

bank shall be paved.

D. *Drainage plan.* The drainage plan for the site of a drive-in bank shall be shown on the site plan. A drainage plan which carries water off the site shall avoid excessive runoff from the site to adjoining property and shall be subject to the approval of the public works department.

E. *Landscaping.* All areas on the site that are not devoted to use by structures, driveways, walkways, access lanes to service stations, parking or other authorized installations shall be landscaped as follows:

1. Buffer landscaping shall be planted along each lot line which abuts a residential use or district;
2. All areas devoted to parking or access lanes shall be visually screened by a wooden fence of a height no less than six feet or other screening structures and devices found to be equivalent and appropriate for the site by the planning and zoning commission; and
3. All other areas shall be planted with visual enhancement landscaping.

F. *Impact on adjacent uses.* A drive-in bank shall be designed so as to avoid an unreasonable increase of noise or air pollution for any adjacent residential use or district.

(AO No. 85-216; AO No. 97-59, § 1, 7-1-97; AO No. 98-111, § 1, 8-18-98)

### **21.50.230 Conditional use standards--Roominghouses.**

A. *Additional standards.* Any use as a roominghouse shall meet the standards of [Chapter 21.45](#), in addition to any requirements imposed by the conditional use permit.

B. *Landscaping.* All areas of the site not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping as defined in [Section 21.45.125](#).

C. *Maximum lot coverage.* Maximum lot coverage shall be that which is allowed for permitted uses in the zoning district where the site is located.

D. *Administrative permit.* Any use shall be subject to the requirements of the annual administrative permit issued in accordance with [Section 21.15.055](#).

E. *Maximum occupancy.* Occupancy per room shall conform to the Uniform Building Code occupancy load factor.

F. *Health permit.* Roominghouses having 25 persons or more shall be required to obtain a health permit in accordance with [Chapter 16.60](#), pertaining to food and food facilities, for the appropriate size food facility and to meet the requirements of a commercial kitchen.

(AO No. 88-171(S-1), 12-31-88)

**Cross references:** Business licenses and regulations, [Tit. 10](#); health, [Tit. 16](#).

### **21.50.270 Conditional use standards--Snow disposal sites.**

Snow disposal sites shall be constructed in accordance with this section.

A. *Required submittals.* In addition to the requirements of [Section 21.15.030.C](#), the following information shall be provided with an application:

1. An evaluation of noise impacts on properties located within one-half mile of the site and used for a residence, library, hospital, nursing home, school or related institutional purpose shall be submitted. The analysis shall identify the

projected or actual dB(A) level of the site upon the described noise sensitive uses. If any projected noise level, as measured at the lot lines of each such property, exceeds the standards stated in [Section 15.70.080.A](#), the analysis shall identify mitigation measures.

2. A licensed professional engineer shall prepare a drainage and water quality plan. This plan shall analyze the effects of the snow disposal activity upon subsurface and surface water quality conditions and shall specify mitigation measures to reduce identified impacts.

3. A dust and litter plan shall be prepared to identify a manner of dust control to be used between October 1 and April 30 of every calendar year and a manner of trash collection and removal from the site which shall have no impact upon adjacent uses.

4. The applicant shall provide an estimate of the amount of snow to be stored at the site, expressed in cubic yards and the average height of snow to be stored on the site.

5. The applicant shall identify the area from which snow shall be collected for storage at the site.

6. A description of the hours of operation shall be submitted.

7. A description of the methods of illumination shall be submitted.

8. Identification of one or more individuals who shall be responsible for enforcement of the noise, litter and dust control measures to be employed at the site shall be submitted.

B. *Traffic access.* A site shall be located on or have direct access from a street of collector or greater capacity, as defined in the official streets and highways plan.

C. *Minimum lot size.* The minimum lot size shall be 36,000 square feet, unless otherwise established by the planning and zoning commission.

D. *Maximum lot coverage.* The maximum lot coverage shall be that permitted in the zoning district, unless otherwise established by the planning and zoning commission.

E. *Maximum height of structures.* The maximum height of structures shall be 25 feet.

F. *Minimum yard requirement.* The minimum yard requirement shall be 25 feet if adjacent to a public right-of-way or to an industrial zoning district, and 50 feet if adjacent to any other zoning district.

G. *Screening fence or berm.* An earthen berm or a fence, each at least six feet high, shall be constructed within every yard adjacent to a public right-of-way or to a nonindustrial zoning district. The fence shall be constructed of masonry, wood or another material of an equivalent service life and quality. Visual enhancement landscaping, or another ground cover acceptable to the planning and zoning commission, shall be planted on the berm and within the area between the berm and the lot line for the site. The planning and zoning commission may require construction of a berm or fence within other yard areas in order to restrict casual access, to confine the operations within the site, to reduce noise and glare and to ensure compatibility of the operation with adjacent uses.

H. *Landscaping.* Landscaping shall be provided as follows:

1. *Visual enhancement landscaping.* Visual enhancement landscaping, as described in [Section 21.45.125.C.1](#), shall be planted on the berm required under subsection G of this section and between the berm and a lot line adjacent to a nonindustrial zoning district.

2. *Arterial landscaping.* Arterial landscaping, as described in [Section 21.45.125.C.4](#), shall be planted in yards adjacent to a public right-of-way.

3. *Other landscaping.* All areas not occupied by structures, driveways, parking or snow storage and disposal areas shall be planted with a ground cover approved by the planning and zoning commission.

4. *Maintenance.* The property owner shall maintain all landscaping in good condition.

I. *Parking.* Parking shall be provided at the site in accordance with the site plan approved by the planning and zoning commission under [Section 21.15.030](#).

J. *Illumination.* Illumination shall be provided at the site in accordance with the site plan approved by the planning and zoning commission under [Section 21.15.030](#).

K. *Drainage and water quality facilities.* Storm drainage and water quality facilities shall be provided in accordance with the site plan approved under [Section 21.15.030](#).

L. *Signs.* All requirements of [Section 21.45.160](#) related to commercial signs shall apply to a snow disposal site, except that signs shall have a maximum viewing area of 20 square feet.

M. *Noise levels.* Noise levels on the site shall not exceed the standards set forth in [Section 15.70.070](#).

N. *Authority to impose additional requirements.* Additional requirements may be imposed by the planning and zoning commission in order to mitigate the impacts of the snow disposal site operations on adjacent uses.

(AO No. 88-172)

**Cross references:** Off-highway vehicles, [Ch. 9.42](#).

### **21.50.280 Conditional use standards--Antennas, community interest and local interest towers.**

A. *General.* The following provisions shall govern the issuance of conditional use permits for tower structures or antennas by the planning and zoning commission:

1. If the community interest or local interest tower or antenna fails to meet the supplementary district regulations, then a conditional use permit shall be required for the construction of a tower structure or the placement of an antenna.

2. Applications for conditional use permits under this Section shall be subject to the conditional use procedures and general standards, except as modified in this section.

3. In granting a conditional use permit, the planning and zoning commission may impose conditions to the extent the planning and zoning commission concludes such conditions are necessary to minimize any adverse effect of the proposed tower structure or antenna on adjoining properties.

4. Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a licensed professional engineer.

5. An applicant for a conditional use permit shall submit the information described in this Section and a non-refundable fee to reimburse the municipality for the costs of reviewing the application.

B. *Information required.* Applicants for a conditional use permit for a tower structure shall submit the following information: