

- 3) Parking of fleet vehicles, as defined in Section 1133.77, shall be prohibited in front of the building line, and outside parking of more than five (5) fleet vehicles shall be prohibited unless completely screened from adjacent properties and public rights-of-way with a wall constructed of the same material as the principal building.
- D) Exterior Building Material. (Ord. 04-155, passed January 10, 2005)
- 1) Unfinished or unpainted non-decorative concrete block shall not be used on any exterior wall.
 - 2) Metal siding shall not be used on any wall facing a public street or a residential district. If metal siding is utilized on any remaining wall, it shall be subject to the approval of Planning Commission.
 - 3) A combination of brick, masonry, glass, architectural metal wall panels, or other suitable building materials shall be used on the front facade of the building, subject to the approval by Planning Commission.
- E) Mechanical Screening. All roof mounted mechanical equipment shall be screened from view from adjacent property and zoning districts and from roads right-of-way in all zoning districts using durable, compatible, opaque materials. (Ord. 04-155, passed January 10, 2005)
- E) Fencing. In addition to the regulations in Section 1185.2, any fencing proposed shall be subject to the approval of the Planning Commission.

Table 1163: I-1 Development Standards

Minimum Lot Area		2 acres
Maximum Building Height (a)		40 feet
Minimum Setback	Structures NOT Abutting a Residential District (a)	
	Front (b)	25 feet
	Side	12 feet
	Rear	10 feet
	Structures Abutting a Residential District (a)	
	Front	50 feet
	Side and Rear	100 feet
	Parking Structures or Paved Areas	
	Front (c)	25 feet
	Side and Rear	10 feet
<p>(a) Minimum setbacks are for structures up to 40 feet in height. For each additional foot in height, the setback shall increase by two feet. No building shall exceed 90 feet in height.</p> <p>(b) For lots fronting on two streets, the front setback shall apply to both yards abutting the street right-of-way.</p> <p>(c) Excludes areas required for access to street.</p>		

- B) Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided as specified in Chapter 1175.
- C) Storage and Unloading. The storage of raw materials and/or manufactured products shall be behind the rear of the building and shall be sufficiently screened from view from the roadway and the adjoining properties as determined by the Planning Commission to be necessary to conceal the storage from view. Loading and unloading operations shall be conducted in the rear or side of the building and shall be sufficiently screened from view from the roadway and the adjoining properties as determined by the Planning Commission to be necessary to conceal the loading and unloading operations from view.
- D) Exterior Building Material. (Ord. 04-155, passed January 10, 2005)
 - 1. Unfinished or unpainted non decorative concrete block shall not be used on any exterior wall.
 - 2. Metal siding shall not be used on any wall facing a public street or a residential district. If metal siding is utilized on any remaining wall, it shall be subject to the approval of Planning Commission.
 - 3. A combination of brick, masonry, glass, architectural metal wall panels, or other

suitable building materials shall be used on the front facade of the building, subject to the approval of Planning Commission.

- E) Mechanical Screening. All roof mounted mechanical equipment shall be screened from view from all adjacent property and zoning districts and from road rights-of-way in all zoning districts using durable, compatible, opaque materials. (Ord. 04-155, passed January 10, 2005)

1163.5 ACCESSORY PERMITTED USES.

Accessory permitted uses shall be limited to those set forth as follows:

- A) Any accessory use customarily incidental to a principal permitted use.
- B) A dwelling unit for the family of a watchman, caretaker, guard or operator provided that such dwelling unit is located on a tract used for an industrial purpose and within a building used primarily for an industrial purpose, where the dwelling unit occupies no more than twenty-five percent (25%) of the lot area, and does not exceed one-third of the area of the whole building. Such dwelling unit shall be occupied only by the watchman, caretaker, guard or operator employed by the individual, firm or corporation which owns, rents, leases or operates the industrial use located on the tract.

- 3) A combination of brick, masonry, glass, architectural metal wall panels, or other suitable building materials shall be used on the front facade of the building, subject to Planning Commission approval.
- E) Mechanical Screening. All roof mounted mechanical equipment shall be screened from view from all adjacent property and zoning districts and from road rights-of-way in all zoning districts using durable, compatible, opaque materials. (Ord. 04-155, passed January 10, 2005)

1170.7 ZONING CERTIFICATE REQUIRED.

- A) Alterations and New Construction shall conform to procedural requirements of Chapter 1135 of the Zoning Ordinance.
- B) Repairs, Informal Approval. In order to expedite and encourage timely maintenance, repair work, and minor construction in the Downtown Overlay District, the Planning Commission (Commission) authorizes City Staff (Staff) to review and approve certain repair, maintenance work and minor construction activities. Staff may solicit comments and recommendations from qualified individuals in order to make a determination if the proposed project is appropriate for the property. Staff may forward the application to the Commission for Zoning Certificate approval when a determination regarding the proposed modification cannot be made. Staff may approve:
- 1) Replacement of missing bricks, repointing with same color and type of mortar and reconstruction with brick matching in color, size, and shape.
 - 2) Replacement of clapboards, siding, moldings, fascia boards, gutters, railing units, shutters, awnings, canopies, shingles and other exterior surfaces when there is no change in design, materials, or general appearance.
 - 3) Cleaning and repointing of the foundation and repair when like materials and colors is used. The same mortar mixture should be used to allow similar expansion and contraction of the foundation.
 - 4) Installation of window air conditioners when they are not facing the street and if there is no change in window structure and installation of ground and roof mounted air conditioner units that are properly screened and inconspicuously located (tubing and connections must not be readily visible).
 - 5) Replacement of existing storm windows with a similar product. A change from wooden to metal or vinyl storm windows is required to be reviewed by the Commission.
 - 6) Replacement of windows when they are of like material, in size, shape, and appearance.
 - 7) The replacement of roofing materials that are similar or better than what was previously on the structure. In the case where slate, tile or cedar shakes are proposed to be replaced with a different material, Board approval is required.
 - 8) Signage installation and replacement.
 - 9) Accessory structures not attached to the main building.
 - 10) Decks, porches, and patios not located on the front of the main building.
 - 11) Pavement and parking lots.
 - 12) Landscaping.
 - 13) Accessible ramps not located in front of the main building.
 - 14) Ornamental fencing for the purpose of enclosing outdoor eating or sitting areas subject to the fencing being a maximum of four (4) feet in height, constructed out of

metal with a black finish, and designed with at least seventy (70) percent transparency.

- C) Demolition. No demolition, in part or in whole, of any structure located in the Downtown Overlay District shall be undertaken prior to obtaining a Zoning Certificate from the Commission. The demolition of buildings identified as Background or Non-Historic Buildings will be evaluated within the context of the greater downtown. While Background and Non-historic buildings may not be historically or architecturally significant, their removal should be considered in the context of the proposed replacement or redevelopment of the site and the impact the loss of the existing structure will have on the Downtown Overlay District. The Commission will review demolition requests for Landmark and Contributing structures with additional scrutiny.
- 1) Redevelopment Site Plan Approval Required. A Redevelopment Site Plan for demolition and redevelopment of the site must be submitted as part of a Zoning Certificate application. The Redevelopment Site Plan must meet the data requirements of Section 1135.5. In addition to the requirements of Section 1135.5, the applicant shall provide evidence of financing and a commitment to build new which mitigates any adverse effect of the proposed removal upon the property, streetscape and the district through one or more of the following:
 - a) New construction that complies with all regulations of the Downtown Overlay District and is consistent with guidance contained in the Downtown Mason Design Guidelines Handbook.
 - b) Exterior rehabilitation or restoration of the remaining structure that is consistent with the Downtown Mason Overlay District and guidance contained in the Downtown Mason Design Guidelines Handbook.
 - c) Landscaping the entire parcel consistent with the Downtown Mason Design Guidelines Handbook and City of Mason Landscape and Street Tree Ordinance. This regulation shall apply only when the building is declared a public nuisance.
 - 2) Additional Requirements for Landmark and Contributing Buildings. It is the intent of this regulation to preserve, retain and rehabilitate Landmark and Contributing buildings located in the Downtown Overlay District. The Commission may approve demolition request for Landmark and Contributing structures only after the applicant has provided compelling evidence that the standards authorizing demolition have been met. Thus, an application for a Zoning Certificate for demolition of a Landmark and Contributing building, or any portion thereof, must meet one condition of subsection a), b), or c) and the conditions of subsection d) below.
 - a) Evaluation of significance. The applicant presents clear evidence showing that the building in question is not locally significant and that its removal will not adversely affect the architectural or historic integrity of the streetscape or community.

Principal Use(s)	Minimum Spaces Required
Specialty retail, commercial and personal services	1 space / 200 sq. ft. gross floor <u>area</u> less than 2000 sq. ft. + 1 space / 250 sq. ft. gross floor <u>area</u> greater than 2000 sq. ft. <u>or</u> <u>1 space / 300 sq. ft. for multi-tenant building(s) in a single development with a combined gross floor area greater than 10,000 sq. ft.</u>
Business and cleaning services	1 space / 300 sq. ft. gross floor + 1 space / employee on largest shift + 1 space / business vehicle
Taverns, bars and nightclubs	1 space / 50 sq. ft. gross floor area
Drive-through and drive-in facilities	1 space / employee + 5 stacking spaces for each drive-in window or drive-through lane
Drive-through automatic teller machines at non-financial institutions	4 stacking spaces/machine
C) Recreation	1 space / 2 employees on the largest shift + additional specified in items 1 - 8 below
Auditoriums, arenas, stadiums, gymnasiums and playing fields	1 space / 4 seats
Golf courses	8 spaces / hole + 50% of spaces required for accessory uses
Parks and playgrounds	60 spaces / athletic field
Recreation centers	1 space / 250 sq. ft. gross floor area
Recreation centers, if exclusively designed for senior citizens or persons under 16 years of age	1 space / 750 sq. ft. gross floor area
Skating rinks	1 space / 300 sq. ft. gross floor area
Swimming pools	1 space / 75 sq. ft. of water surface area
Indoor tennis, racquet-ball, and handball courts	4 spaces / court
Outdoor tennis courts	2 spaces / court
D) Road Service and Commercial Recreation	
Automobile service and repair	1 space / 2 service bays + 1 space / employee on largest shift

not to exceed one-fifth of the required least width of such side yard, but not exceeding three feet in any case.

- C) Rear Yards. Subject to the limitation in subsection (b) hereof, the features named therein may project into any required rear yards the same distances they are permitted to project into a front yard.

1185.2 FENCES AND WALLS.

- A) Height. Fences and walls shall not exceed six (6) feet in height except as specifically permitted in subsections E) and F) hereof.
- B) Front Yard Prohibition. No fence or wall shall be permitted in a front yard, except that ornamental fences shall be permitted as regulated in this section.
- C) Corner Lots. No fence or wall on a corner lot shall extend in front of the front building line of the property on which it is located. Additionally, on a corner lot, a fence or wall within twenty-five (25) feet of an adjacent lot shall not extend in front of the front building line of the adjacent lot.
- D) Ornamental Fences in Front Yards. Ornamental fences in a front yard shall not exceed thirty-two (32) feet in length and four (4) feet in height, and shall not require a fence permit. In the Downtown Overlay District ornamental fencing may exceed thirty-two (32) feet in length and be permitted in the front yard subject to the standards set forth in section 1170.7(B)(14).
- E) Fences Surrounding Recreational Facilities. Fences surrounding recreational facilities, including but not limited to tennis courts, swimming pools, etc., located on a commonly owned lot in any district, shall be permitted up to ten (10) feet in height.
- F) Fences Surrounding Utility Equipment. Fences or walls surrounding utility or mechanical equipment may be up to eight (8) feet in height if such fence or wall is necessary to screen such equipment.
- G) Construction of Fences and Walls. Fences and walls may be constructed out of weather-treated wood, stone, concrete, brick, wrought iron or chain link. The use of barbed wire on any part of a fence or wall is not allowed except in conjunction with utility structures and in I-1 and I-2 zones. (Ord. 99-132, passed October 11, 1999)

In no case shall a wall or a fence, including underground pet barriers known as “invisible fences,” be located in the right-of-way.

- E) Projecting signs, except in the B-1 Central Business District. No projecting sign shall extend above the wall or parapet of a building to which it is affixed.
- F) All blinking, flashing, or intermittent lighting.
- G) Moving, revolving, or rotating signs.
- H) Off-premise advertising signs except where expressly permitted in this Chapter.
- I) Roof signs.
- J) Portable signs, except where expressly permitted in this Chapter.
- K) Any sign which makes use of the words "Stop," "Look," or "Danger," or any other words, phrases, symbols, or characters, in such a manner as to interfere with, mislead, or confuse traffic.
- L) Any sign containing obscene, indecent, or immoral matter.
- M) Real estate signs no longer valid due to the sale, rental, or lease of the property.
- N) String lights used for commercial purposes, other than holiday decorations which must be mounted on the principal structure on the lot.
- O) Signs affixed to a parked motor vehicle or trailer which is being used principally for advertising purposes, rather than for transportation purposes, on public or private property.
- P) Any sign not expressly permitted.
- Q) Abandoned signs.
- R) The tacking, pasting, or otherwise affixing of signs of a miscellaneous character, visible from a public way, located on the walls of buildings, barns, sheds, on trees, poles, posts, fences, or other structures is prohibited unless otherwise permitted by this Chapter.
- S) The permanent use of searchlights shall be prohibited. Searchlights shall be considered temporary signage.
- T) LED and electronic message boards, except as otherwise permitted for electronic gasoline price signs in the B-2, Shopping Center District, and the B-3, Road Service Commercial District.
- U) Temporary signs with changeable copy.

- g) Gasoline Price Signs. One (1) gasoline price sign with either manual or electronic changeable copy shall be permitted to be displayed provided that the gasoline price sign is integrated with a ground mounted sign and shall not exceed twenty-five (25) square feet in area. The area of a gasoline price sign shall be included in the maximum area allowed for a ground mounted sign. Electronic gasoline price signs shall also be subject to the following restrictions:
- i) The electronic gasoline price numbers shall not exceed twelve (12) inches in height.
 - ii) Electronic gasoline price signs are not permitted on fuel canopies.
 - iii) Electronic gasoline price signs shall use Light Emitting Diode (LED) technology that displays the appearance of a single color.
 - iv) Electronic gasoline price signs shall come equipped with automatic dimming capabilities and shall automatically dim to a corresponding reduction in ambient light. In no instance shall the electronic gasoline price sign cause light trespass onto an adjacent residential district or use.
 - v) The maximum daytime brightness shall be 7500 nits and the maximum nighttime brightness shall be 500 nits.
 - vi) Electronic gasoline price signs shall be static and may not display animated, scrolling, moving, or flashing messages or video.
 - i) _____
- 5) Marquee Signs. Marquee signs shall be permitted for theaters located in the B-2 District subject to the following requirements:
- a) The written message shall be affixed flat to the vertical face of the marquee.
 - b) A minimum vertical clearance of ten (10) feet shall be provided beneath any marquee.
 - c) Marquee signs shall comply with the setback requirements for the B-2 District and Section 1187.2.
 - d) Number. One (1) marquee sign shall be permitted per lot.
- 6) Awnings and Canopies.
- a) Coverage. The total area of the lettering and logo shall not exceed twenty-five percent (25%) of the total area of the awning or canopy that would be visible in a drawing of a facade on which the awning is located.
 - b) Compliance with Size Requirements for Wall Signs. The area of signs on awnings or canopies shall be counted in determining compliance with the standards for the total area of wall signs permitted on the parcel.
 - c) Height. An awning sign shall be attached to the building so that no part of the awning or awning support structure is less than seven (7) feet from the surface of the established grade under the sign. No part of an awning sign or support structure shall be more than twelve (12) feet above the surface of the established grade under the awning sign.
 - d) Maximum Projection. An awning or canopy sign can project out from the wall to which it is attached no more than six (6) feet.

such that it is visible from both streets. In multi-tenant buildings or shopping centers the sign area may be allocated for use by individual tenants.

- b) Size.
 - i) Single-Tenant Building. The total area of the ground mounted sign shall not exceed one (1) square feet per lineal foot of lot-frontage, not to exceed eighty (80) square feet.
 - ii) Multi-Tenant Building. The total area of the ground mounted sign shall not exceed one (1) square feet per lineal foot of lot-frontage, not to exceed one-hundred twenty (120) square feet.
- c) Height.
 - i) Single-Tenant Building. The height of a ground mounted sign in a B-3 District shall not exceed six (6) feet in height advertising a single tenant building.
 - ii) Multi-Tenant Building. The height of a ground mounted sign in a B-3 District shall not exceed ten (10) feet in height advertising a multi-tenant building.
- d) Setbacks. All ground mounted signs shall comply with the setback and location requirements of Section 1187.2.
- e) Landscaping. A landscaping area around the base of the ground mounted sign shall be provided equal to the area of the sign face. A mixture of live plant material shall be provided in the landscape area and should include a combination of shrubs, annuals and perennials to create a pleasing identification for the development it advertises.
- f) Street Address. The street address number shall be clearly displayed on the sign in numerals not less than six (6) inches or no more than twelve (12) inches in height. Required street address numbers are not counted in the total area of the sign.
- g) Gasoline Price Signs. One (1) gasoline price sign with either manual or electronic changeable copy shall be permitted to be displayed provided that the gasoline price sign is integrated with a ground mounted sign and shall not exceed twenty-five (25) square feet in area. The area of a gasoline price sign shall be included in the maximum area allowed for a ground mounted sign. Electronic gasoline price signs shall also be subject to the following restrictions:
 - i) The electronic gasoline price numbers shall not exceed twelve (12) inches in height.
 - ii) Electronic gasoline price signs are not permitted on fuel canopies.
 - iii) Electronic gasoline price signs shall use Light Emitting Diode (LED) technology that displays the appearance of a single color.
 - iv) Electronic gasoline price signs shall come equipped with automatic dimming capabilities and shall automatically dim to a corresponding reduction in ambient light. In no instance shall the electronic gasoline price sign cause light trespass onto an adjacent residential district or use.

- v) The maximum daytime brightness shall be 7500 nits and the maximum nighttime brightness shall be 500 nits.
- vi) Electronic gasoline price signs shall be static and may not display animated, scrolling, moving, or flashing messages or video.
- ~~g)h) Gasoline Price Signs. One (1) gasoline price sign with changeable copy shall be permitted to be displayed provided that the gasoline price sign is integrated with a ground mounted sign and shall not exceed twenty five (25) square feet in area. The area of a gasoline price sign shall be included in the maximum area allowed for a ground mounted sign.~~
- 5) Marquee Signs. Marquee signs shall be permitted for theaters located in the B-3 District subject to the following requirements:
 - a) The written message shall be affixed flat to the vertical face of the marquee.
 - b) A minimum vertical clearance of ten (10) feet shall be provided beneath any marquee.
 - c) Marquee signs shall comply with the setback requirements for the B-3 District and Section 1187.2.
 - d) Number. One (1) marquee shall be permitted per lot.
- 6) Awnings and Canopies. Signs on awnings and canopies in commercial and industrial districts shall be permitted, subject to the following standards:
 - a) Coverage. The total area of the lettering and logo shall not exceed twenty-five percent (25%) of the total area of the awning or canopy that would be visible in a drawing of a facade on which the awning is located.
 - b) Compliance with Size Requirements for Wall Signs. The area of signs on awnings or canopies shall be counted in determining compliance with the standards for total area of wall signs permitted on the parcel.
 - c) Height. An awning sign shall be attached to the building so that no part of the awning or awning support structure is less than seven (7) feet from the surface of the established grade under the sign. No part of an awning sign or support structure shall be more than twelve (12) feet above the surface of the established grade under the awning sign.
 - d) Maximum Projection. An awning or canopy sign can project out from the wall to which it is attached no more than six (6) feet.
 - e) Lighting. Internally lighted canopies and awnings are prohibited.
- 7) Window Signs. Temporary, incidental, and permanent window signs shall be permitted on the inside in business districts provided that the total combined area of such signs shall not exceed thirty percent (30%) of the total window area.

1187.14 SIGNS IN THE B-4 PRIVATE RECREATION DISTRICT.

- A) Permitted Signs. This section regulates signs advertising private recreation establishments that are directed toward and seen from adjacent public road right-of-ways. Private recreational signs located internal to the private recreational establishment shall be exempt

from these regulations unless any such sign causes a distraction or nuisance on adjacent public right-of-ways.

- 1) Signs Without a Permit. Signs permitted without a permit, such as a name plate sign and street address, are allowed subject to the provisions of Section 1187.5.
- 2) Temporary Signs. Real estate signs and other temporary signs shall be permitted in accordance with Section 1187.7.
- 3) Wall Signs.
 - a) Number. One (1) wall sign shall be permitted per street frontage on each parcel.
 - b) Size. The total area of a wall sign shall not exceed one (1) square foot per lineal foot of building frontage not to exceed one hundred (100) square feet.
 - c) Height. The maximum height specified for the district in which the sign is located.
- 4) Freestanding Signs.
 - a) Number. One (1) freestanding sign shall be permitted per street frontage on each parcel.
 - b) Size. The total area of the freestanding sign shall not exceed one (1) square foot per lineal foot of lot-frontage, not to exceed five-hundred (500) square feet.
 - c) Height. The height of a freestanding sign a B-4 District shall not exceed twelve (12) feet in height for each 1,000 lineal feet of lot frontage not to exceed eighty-four (84) feet in height. (Ord. 04-155, passed January 10, 2005)
 - d) Setbacks. All freestanding signs shall comply with the setback and location requirements of Section 1187.2.

1187.15 SIGNS IN THE O-1 OFFICE PARK, HT-1 HIGH TECH LIGHT INDUSTRIAL, I-1 LIGHT INDUSTRIAL DISTRICT, AND I-2 INDUSTRIAL DISTRICT.

A) Permitted Signs.

- 1) Signs Without a Permit. Signs permitted without a permit, such as a name plate sign and street address, are allowed subject to the provisions of Section 1187.5.
- 2) Temporary Signs. Real estate signs and other temporary signs shall be permitted in accordance with Section 1187.7.
- 3) Wall Signs.
 - a) Single Tenant Building. One (1) wall sign shall be permitted per street frontage per parcel and may be located on any building wall. The total area of each wall sign shall not exceed one square foot per lineal foot of building frontage, not to exceed two hundred (200) square feet; except for wall signs that face residentially zoned property shall not exceed one hundred (100) square feet. One additional wall sign shall be permitted for each side of the structure that does not have road frontage but does have a public entrance or

faces a side or rear parking lot. The total area of each sign shall not exceed one square foot per lineal foot of building frontage, not to exceed one hundred (100) square feet; except for wall signs that face residentially zoned property shall not exceed fifty (50) square feet. A maximum of four (4) wall signs per building is permitted.

b) Multi-Tenant Building. One (1) wall sign shall be permitted for each tenant of a multi-tenant structure having an individual and exterior means of public access. The total area of a wall sign shall not exceed one (1) square foot per lineal foot of building frontage not to exceed one hundred (100) square feet. The center of the wall sign shall be placed in the center of the unit on which it is affixed.

~~a) Number. One (1) wall sign shall be permitted per parcel for single tenant structures and one (1) wall sign shall be permitted for each tenant of a multi-tenant structure having an individual and exterior means of public access. (Ord. 04-15, passed March 8, 2004)~~

~~b) Size.~~

~~i) Single Tenant Building. The total area of a wall sign shall not exceed one (1) square foot per lineal foot of building frontage not to exceed two hundred (200) square feet, except wall signs that face residentially zoned land shall not exceed one hundred (100) square feet. (Ord. 04-15, passed March 8, 2004)~~

~~ii) Multi-Tenant Building. The total area of a wall sign shall not exceed one (1) square foot per lineal foot of building frontage not to exceed one hundred (100) square feet. The center of the wall sign shall be placed in the center of the unit on which it is affixed. (Ord. 04-15, passed March 8, 2004)~~

c) Height. The maximum height specified for the district in which the sign is located provided that no part of the wall sign extends past the roof line of the wall to which it is attached.

4) Ground Mounted Signs.

a) Number. One (1) ground mounted sign shall be permitted per street frontage on each parcel.

b) Size. The total area of the ground mounted sign shall not exceed one (1) square foot per lineal foot of lot-frontage, not to exceed eighty (80) square feet, except wall signs that face residentially zoned land shall not exceed sixty-four (64) square feet.

c) Setbacks. All ground mounted signs shall comply with the setback and location requirements of Section 1187.2.

d) Landscaping. A landscaping area around the base of the ground mounted sign shall be provided equal to the area of the sign face. A mixture of live plant material shall be provided in the landscape area and should include a combination of shrubs, annuals and perennials to create a pleasing identification for the development it advertises.

e) Street Address. The street address number shall be clearly displayed on the sign in numerals not less than six (6) inches or no more than twelve (12)