.14).

6.9 HWY 7 AND SHERIDAN PARKWAY DESIGN CONSIDERATIONS

6.9.1 POLICY

This PUD will have a significant presence along both Hwy 7 and Sheridan Parkway. The intent of this section is to ensure that development located adjacent to Hwy 7 and Sheridan Parkway is planned cohesively with visual quality and consistency in mind.

6.9.2 HWY 7 SETBACK TREATMENT

- A. A consistent and high quality image shall be presented along the Hwy 7 Corridor. Visual impacts to buildings shall be softened and views to parking areas shall be screened.
- B. In order to present a cohesive design on the South side of Highway 7, the right-of-way and setback area will be irrigated plantings in a design of similar character. The planting design is intended to reflect rural patterns using windbreaks, fields and groves of trees that will honor North Park’s rural history and urban future. Alternating bands of shrub beds and/or ornamental grasses will be incorporated within the right-of-way and setback area immediately adjacent to the sidewalk to allow a seamless transition of planting beds to the other side of the sidewalk. A mixture of canopy trees and ornamental flowering trees will be incorporated outside of site triangles to establish a rhythm along Highway 7 that will be continued into the groves of tree plantings in the setback zone.
- C. The landscape setback zone will utilize alternating layers of planting beds (grasses or shrubs). Crusher fines or similar surface material may be utilized periodically as an understory layer (in lieu of vegetated beds) if it maintains the overall rhythm and cohesiveness of the design along the length of Hwy 7. Species of plants within beds can rise in height from the ROW to the property line.

NORTH PARK PUD

Taller plants within beds should be planted closest to the property. Where planting beds screen parking lots, plants shall be a minimum of 36" in height. Alternating planting beds will contain a mix of evergreen and deciduous shrubs. Planting beds should be planted whole and arranged in large massings of same or similar species and texture so that alternating beds read consistent from high speeds along the road. Gentle grading and berming of the setback area will be utilized to aid in breaking up the linear edge of the roadway corridor. The overall grading and rhythm of planting will frame views into the development and key architectural elements while also aiding in screening less desirable uses such as parking lots and parking structures. A mixture of deciduous canopy trees and ornamental flowering tree groups shall be planted in large formal groupings or groves of the same or similar species within a planting bed. The design should consider a range of mature tree heights, sizes, fall color and blooming periods between alternating groves of trees. Tree species can include the use of evergreen trees planted in similar rhythm and pattern to meet the overall intent of the design.

- D. The combined Hwy 7 right-of-way and landscape setback shall be designed as a unified concept. The design shall consider the overall scale of the right-of-way. Tree groves, shrub massings, and the use of ornamental grasses will be planted in large groups of the same or similar species so that the pattern and intent of the design reads from the street.
- E. Identity signs for significant projects will be allowed within the setback, per the North Park Planned Sign Program.

Figure 6-9a – Highway 7

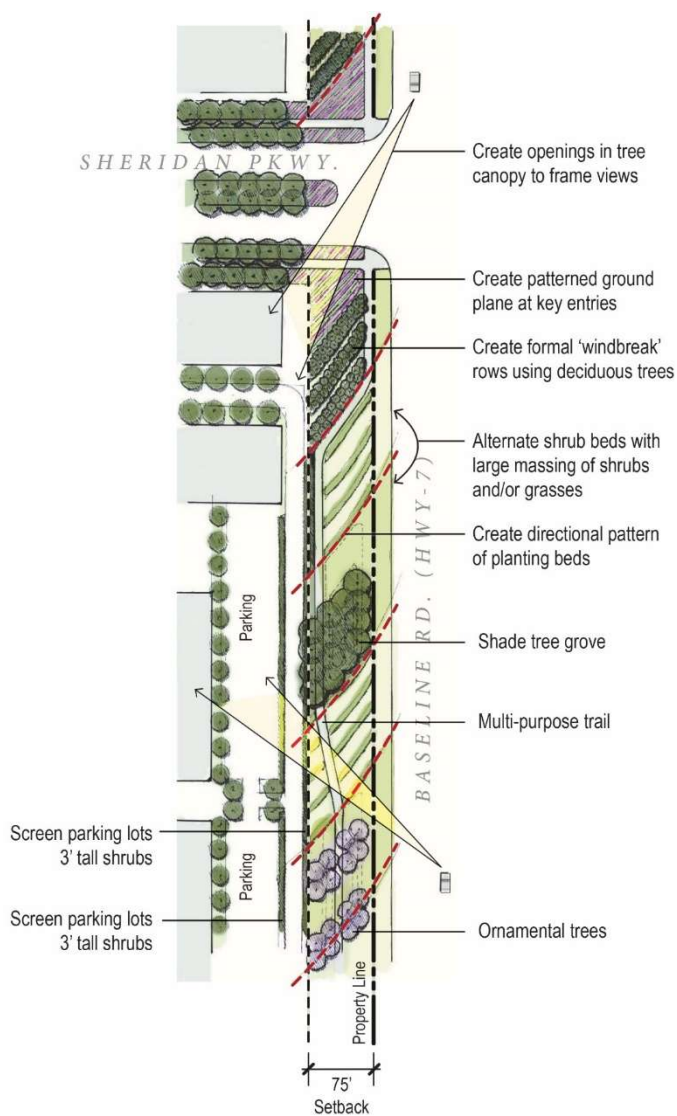
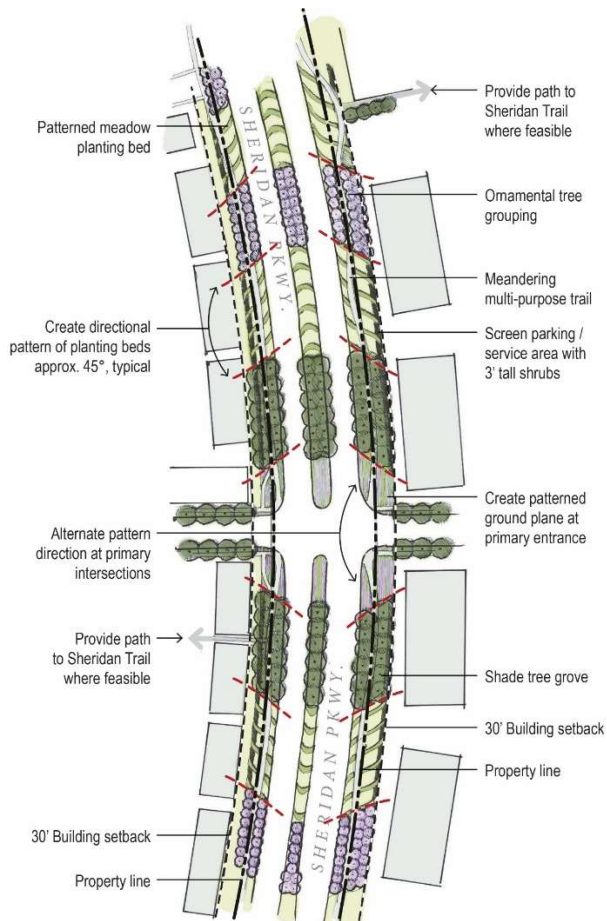


Figure 6-9b – Sheridan Parkway – Corporate Campus



6.9.3 SHERIDAN PARKWAY SETBACK TREATMENT

- A. The Sheridan ROW and Setback shall be designed as a unified concept. Designs for pavement treatment, lighting and landscaping shall be consistent throughout North Park.
- B. A high quality image shall be presented along Sheridan Parkway. The landscape design and palette shall be unified and consistent along the length of Sheridan Parkway. The overall grading and rhythm of planting should complement adjacent land uses to frame views into the development (such as key architectural elements), while also aiding in screening less desirable views such as parking lots and parking structures.
- C. The Sheridan Parkway landscape shall create a directional pattern that opens up views to the development and creates interest along the corridor. Planting beds and tree groves are arranged at a 45 degree angle (approximate) to the path of travel. The pattern and alternating rhythm of trees and planting beds should be consistent into the median. The overall patterns of landscape should be mirrored along the centerline of the Sheridan Parkway ROW (or median).

6.10 LANDSCAPING

NOTE: THE LANDSCAPING DESIGN STANDARDS APPLY TO ALL PROPOSED NON-RESIDENTIAL LAND USES WITHIN THE MUS LAND USE AREA AND THE PERIMETER AREA OF THE MUD AS DESIGNATED BY THE DEVELOPER.

Landscaping is intended to unify the Building and its site with adjacent development areas. Emphasis is on landscaping the PUD as a single entity, not on a small-scale with individual landscaped areas. In order to establish a consistent streetscape and Open Area image, a conceptual landscape master plan or a set of detailed landscape design guidelines shall be prepared and submitted to the City for approval along with the first Site Development Plan within each parcel. The conceptual master plan or guidelines will specify the intent, character, types, and locations of landscape elements.

Development Projects shall include a detailed landscape plan that indicates the location, type, sizes and quantity of proposed landscape elements.

Where appropriate, turf will be low water requiring varieties with areas of longer, native species. Perennial and annual flowers will provide accent color.

Create a landscape that is sustainable, attractive, comfortable, and complimentary to the natural and man-made environment. Sustainable and xeriscape principles should be followed including:

1. Plan and design for water conservation and beauty from the start.
2. Create practical turf areas of manageable sizes, shapes and appropriate grasses.
3. Select low water plants and groups of similar water needs together.
4. Use soil amendments like compost as needed by site and type of plants used.
5. Use Mulches to reduce evaporation and keep soil cool.

6. Irrigate efficiently with properly designed system & apply the right amount of water at the right time.
7. Maintain the landscaping properly by mowing, weeding, pruning and fertilizing properly.

Use plant materials that are massed and placed to provide variety and focal points at strategic locations.

Where appropriate, use large-scale plantings with the intent of creating thickets of shrubs and broad sweeps of flowers in meadows that occur naturally in the Colorado plains and foothills region.

Plant evergreens and other trees with moderate to low water needs on uplands, while locating cottonwoods, willows and other riparian plants in drainages and low lying areas.

Landscaping and/or earth shaping shall be used to screen surface parking, to soften structures such as Parking Garages and stark walls, and to buffer sound adjacent to heavily traveled areas. Shrubs are encouraged to be used for low level buffers, enclosure, identity and reinforcement of pathways, and to provide visual interest and display.

Landscape plans shall include landscaping for non-paved areas located in any public right-of-way adjacent and contiguous to the Lot to which the plan applies. The landscape plan shall illustrate existing trees, shrubs and irrigated turf areas immediately adjacent to the Lot for which the plan applies.

Tree lawns shall be a minimum of six feet wide on streets classified as collectors or arterials; and on local residential streets of 28 feet or less. Street trees may be planted formally or informally providing that the required number of trees are included.

Berm and embankment slopes shall not exceed a ratio of 3:1 and must be graded with smooth transitions. Berm slopes facing public streets may not exceed 4:1. Shrubs and vines should be placed at least three feet

MUS NON-RESIDENTIAL SITE PLANNING CRITERIA

to five feet from curbs to protect them from roadway chemicals. (See also Section 6.14).

Where surface retention is a part of the overall design, use of water features, both functional and ornamental, is highly encouraged.

Landscaping and irrigation must be completed in the next available planting season, or as soon as weather conditions permit, or within the schedule approved by the City, whichever is earlier. Areas to be landscaped shall be completed within 9 months of the date of occupancy.

Landscape plans must be prepared by a licensed landscape architect.

6.10.1 LANDSCAPE DESIGN AND MATERIALS

As an alternative to the Broomfield guidelines and Design Standards, specific landscape design criteria may be developed for each neighborhood or village and approved as alternative compliance through the SDP process. Landscape design shall incorporate some or all of the following xeriscape principles:

- A. Grouping plants with similar water requirements together;
- B. Limiting high-irrigation turf and plantings to high-use and/or high visibility areas;
- C. Use of low-water demanding plants and turf where practical;
- D. Use of indigenous plant materials, where appropriate and practical;
- E. Use of efficient irrigation systems, including the use of non-potable irrigation water;
- F. Use of mulches and soil improvements;
- G. Provision of programs for regular and attentive maintenance;

- H. Trees and shrubs sizes, at the time of planting, shall comply with the minimum sizes listed in Table 6-10A.

Table 6-10A – Minimum Plant Sizes

Plant Type	Min. Sizes
Deciduous Shade Trees	2" caliper
Ornamental Tree	2" caliper
Evergreen Trees	6' height
Shrubs	5 gallon

6.10.2 TREE STOCKING

- A. "Tree stocking" shall be required in landscape areas within one hundred (100) feet of a Building or structure as further described below. Landscape areas shall be provided in adequate numbers, locations and dimensions to allow tree stocking to occur along all sides of any Building or structure visible from surrounding public ROW's, public trails and Open Lands and neighboring properties (building facades abutting alleys are exempt from tree stocking requirements).
- B. Tree stocking shall mean formal or informal groupings of trees (canopy, evergreen or ornamental) planted at a quantity equal to 1 tree for every 40 lineal feet of Building Frontage.
- C. Exact locations and spacing may be adjusted at the option of the Applicant to support patterns of use, views and circulation as long as the minimum tree-planting requirement is met.

6.10.3 FOUNDATION PLANTING

- A. Where appropriate, trees, shrubs and groundcovers, shall be located near Buildings on the site to aesthetically integrate each Building into the overall site, to visually soften the massiveness of

Buildings, and to separate the Building from the parking lot. The appropriate amount of Building foundation plantings shall be determined by the North Park DRC and Broomfield. Where trees are utilized, planting beds shall be a minimum of six (6) feet in width.

- B. Where parking lots abut a Building without intervening landscaping, parking bays shall extend no more than seven (7) parking spaces without an intervening landscape island with a tree.

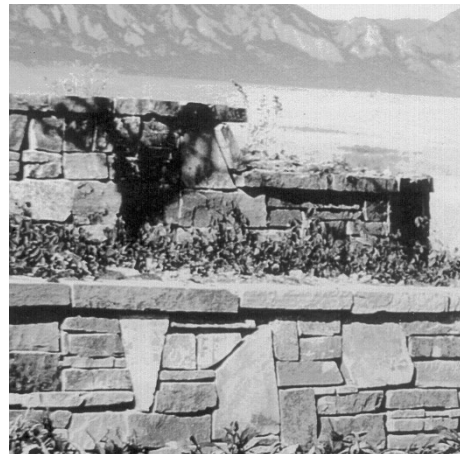
6.10.4 RETAINING WALLS

Materials such as split-face modular block (straight face - not beveled), brick, stone, artificial stone and other similar materials may be used to construct retaining walls subject to approval by the North Park DRC and Broomfield. Tiered walls are encouraged in situations of large vertical elevation changes to reduce the use of tall single walls. Design walls and sidewalks to eliminate or minimize the need for railings. Plant material is required to soften the appearance of the retaining wall.

Figure 6-10a Retaining Wall Example



Figure 6-10b Retaining Wall Example



6.10.5 OWNERSHIP AND MAINTENANCE

Parks or other outdoor spaces may be dedicated to a public agency or be privately owned and maintained by the Applicant, a Metropolitan District or property owners association. Public acceptance of such parks or outdoor spaces into the publicly owned system of open lands will be based on specific negotiations on an individual site basis. Some publicly owned open lands may be maintained by an owners' association or Metropolitan District if agreed upon by Broomfield, the Developer, the Metropolitan District (if applicable), and the owners' association (if applicable).

Unless otherwise agreed to, maintenance of landscaped areas located behind the sidewalk and within the public right-of-way, is the responsibility of the adjacent property owner. A Metropolitan District and/or an owners association will maintain landscaped areas between the sidewalk and the back of curb within the public right-of-way or an easement.

6.11 EXISTING VEGETATION

- A. Preserve valuable shrubs, grasses and trees within natural drainage areas and areas not needed for development.
- B. Preserve healthy, mature trees and younger plants that would normally succeed older plants; do not preserve trees, which are decayed,

diseased or are reaching the end of their natural life span, as determined by a qualified professional.

- C. Site plans shall identify locations, sizes and species of existing vegetation located within the Development Project. Existing vegetation shall be classified in one of the following categories: "Preserve," "Relocate" or "Remove". If a tree is classified "Remove", a justification statement shall be provided. "Replacement Trees" shall be identified on the landscape plan in accordance with Table 6-11A.
- D. If there is no practical alternative in terms of siting Buildings and other development, trees and other plants may be removed. If valuable healthy, mature trees are destroyed by development, new trees shall be installed to replace the destroyed trees as described in Table 6-11A.

Table 6-11A Replacement of Valuable Trees

Tree Removed	Replace With
24" or larger caliper tree	(3) 4" caliper min. trees
12" to 24" caliper tree	(2) 4" min. caliper trees
6" to 12" caliper tree	(1) 4" min. caliper tree
2" to 6" caliper tree	(1) 3" min caliper tree

6.12 IRRIGATION SYSTEM

Landscaping (except natural areas and other similar areas) shall be irrigated using an automatic underground irrigation system. Use of Broomfield's non-potable water system for irrigation purposes is encouraged for major Public Common Areas and Arterial Roadway medians and ROW's unless otherwise

approved by Broomfield. For other landscape areas, use of non-potable water is encouraged but not required.

Unless otherwise provided by a Metropolitan District or Owners' Association, developments are required to irrigate their landscape areas including street rights of way adjacent to their respective properties.

Roadway medians (including roundabout islands), and Public Common Areas will be irrigated and maintained by an owners association or Metropolitan District.

6.13 INTERNAL PARKING LOT LANDSCAPING

6.13.1 POLICY

Areas within the perimeter of parking lots shall be landscaped to minimize the feeling of expansive hard surfaced areas, to improve the parking lot appearance and to reduce heat build-up. The landscape design of the areas shall allow for plant aeration and efficient traffic movement.

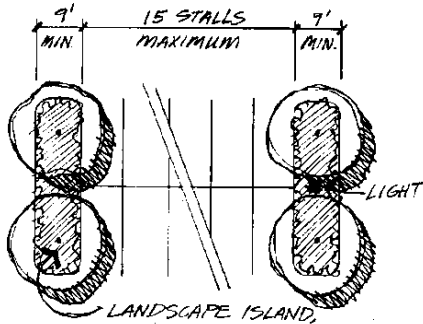
6.13.2 CRITERIA

- A. Refer to Section 7.15.1 for landscape requirement within large parking areas.
- B. Parking lots containing fifteen (15) or more parking spaces shall provide at least six (6) percent interior parking lot landscaping. At least seventy-five (75) percent of landscaped area should be covered with living materials within three years of installation.
- C. Additional internal landscaping shall be provided in parking lots that exceed the minimum Parking Ratios. Fifty (50) square feet of internal landscape shall be provided for each parking space, which exceeds the Parking Ratio as defined in Section 7.17 of these Design Standards. The additional internal landscaping can be distributed throughout the interior of the entire parking lot.

NORTH PARK PUD

- D. Shade trees shall be planted in the parking lots at a rate of at least one (1) tree and five (5) shrubs for every fifteen (15) parking spaces. See also Section 7.15.1.C.

Figure 6-13a - Parking Islands



- E. Trees and other plant materials shall be placed on end islands, entry drives, pedestrian walks and along islands which separate parking from drives. The landscape island should be designed to allow plant materials to survive and flourish given harsh conditions and the need to store snow during the winter. Landscape islands shall be at least 9 feet in width and the same length as adjacent parking spaces.

6.14 PARKING LOT SCREENS

6.14.1 POLICY

Parking lots shall be screened from surrounding public streets, public sidewalks and trails, public parks and other properties that are used by the public.

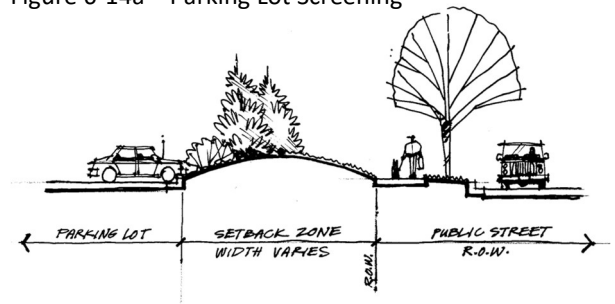
6.14.2 CRITERIA

- A. Whenever there are three (3) or more parking spaces on the property, the parking lot shall be screened for the entire length of the parking lot, which abuts a public street (excluding Alleys).
- B. Berms, walls, fences, plants, planters or similar means shall be used to create the parking lot screen. Where structures such as walls or fences are used to create a screen, plants shall be

located on the side of the structure which can be seen from surrounding streets, walks, parks, trails and other properties which are used by the public.

- C. The screen around the parking shall be at least three (3) feet higher than the surface of the parking lot. Where plants are used to create a screen, the plants should create a three-foot screen within three years from the time planted. (See Figure 6-14a).

Figure 6-14a – Parking Lot Screening



- D. Parking lot Setbacks are provided to mitigate the visual impacts of parking areas from adjacent property and public rights-of-way (refer to Table 6-3A for Setbacks). A minimum 3' high screen shall be provided between parking lots and public right-of-way. The screen can be accomplished using one or a combination of the following: berms, landscaping, or wall. Height of screen shall be measured from the parking surface.

6.15 SNOW REMOVAL

Provision must be made for snow removal and storage on each nonresidential site. Pushing snow into the street or street medians is not permitted. A Snow Removal Plan must be submitted as part of the Site Development Plan for approval.

6.16 DRAINAGE

Site drainage must be compatible with adjacent property drainage and in accordance with the Conceptual Utility/Grading Plan component of the PUD. Excess run-off from the site shall be minimized with sites graded to provide positive drainage away from buildings and to drainage easements/systems and/or to street drainage systems. Storm drain detention requirements shall be accommodated within individual development sites and within regional detention areas. Each proposed Development Project must be evaluated for potential detention needs to avoid exceeding the carrying capacity of conveyance facilities, or creating off-site flow problems on adjacent downstream parcels. Broomfield requires each Development Project to detain its developed storm flows at historic rates. Off site detention may be approved by the DRC and Broomfield if it is demonstrated to be part of the overall master drainage plan for the PUD.

Existing drainage patterns and drainage conveyance easements are important site considerations, as reflected in the Conceptual Utility/Grading Plan component of the PUD. Proposed site drainage plans must address site drainage considerations as well as the relationship of site drainage to off-site drainage patterns and systems.

THE BASIC CONCEPTS FOR DRAINAGE ARE:

- A. Drainage shall be conveyed along dedicated streets, private drives and swales along property lines, or in Open Area corridors. Drainage will be surface drained where possible; however, some below-grade drainage using storm sewer piping and culverts may be required.
- B. Surface drain systems and detention ponds are encouraged to be irregular in plan and graded to create an aesthetically pleasing character. Side slopes shall vary and avoid consistent side slopes. Steepest slopes should be no more than 3:1 or, if maintained by Broomfield, no steeper than 4:1.

- C. Retaining walls may be used in detention areas where existing topography demands this type of design solution. Refer to Section 6.10.4 for retaining wall information.
- D. Drainage structures in sidewalks and bike paths must be placed flush with the surface, and grate patterns cannot have openings larger than three-eighths of an inch. Surface storm water or irrigation should not be discharged across sidewalks; and there should be no point discharges into curbs to prevent traffic-impeding surges into the street.
- E. Broomfield’s water quality standards shall be incorporated into developments within the PUD.

6.17 UTILITIES, MECHANICAL EQUIPMENT, AND COMMUNICATION DEVICES

Visual and sound impacts of utilities, mechanical equipment, data transmission dishes, towers, microwaves, and other services and equipment shall be minimized within the PUD. Radio transmitter towers and other similar equipment shall comply with the Municipal Code.

6.17.1 PERMANENT UTILITY LINES

Design and install all permanent utility lines underground. During construction and maintenance, minimize disruptions to other sites and businesses.

Berms (generally described as being higher than 2 feet and having side slopes steeper than 4:1) shall not be installed over the top of existing and/or proposed water, sanitary or storm main lines, unless otherwise approved by the applicable utility service provider.

6.17.2 TEMPORARY OVERHEAD POWER AND TELEPHONE LINES

Overhead power and telephone lines are permitted during construction, but shall be removed prior to

issuance of a certificate of occupancy (including the temporary certificate of occupancy).

6.17.3 COMMUNICATION DEVICES AND EQUIPMENT

Wherever possible, mount data transmission and receiving telecommunication devices at ground level, to the rear of structures, and screen them from view from adjacent roadways, pedestrian paths, Open Lands and Building sites.

In screening such devices and equipment, use architectural treatments in subdued colors that blend with the surroundings and landscaping or are integrated with the adjacent building architecture.

Coordinate locations, screening, and landscape decisions with involved utility and service providers in order to allow adequate conditions for servicing these devices and equipment and to reduce visual impact.

If transmission and receiving devices or mechanical equipment are roof-mounted, locate them so they are not visible from the site, adjacent Buildings, and public view. These devices shall be screened as any other rooftop mechanical equipment. Refer to Section 8.7.1 for screening requirements.

Ground mounted communication devices visible from adjacent sites and Buildings shall be painted in a color compatible to the Primary Structure and shall be screened using architectural screen walls or landscaping.

6.17.4 TRANSFORMERS, ELECTRIC METERS, GAS METERS AND OTHER UTILITY EQUIPMENT

A. PRIVATE WALL MOUNTED ELECTRIC SERVICE METERS AND GAS METERS AND SIMILAR WALL OR GROUND MOUNTED UTILITY EQUIPMENT

Wall mounted private electrical service meters, gas meters and similar utility equipment (wall or ground mounted) shall be completely screened from views

from public ROW with a screen wall of compatible material and colors as the primary building. The use of landscaping, berming or a combination thereof as a screening solution is only allowed as a variation approved by both the DRC and Broomfield on a case by case basis.

Ground mounted transformers and other utility equipment not visible from a public ROW shall be screened from view of neighboring property and Open Lands using screen walls, landscaping, berming or a combination thereof.

Coordinate locations, screening, and landscape decisions with involved utility companies in order to allow adequate conditions for service access. Conduits, meter sockets, gas pipes, gas meters and vents shall be painted to match Building surfaces and screens. While the electric meter socket may be painted, the electric meter itself cannot be painted.

Unless otherwise approved, all metering equipment including cabinets, breakers and main disconnects shall be located on an outside wall of the each structure.

B. PUBLIC UTILITY ELECTRIC TRANSFORMERS AND OTHER PUBLIC UTILITY EQUIPMENT

Prior to approval of the Site Development Plan, the location of all vaults and transformers shall be shown on the landscape plan. Vaults shall have no shrubs or trees of mature growth within five (5) feet of either side of the short sides of the vaults. Shrubs and trees of mature growth may be located within ten (10) feet of either side of the long side of the vaults. Transformers shall have no shrubs or trees of mature growth within ten (10) feet of the sides and back of the transformers and within fifteen (15) feet of the front of the transformers. Transformers may be screened with landscaping to the extent allowed by the above dimensions, provided that it meets with the requirements of the local utility company.

MUS NON-RESIDENTIAL SITE PLANNING CRITERIA

The screening of utilities and mechanical equipment shall not create a safety hazard to either the general public or for the safe operations of the utility meter.

Locate transformers and gas meters away from major pedestrian routes, building entries and outdoor seating areas in order to protect pedestrians and facility users in these locations.

6.17.5 EQUIPMENT SOUND LEVELS

Select, locate, and install all mechanical and electrical equipment to not exceed the sound levels allowed under the Municipal Code.

Use landscape or architectural buffers to reduce the noise and visual impact of such equipment.

6.17.6 INSTALLATION OF GROUND-LEVEL STRUCTURES

Install ground-level structures, such as manhole covers and grates, flush with the pavement. Grate spaces within pedestrian routes shall be in accordance with the Americans with Disabilities Act, Federal, State, and the Municipal Code.

6.18 SERVICE AREAS

6.18.1 POLICY

The visual impacts of service, delivery, trash, and outdoor equipment or storage areas shall be minimized, particularly relative to views from public roadways and along view corridors. Thoughtful placement and design of screening for these facilities is a priority for all sites.

6.18.2 CRITERIA

A. Loading docks, generators, trash containers, recycling containers and service areas shall be screened or located out of view from adjacent

streets, dissimilar land uses, pedestrian pathways, and Open Land corridors.

- B. Facilities must be fully screened from public view using a masonry wall (or similar) and gate to match the Primary Structure. Gates shall be constructed of solid metal panels and finished to match the Primary Structure.
- C. Screening for loading docks and service areas should be a minimum height of six feet (6'), or as tall as the object which is being screened (whichever is higher), and incorporate materials and finishes that match or are compatible with those of the Primary Structures. (See Figure 6-18a).

Figure 6-18a – Trash Enclosures



- D. Locate loading, service and delivery areas so they do not encroach into Setbacks.
- E. Locate parking areas for outdoor equipment, trucks, research trailers, service vehicles, etc. away from public parking lots and major pedestrian circulation routes. Unless out of view, screen these areas architecturally and/or with landscaping. Materials, supplies, trucks, or equipment being stored on a site must be concealed inside a closed Building or behind a visual screen approved by the North Park DRC and Broomfield. (See Figure 6-18b).

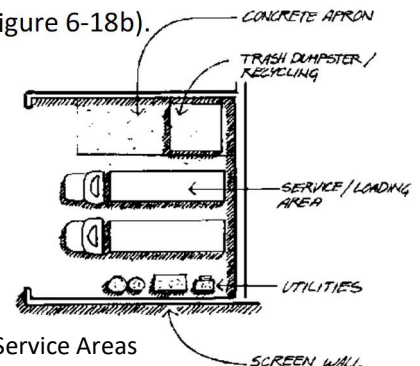


Figure 6-18b - Service Areas

NORTH PARK PUD

- F. Clearly identify all service entrances to discourage the use of main entrances for deliveries.
- G. Service area shall be located outside of designated view corridors or fully screened from view.
- H. Where possible, trash containers should be located within the building service area. Where trash enclosures are located outside of the building service area, they shall comply with the Set-back requirements listed in Table 6-3A.

6.19 OUTDOOR STORAGE

Outdoor Storage is only allowed as a Use by Special Review (refer to Section 1) and shall be restricted to defined areas clearly identified on the SDP plans. Such areas shall be screened from views from adjacent properties, public roadways and public pedestrian pathways.

6.20 SHOPPING CART STORAGE, VENDING MACHINES, ETC.

Shopping cart storage, vending machines, ATM machines, newspaper racks, video and book return boxes, postal and overnight delivery drop off boxes, and telephones shall either be placed inside structures or shall be architecturally screened using the same materials and colors as the Primary Structure. Views of these items from adjacent properties, roadways, open Lands, trails etc. must be completely screened. Shopping cart corrals placed in parking lot areas must be designed to architecturally blend with the Primary Structure and be reviewed and approved by the North Park DRC and Broomfield.

Placement, screening and illumination of outdoor vending machines, cart corrals and cart storage areas shall be reviewed and approved by the North Park DRC and Broomfield.

6.21 OUTDOOR SALES/DISPLAY

Outdoor sales areas are intended for the seasonal outdoor display of merchandise such as Christmas trees, pumpkins, garden flowers etc. Outdoor sales/displays shall be reviewed and approved by the North Park DRC and Broomfield.

Displays of sheds, play equipment, spas and other similar products must be fully screened from public view.

Development Projects proposing outdoor sales/display of merchandise shall provide a detailed site plan in the SDP submittal illustrating the location(s), size, itemization of products to be displayed, quantity of each product, maximum stacking heights, and the duration of for each seasonal display. Outdoor sales/display areas approved through the SDP process will not require any further special permits.

6.22 SECURITY FENCES/WALLS

6.22.1 POLICY

Fences and/or walls must be designed to relate to or continue the character of the PUD. Materials must be compatible with other architectural and landscape elements. Fence locations, elevations and designs shall be submitted and approved by the North Park DRC and Broomfield with building permit applications.

THE FOLLOWING CRITERIA DO NOT APPLY TO TEMPORARY CONSTRUCTION FENCING.

6.22.2 CRITERIA

- A. Where security fencing is used in highly visible areas (access points, focal areas, adjacent to Public Rights of Way, Public Common Area, Open Lands, etc.) the use of architectural metal fencing (wrought iron or similar) is required. Specific ornamental fence designs will be selected for use along Open Lands and specific roadways

within the PUD. The fence will be selected to provide a high degree of visual quality, low maintenance, security, and to present a consistent image. Where fencing is desired, the ornamental fence shall be used along Open Lands and along all public street rights-of-way (R.O.W.'s).

- B. Chain link fences may be used for security if significant berming and landscaping can fully screen views of the fence (See Figure 6-22a) from adjacent roads, open lands, and neighboring property.
- C. Where chain link fences are used, they shall be vinyl clad (or similar) and black in color.
- D. Chain link fencing with integral slats or fabric is not permitted.
- E. Use of chain link fence will be reviewed and approved by the North Park DRC and Broomfield.
- F. Unless approved otherwise, security fences shall be a maximum of six (6) feet tall.
- G. Fences adjacent to public streets must be setback a minimum of fifteen (15) feet, or the minimum required bufferyard widths from the right-of-way unless approved otherwise by the North Park DRC and Broomfield.
- H. Wooden fences are prohibited in non-residential areas.

In areas visible to the public, fencing should be buffered with landscaping to ensure an attractive development. Buffering should be accomplished with a mixture of evergreen trees, shrubs, ornamental or deciduous canopy trees, and berms. Fence buffer designs shall be such that a minimum of 70% of the fence is obscured from view within 3 years after planting.

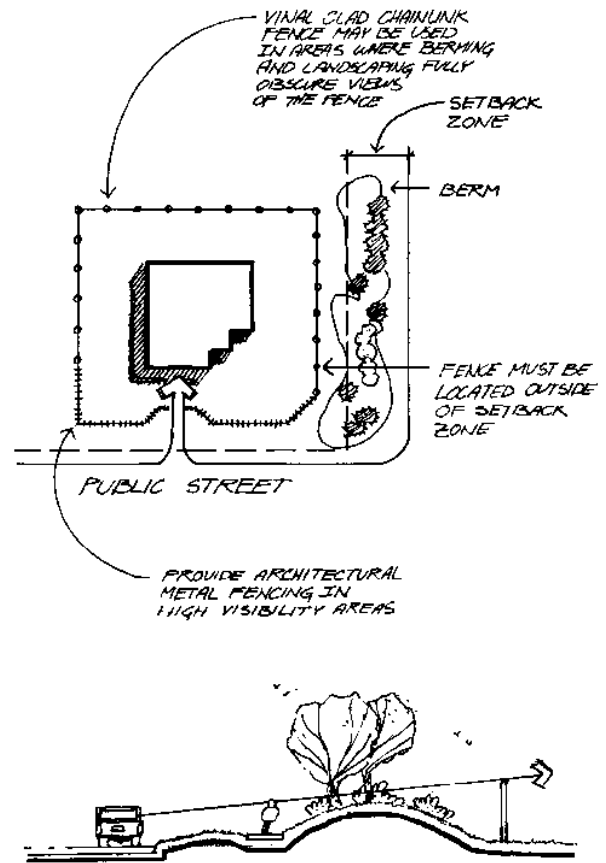


Figure 6-22a - Fencing

6.23 SITE FURNISHINGS

The provision of site furnishings is required. Site furnishing components should enhance and respect the scale of the outdoor spaces in which they are placed. Lines should be simple, clean and harmonious with the adjacent architecture and landscaping.

The elements of the street furniture to be used include seating areas, tables, planters, bike racks, shelters, information kiosks, newspaper dispensers, mailboxes, trash containers, etc. A consistent theme should be established within individual campuses, centers, developments, and Open Areas by using common design elements, such as: site furnishings, lighting, monument signage and landscaping.

NORTH PARK PUD

Selected colors and materials for site furnishings are to be compatible with the development theme, predominant colors and materials of the surrounding environment. The environment is enriched and enhanced through the inclusion of cultural and artistic elements. Outdoor sculpture, nature related art and other interpretive features are strongly encouraged in the landscape as focal points and in areas of high traffic.

6.24 SIGNAGE

The PUD includes Planned Sign Programs to govern community-wide identification, directional, for sale and for lease, and other similar type signs of both a temporary and permanent nature, reference Section 16 Appendix C and D. Individual projects may also submit for approval planned sign programs that address campus or village center needs. Planned Sign Programs will be reviewed and approved per Section 12 of this PUD.

6.24.1 POLICY

Effective signs function not as a separate entity, but as an integral part of the environment. Signage shall be incorporated into the overall landscaping of the site.

6.24.2 CRITERIA

In addition to the North Park Planned Sign Program, planned sign programs may be prepared for individual villages and campuses within the PUD. Sign programs will specify the types, shapes, sizes, lighting method, color and materials that are allowed for free-standing and wall-mounted signage. Development entry signage is anticipated on either side of major roadways near the edges of each parcel. The individual names will be consistent with the overall style of the sign. Individual property identification signs and directional signs will also be harmonious with the development theme. Unless otherwise approved, real

estate signage, temporary signs, and other signage will comply with the Broomfield Sign Code, as amended from time to time.

Signage that is not addressed in the North Park Planned Sign Program or another subsequent sign programs shall comply with the Municipal Code unless otherwise approved by Broomfield. Unless otherwise approved, horizontal sign presentation of ground-mounted development identification signs is preferred throughout the PUD. Ground mounted signs shall have a maximum height of 12 feet, unless they are setback more than 75 feet from the edge of pavement; in such case, signs shall be allowed a maximum height of 15 feet.

Directional signage shall be provided for Buildings with addresses that are not visible from the public right-of-way. Directional signs shall comply with the governing planned sign program.

Advertising visible from public roads on bus shelters and bus benches shall be reviewed on a case by case basis and requires specific approval of the North Park DRC and Broomfield.

6.25 LIGHTING

6.25.1 POLICY

The purpose of this section is the elimination of light trespass from the Building and the site, the improvement of night sky access and reduction of development impact on nocturnal environments.

A family of lighting fixtures will be selected for the overall PUD and for individual projects, campuses and villages. Each element of the lighting design should contribute to the character of the entire system, strengthen relationships between parcels, increase the physical and psychological safety, and maintain a village-like atmosphere.

Site lighting shall meet the functional needs of the proposed land use without adversely affecting

adjacent properties or the community. Minimize site lighting where possible.

6.25.2 CRITERIA

Site Development Plan applications shall include a point-by-point illuminance plan indicating foot-candle calculations. The point-by-point illuminance plan shall illustrate the locations of proposed exterior light fixtures including but not limited to: ornamental pedestrian lights, wall mounted lights, and parking lot lights. The plan shall indicate photometric foot-candle light levels for sidewalks, plazas, parking areas, driveways and other high activity pedestrian areas. The photometric calculations shall be illustrated on a maximum ten-foot (10') grid within the areas stated above, and extending twenty feet (20') beyond property boundary line. Refer to Table 6-25A for minimum lighting requirements.

Point-by-point illuminance plan calculations must be determined using a light loss factor or 1.0.

Light levels measured at the property line of the Development Project and adjacent rights-of-way shall not exceed one-tenth (0.1) foot-candle as a direct result of the on-site lighting. Exceptions include situations where cross parking and shared access are incorporated into a specific Development Project.

Lighting from interior spaces which projects into exterior spaces and lighting from adjacent street and parking lot lights shall be included in the photometric calculations on the site illuminance plan.

Interior lighting shall not be directed to illuminate exterior spaces. Interior lights visible from the exterior of the Building must not produce glare and shall not have visible light sources.

Exterior light fixtures including site and Building mounted fixtures shall be full cut off, with flat lenses and shielded (if needed) so that all of the light falls upon either the surface of the structure to be illuminated or the ground. Decorative low-wattage wall

sconces, without cut-off characteristics, may be used on a limited basis, and will be reviewed by the North Park DRC and Broomfield on a case-by-case basis. Non-cut-off wall sconces shall have frosted lenses or similar in order to diffuse the light.

Light poles and fixtures may incorporate solar panels for supplemental power generation. The solar panels must be architecturally integrated into the overall design of the light fixture and will be reviewed and approved on a case by case basis by the North Park DRC and Broomfield as part of the SDP process.

Lighting systems shall be designed which do not produce direct, incident, or reflected light that interferes with the safe movement of motor vehicles on public streets, including:

- A. Any light fixture not designed for street illumination that produces light that could interfere with the operation of a motor vehicle.
- B. Any light that may be confused with or construed as a traffic control device.
- C. Animated, flashing, or changing intensity lights.

Lights shall be located so as not to interfere with parking, backing, required trees within parking areas, and pedestrian or traffic flow.

6.25.3 NORMATIVE LIGHTING CRITERIA

Parking lot and streetlights shall have a medium to dark, anodized aluminum finish or a material with similar quality and durability.

Light poles heights as measured to the top of the luminaire housing shall be provided as follows:

- A. Within small parcels, (5 acres in size or less) light fixtures shall have a maximum total height of 20 feet unless otherwise approved by the North Park DRC and Broomfield.

NORTH PARK PUD

- B. Within large parcels it is often more cost effective and energy efficient to increase the light pole heights. Light fixtures for parking areas on sites larger than 5 acres in size (gross site area) or parking in campus settings will be allowed a maximum total light fixture height of 37 feet (including concrete bases), provided said parcel incorporates pedestrian light fixtures adjacent to the Building entry and along pedestrian pathways between parking areas. If pedestrian light fixtures are not provided, a maximum total light fixture height of 30 feet will be permitted.
- C. Pedestrian light fixtures shall not exceed 14 feet in height. Small ornamental embellishments may extend up to 16 feet.
- D. Exceptions to light fixture heights may be permitted where it can be demonstrated that light poles will complement those on adjacent sites, or slight adjustments could significantly reduce the number of required fixtures.

Light fixture styles and lamp types should be selected to function for their intended use. The style of light standards and fixtures shall be consistent with the community development theme.

Design lighting to emphasize Building entrances. Integrate lighting that highlights approaches to Buildings, Building facades, architectural features and landscaping.

Full wall wash lighting is prohibited.

Soffit or canopy lighting shall be fully recessed and down directional.

Exterior Building mounted and site fixtures shall be full cut-off style with flat lenses only. Decorative low-wattage wall sconces, without cut-off characteristics, may be used on a limited basis, and will be reviewed by the North Park DRC and Broomfield on a case-by-case basis. Non-cut-off wall sconces shall have frosted lenses or similar in order to diffuse the light.

Directional lighting of signs, sculptures and other exterior features is allowed on a limited basis, and will be reviewed by the North Park DRC and Broomfield on a case-by-case basis.

Luminaires located within a distance of 2.5 times its mounting height from the property boundary shall have shielding such that no light from that luminaire extends more than twenty feet (20') outside of the property boundary. This requirement does not apply to parking lots/driveways for Buildings on separate lots which share access and/or parking. Luminaires on development parcels located adjacent to environmentally sensitive natural areas may have more restrictive shielding requirements as determined by the North Park DRC and Broomfield.

Design lighting with controls for consistent photocell or timed on-off functions.

6.25.4 LIGHTING LEVELS

With the exception of lighting for public streets, lighting used to illuminate Buildings, parking lots, alleys, walkways; plazas or the landscape shall be evaluated during the DRC and SDP process. The following table provides lighting criteria for outdoor facilities used at night. (See Table 6-25A below).

Maximum on-site lighting levels for Development Projects within the PUD shall not exceed ten (10) foot-candles.

MUS NON-RESIDENTIAL SITE PLANNING CRITERIA

Table 6-25A - Light Levels at Initial Installation*

	Minimum horizontal illuminance (in footcandles)	Maximum Uniformity Ratio (max. to min.)	Maximum average illuminance (in footcandles)	Minimum vertical illuminance (in footcandles)
Paths, plazas - walkways**	0.1	20:1	0.5	0.1
Bicycle parking areas	0.1	20:1	0.5	0.1
Commercial parking areas	0.5	10:1	2	0.2
Industrial, office parking areas	0.2	10:1	1	0.1
Residential parking areas	0.1	20:1	0.5	NA
Parking areas – schools	0.1	20:1	0.5	NA
Notes:				
* Lighting criteria is adapted from the IESNA, 8 th Edition, Lighting Handbook.				
** Excludes recreational trails and paths that are not typically used at night.				