

ARTICLE VI. DESIGN STANDARDS

6.1 Purpose and Applicability

In order to ensure that new development, renovations, and reconstructions are designed, sized, and sited to complement the area in which they are located and the character of the town in general; to minimize traffic hazards and situations which endanger public safety; and to protect existing development and property values through the promotion of high standards of design and compatibility; to provide for a high quality of life for our citizens by promoting a variety of housing styles, transportation choices, and well planned parks and open spaces; the following standards shall apply to all development in all zoning districts unless otherwise noted.

6.2 Design Standards for Buildings

The following standards apply to all structures that are not otherwise exempted from architectural and building design standards by the North Carolina Residential Code for One- and Two-Family dwellings, potentially including Triplexes or Quadplexes, or structures otherwise exempted by the State of North Carolina.

A. Arcades, awnings, and canopies.

In order to promote the appropriate use of arcades, awnings, and canopies, the following standards shall apply to all arcades, awnings, and canopies on all buildings, unless otherwise noted.

1. Awnings and canopies shall be self-supporting from the wall; no supports shall rest on or interfere with the use of pedestrian walkways or streets.
2. In no case shall any awning, canopy, or arcade extend beyond the street curb or interfere with traffic, street trees, or public utilities.
3. Except for in the R10 and R6 zoning district, no awning on any commercial, office, or institutional building, which encroaches on a sidewalk, shall extend out from the building more than two-thirds the width of the sidewalk or nine feet, whichever is less.
4. No awning, including attachments, shall be at any point be less than eight feet above the sidewalk.

B. In the CBD district

1. Building height and width.

In order to define urban street space, protect and celebrate the unique development character of downtown, foster compatibility between development sites, and to emphasize the downtown as the core of the community, the following standards shall apply to all buildings:

- a. Additions and new construction should maintain the existing building wall pattern by extending the building front from side lot line to side lot line, except that an appropriate architectural wall or similar design feature may be used instead of a building extension.

2. Facades, windows, and roofs.

In order to have well designed façades that add to the town's architectural inventory and that provide visual interest to the pedestrian, the following standards shall apply to all façades, windows, and roofs:

- a. With the exception of metal sheeting for roofs with its associated gutters and downspouts, no exterior metal building shall be visible to the public. Metal buildings shall be permitted provided they are covered with a masonry, stucco, or synthetic stone façade.
- b. Vinyl siding shall not be permitted on ground floors or across more than 25% of any façade on upper floors. When used, vinyl siding should simulate wood grain and other manufactured materials. Vinyl siding shall be anchored to the exterior envelope sufficiently to avoid deformation or bowing across the façade.

C. Building presentation.

In order to have buildings that successfully address public streets and public places, the following standards shall apply to all buildings, unless otherwise noted.

1. Building façades shall be substantially parallel to the front property line except that corner buildings shall be oriented to address the corner.
2. Each dwelling in a duplex located on a corner or through lot shall front a separate street whenever practicable.

D. Location

In order to use location as a means of encouraging compatibility of design and use on individual development sites and between zoning districts, the following standards shall apply to all lots, unless otherwise noted.

1. Multi-family, mixed use, nursing care, and progressive care community buildings site design shall include the following:
 - a. Walkways shall connect all buildings with parking areas, play areas, clubhouses, and existing public sidewalks adjacent to the development site.

E. Size, Scale, Materials, and Compatibility of Design of nonresidential, mixed use, and multi-family residential buildings subject to local design standards

In order to promote compatibility of design within the built environment while encouraging creativity and variety, the following standards shall apply to all buildings, unless otherwise noted.

1. Large commercial/non-residential buildings, except single family detached residential buildings, shall be broken down in scale by exterior architectural features (e.g., by designing the façade to mimic the appearance of multiple contiguous buildings.)
2. For commercial or non-residential buildings, wall articulations (or breaks in the façade or roofline) of at least 2 feet shall be designed into all facades not less than every forty feet or more than every ten feet along the building façade.
3. Ground floor facades shall incorporate a soldier course or water table architectural accent on all sides.
4. The exclusive use of metal siding is prohibited and no more than 25% of the structure's exterior materials or accents may be metal, with the exception of metal fastenings and trim.
5. The external facades shall be consistent around the entirety of the structure which are visible from the public right of way.
6. The exclusive use of vinyl siding is prohibited.
 - a. Up to 70% of the exterior of multifamily residential structures may be vinyl, provided that when more than 40% of the exterior is vinyl that more than one texture of vinyl is used.

- b. Up to 25% of the exterior of nonresidential or mixed-use structures may be vinyl.
- 7. For non-multifamily structures, at least 50% of the primary building materials shall consist of brick or decorative or scored concrete or masonry units. If split face concrete block is used, it is limited to 50% of the external façade.

6.3 Design Standards for Lots

A. Lot Size and Configurations

- 1. Flag lots and zero frontage lots shall only be permitted to serve above-ground utility sites provided they are subdivided from other uses and appropriate access is provided.

B. Access

- 1. Improved cross access easements shall be required between all nonresidential, mixed use, or multifamily apartment buildings on adjacent properties with a minimum width of 20 feet.
 - a. Only in the event of environmental challenges described in detail through a formal letter stamped by a registered engineer or landscape architect may be considered for modification or waiver from a required cross access easement.
 - b. Consideration for environmental challenges that may exist on adjacent parcels to which cross access is being established shall be taken into consideration.
 - c. Cross access easements shall be thoughtfully designed to provide for the orderly site circulation and access between sites.
- 2. The approaches to loading and unloading areas in mixed use, nonresidential (not including industrial) and commercial districts shall be designed to minimize conflict with on-site vehicular, pedestrian, and bicycle traffic and with adjacent residential uses.
- 3. Shared driveways are encouraged.
- 4. Sidewalks shall connect the entrances of buildings to the sidewalks in the street right-of-way.

6.4 Parking and Loading/Unloading Areas

In order to have safe, well-designed parking areas that successfully accommodate the pedestrian and are subordinate in design and appearance to adjacent buildings, the following standards apply to all accessory and principal use parking lots in all districts unless otherwise noted.

- A. In the CBD, available, on-street parking directly in front of the zoning lot shall count toward fulfilling the parking requirement of that lot.

B. Pavement

- 1. All driveway and parking areas shall be paved with asphalt, concrete, brick pavers, crushed rock, stone, or similar material except for areas used for overflow, special events, and peak parking. (This standard does not apply to single family detached residential lots and shall only apply to that portion of an industrial lot that is used for and serves employee and/or visitor parking.)

2. Any surface used for overflow, special events, and peak parking shall be maintained with healthy, living turf grass or similar ground cover. If a living ground cover cannot be maintained, the surface shall be paved with asphalt, concrete, pervious pavement, crushed rock, stone, or similar material.
3. Any non-paved surface used for parking or driveways on industrial sites shall be maintained with crushed rock, stone, gravel, or similar material.

C. Aisles

1. Aisles shall be a minimum of twenty-four feet in width if serving two-way traffic and a minimum of twelve feet in width if serving one-way traffic.
2. No parking aisle serving the general public that contains more than ten parking spaces shall dead-end. Any parking aisle that dead ends shall be provided a suitable turnaround.
3. No more than 10 parking spaces (90-degree or angled orientation to the drive aisle) shall be contiguous before a landscaping island or area is provided. For parallel parking, this is reduced to 5 contiguous spaces (which is approximately the same linear distance).

D. Spaces and Loading / Unloading Areas

1. Required parking shall be provided on-site or adjacent to the development site requiring the parking. Shared parking areas are encouraged and shall be permitted whenever the Administrator determines that the minimum parking requirements can be met for each use.
2. Parking spaces shall be clearly marked on the ground for all uses except single family detached residential.
3. Wheel stops, curbs, or other devices shall be provided in such locations as to prevent any vehicle from encroaching either on a public right-of-way, required planting yard, or an adjacent property.
4. All parking lots including ingress/egress are to be curbed with concrete curbing. Asphalt, railroad ties or other materials are not allowed.
5. No parking space shall measure less than 9 feet in width and 20 feet in length, except for handicap, parallel, or diagonal parking. Parallel parking shall be at least 8 feet in width and 23 feet in length.
6. Parking minimum requirements:
 - a.
7. When parking is located in the rear yard of a property, the Administrator may reduce the front setback requirement by up to 20%, upon written request by the owner.
8. In addition to required parking spaces, drive-thru facilities shall provide a minimum of five stacking spaces per drive-thru facility, window, or bay, except for the following:
 - a. Fast-food restaurants shall have an additional five stacking spaces. A minimum of five of the total stacking spaces shall be located at or prior to the ordering station.

- b. Non-automated car washes shall only be required to have a minimum of two stacking spaces per bay, one of which is located for use as a dry down area.
 - c. Automated car washes shall be required to have an additional two stacking spaces per bay.
9. Stacking spaces shall be located entirely outside of a required driveway or parking aisle needed to access required parking spaces.
 10. Adequate on-site turnaround area shall be provided for all parking spaces.
 11. Adequate on-site turnaround area shall be provided for all loading and unloading areas.
 12. Bicycle parking: exempt from single family and duplex residential units
 - a. Required Spaces: Two bicycle parking spaces shall be provided plus an additional bicycle parking space for every 30 vehicular parking spaces thereafter. After 30 bicycle parking spaces are provided, the requirement shall be decreased by half.

6.5 Services and Utilities

In order to subordinate the appearance of services and utilities on individual sites and throughout the town's jurisdiction, the following standards shall apply to all services and utilities in all districts unless otherwise noted.

- A. Mechanical equipment at ground level shall be placed on the parking lot side of buildings away from public streets and buildings on adjacent sites, except for non-multi-family residential uses and industrial buildings in the LI and GI districts. All such equipment shall be substantially screened from public view in accordance with Town screening standards with opaque fencing or evergreen landscaping. Minimum clearances from certain mechanical equipment shall be maintained, such as distance from electrical equipment.
- B. Rooftop mechanical equipment shall be screened from view from adjacent first floor buildings and viewing height.
- C. **Utility Lines and Equipment**
 1. All utility equipment (includes meters, boxes, valves, etc. but does not include overhead power lines, light poles, and similar equipment) shall be designed and located to be as inconspicuous as possible and shall not be located on the street-side of a principal structure. If an engineer certifies in writing that the equipment must be located in a front or street yard and that no other practicable alternative is achievable, then it shall be screened with opaque fencing or evergreen landscaping.
 2. Utilities shall run along alleys whenever practical.
- D. All dumpsters and dumpster storage areas shall be located away from public streets and substantially screened.
 1. Screening enclosures shall be fully enclosed by opaque walls or fences at least eight (8) feet high with self-closing access doors and shall be constructed of the same materials as the primary building. Gates are not required if the dumpster area is not visible from public view (including visitors and adjacent properties) or the public right of way. Screening and enclosure materials shall be well-maintained and clean.

2. Trash collection, trash compaction, recycling collection, and other similar service areas shall be located on the side or rear of the building, outside of the view of entrances to the site and common areas open to the public.

E. Drive-thrus

1. Drive-thru windows, freestanding ATM's, fuel pumps and similar devices shall be placed only in areas that will not interfere with the safe movement of pedestrians and vehicles in parking and driveway areas.
2. Drive-thru services are discouraged in the CBD district. If provided, they shall be located to the rear or side of buildings away from public streets.

F. All stormwater detention and/or retention ponds and basins shall be designed as an integral part of the development site and shall be designed as follows:

1. neatly landscaped with grass less than 6 inches high (excluding decorative bunch grasses) and regularly maintained
2. well-maintained vegetated slopes that are devoid of barren areas unless utilizing landscaping stones or other similar or decorative ground cover
3. sloped areas shall be able to be maintained by landscaping equipment - typically no more than a 3:1 slope unless a retaining wall is utilized.
4. decorative fencing if fencing is used, such as aluminum or wrought steel, masonry, etc. Black vinyl coated chainlink is also permitted provided that the bottom half is screened by a hedge of dwarf evergreen shrubs.
5. No barren areas are permitted

6.6 Lighting

A. In order to reduce light pollution and light trespass, the following standards shall apply to all lighting in all districts except on single-family detached residential lots, unless otherwise noted.

1. All proposed outdoor lighting shall be maintained in a proper working condition and oriented to be downward casting while utilizing shielding to prevent light from projecting onto adjoining properties.
2. The maximum fixture height shall be thirty (30) feet for full cutoff fixtures and twenty (20) feet for non-cutoff fixtures (including residential).
3. Emergency lighting, used by police, firefighting, or medical personnel, or at their direction, is exempt from all lighting requirements herein for as long as the emergency exists.

B. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:

1. The light source shall be completely concealed within an opaque housing, downward facing, and shall not be visible from any street right of way.
2. Lights/lamps to be maintained by the Town shall be meet the approved specifications of the Town.
3. Fixtures must be mounted in such a manner that its cone of light does not cross any property line of the site.

4. All site lighting shall be demonstrated on a required site plan and proven to be designed so that the level of illumination as measured in foot candles (fc) at any one point meets the standards in the table below. Minimum and maximum levels are as measured at any one point. Facilities not listed in the table shall not be illuminated.

Type of Lighting	Minimum Level (foot candles)		Maximum Level (foot candles)
Accent lighting	0		5.0
Canopy Area Lighting	2.0		30.0
Canopy Area - ATMs	2.0		30
Nonresidential, Parking Lots	0.2		12.0
Shared Residential Parking Lots (typically in mixed use, multi-family residential, or townhome uses)	0.2		8.0
Nonresidential and Multi-family residential entrances	1.0		10.0
Active Sports Facilities	20		50
Walkways and Streets	0.2		8.0
Landscape and Decorative	0.2		5.0
Vehicle Sales Areas	0.5		24.0

C. Prohibited Lighting

1. Neon lights on the exterior of a building.
2. Neon lights on the exterior of a sign.
3. Lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color or use intermittent electrical pulsation
4. High-intensity light beams such as searchlights, lasers, or strobes.
5. Dished or drop lenses or refractors which contain sources that are not incandescent.
6. Light fixtures that imitate an official highway or traffic control light or sign.
7. Light fixtures in the direct line of vision with any official traffic control light or sign.
8. Privately-owned light fixtures located in the public right-of-way without permission.
9. String lighting (except when seasonally appropriate) around windows, rooflines, or other architectural features.

A. Applicability.

1. The provisions of sections 9.2 through 9.8 shall apply to all new development and redevelopment.
2. All existing development outside of the CBD District shall be brought up to these standards if the improvements done are more than 50% of the existing development.

The provisions of sections 9.2 through 9.8 shall not apply in the CBD district.

B. General Provisions; Landscaping.

1. Landscaping, trees, and plant material shall be planted in a growing condition according to accepted horticultural practices and they shall be maintained in a healthy growing condition. Any landscaping, trees, and plant material in a condition that does not fulfill the intent of these regulations shall be replaced by the property owner during the next planting season.
2. When required, a screening fence or wall area shall be maintained by the property owner, in good condition, throughout the period of the use of the lot.

3. The following plan material standards apply.

- a. Except as otherwise specified in this article, plant materials must meet the minimum height and caliper requirement at installation:

Plant material	Minimum height	Minimum caliper	Notes
Understory Tree	6 feet	1 inch	Expected to reach greater than 15' in height at maturity. Planted 15' to 30' on-center, depending on expected canopy spread. Trees planted near signage should be chosen such that, at full size, they can be limbed up to allow clear visibility of the signage. Trees used for screening purposes shall be evergreens.
Canopy Tree	8 feet	1.5 inches	Expected to reach greater than 30' in height at maturity. Planted 35' to 50' on-center, depending on the expected canopy spread. Trees planted near signage should be chosen such that, at full size, they can be limbed up to allow clear visibility of the signage.
Shrub (not used for screening)	12 inches	n/a	Shrubs used for screening purposes shall be evergreens.
Shrub (used for screening)	9 inches and will grow to and maintain the minimum required the appropriate height within 5 years.	n/a	Evergreen

- n. Any tree used for screening shall be evergreen.

Note: It is strongly recommended that dwarf shrubs be used around ground-mounted signage, for parking area screening, or for screening where the overall screening height need not be greater than three feet in height.

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4. Ground cover may include any plant material that reaches an average height of not more than 9 inches. Alternative materials may be used in lieu of grass provided they present a finished appearance and provide complete coverage at the time of planting. Barren ground is prohibited.

No plantings shall interfere with the sight distance triangles required for safe traffic movements at driveway, parking drive aisle or street intersections (public or private).

5. When in conflict with overhead utilities, an understory or smaller tree at mature height may be substituted for a required canopy tree.
6. Where lot size, shape, topography or existing structures make it not feasible to comply with the provisions of this ordinance, the Administrator may modify these provisions provided the alternate proposal will afford a degree of landscaping screening and buffering equivalent to or exceeding the requirements of these regulations.

C. Front Landscaped Area.

1. A front landscaped area shall be required for all multi-family and nonresidential uses. The required landscaped area shall be contiguous to the front lot line of the property and have a minimum width of 10 feet. The area shall be covered with grass or other ground cover and shall include appropriate trees and shrubs. At a minimum, one canopy tree and five shrubs shall be planted within the front landscaped area for each 50 linear feet or fraction thereof of lot frontage. Two understory trees may be substituted for one canopy tree only if site constraints occur, subject to Administrator approval.
2. The purpose of the landscaping is to enhance the appearance of the use of the lot but not to negate access or screen the use from view. Plantings may be grouped as needed to avoid impacts to signage and driver visibility, provided that they are grouped in natural-looking arrangements evenly distributed throughout.

D. Buffer Area.

1. A buffer area shall be required to separate and screen incompatible land uses from each other. Such buffer shall comply with the following minimum standards.
2. In the event that preexisting conditions on a development project within the Town limits result in site constraints (i.e. environmental challenges, drainage swale, easement location, etc) that prevent meeting the standard options for buffer yards as required in this section, the Administrator may alter the buffer area requirements provided the spirit and intent of this section is met. Such an allowance will only be made at the request of the applicant, who shall submit a plan showing how the proposed buffer would screen the intended use. The allowance will not be granted without documenting to the satisfaction of the Administrator that constraints on the site prohibit otherwise meeting the requirements of this section.
3. A buffer area shall be located within the boundaries of the subject property. The buffer may be located on abutting property, provided the owners of all abutting properties agree in writing to the proposal. Said agreement must be recorded and run with the land and provide stipulations for maintenance and upkeep, as deemed necessary.

4. The minimum width of the buffer area shall be following the buffer matrix below:

Proposed Use (provides a buffer)

Single-Family (SF)	-	-	-	-	-	-	-
Two-Family (TF)	-	-	-	-	-	-	-
Office & Institutional (OF and OI)	10'	10'	-	-	10'	-	-
Commercial (CM)	15'	15'	-	-	-	-	-
Multi-Family (MF)	15'	15'	-	-	-	-	-
Industrial (IND)	25'	25'	15'	10'	25'	-	-
	SF	TF	OF and OI	CM	MF	CBD or RFD	IND

Adjacent Use

5. Required Buffer Plantings Table

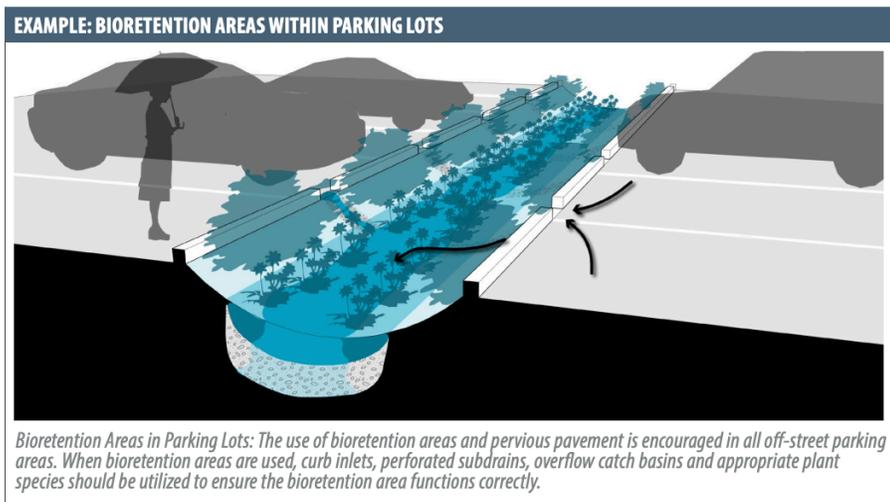
Buffer Width	Number of Plants Per 100 Linear Feet		
	Canopy tree	Understory tree ¹	Shrub ^{1,2}
10'	2	3	10
15'	3	4	12
25'	3	5	20
¹ At least half of the required understory trees and shrubs shall be evergreen.			
² At least two different species are required.			

6. An earthen berm, fence, or wall of a location, height, design, and material approved by the Department of Planning and Inspections may be substituted for any portion of the required planting and/or buffer area. Fences and walls, if substituted, shall be constructed of materials in character with the materials of the main building.
7. The Administrator is permitted to reduce or modify the plantings for reasons such as topography or utility or other public easements provided the same level of screening is provided. The Administrator is authorized to require additional elevational or other perspective drawings to assess the efficacy of proposed solutions. In no instance shall the width of the required buffer be reduce and it may not be utilized for other uses.
8. **Existing Vegetation**
- a. To the extent possible, existing trees, vegetation, and unique features, shall be retained and protected. Existing healthy, mature trees, if properly located, shall be doubly credited against the requirements of these regulations.
 - b. The Administrator shall allow existing vegetation to be counted towards the buffer requirements as long as the vegetation is:
 - (1) preserved during construction with proper tree protection barricades 1' of radius for every inch of the tree measured at Diameter Breast Height (DBH), or to the dripline of the tree.
 - (2) Is a non-invasive species
 - (3) Shown on the site plan as part of the landscaping plan
 - (4) Healthy and free from pests or significant damage/structural issues as determined by a qualified professional.

E. Landscaped Parking Area.

1. Parking areas shall comply with the following minimum standards.
 - a. Parking rows shall not extend more than one-hundred (100) linear feet without a break by a landscape island that totals 200 square feet and includes one (1) canopy tree and one (1) twenty-four (24") inch tall shrubs of an evergreen species.
 - b. A curbed landscaped area shall be provided along the perimeter of any parking area. The required landscaped area shall have a minimum width of 8 feet and shall be planted with one canopy tree and one understory tree (or three understory trees) and 10 shrubs of an evergreen, screening species per 100 linear feet of perimeter area.
 - c. Curbed landscaped areas shall be provided at the ends of parking aisles and shall be planted with canopy trees.

Note: The use of landscaping swales or bioretention areas are encouraged as an alternative to parking islands (see diagram).



F. Unoccupied Lot Areas.

All areas of a developed lot not occupied by buildings, structures, pedestrian and vehicle circulation ways, off-street parking and outside storage shall be appropriately improved with ground cover, trees, shrubbery or mulch. No exposed soils shall be permitted after issuance of the Certificate of Occupancy, except for agricultural activities or extraction of earth products.

G. Planting List.

1. The following trees and shrubs by way of example but not by way of limitation are suitable for use in the North Wilkesboro area:
 - a. Canopy Trees

Sugar Maple	Littleleaf Linden	Ginkgo
Red Maple	White Oak	Southern Magnolia
Scarlet Oak	Japanese Scholartree	English Oak
Pin Oak	London Plane-tree	Japanese Katsuratree
River Birch	Schumard Oak	Japanese Zelkova

Chinese Elm Tulip Poplar Willow Oak
Black Gum

b. Understory Trees

Mountain Silverbell	Weeping Cherry	Sourwood
Kwansan Cherry	Thornless Honeylocust	Yellowwood
Eastern Redbud	Ironwood	Mountain Ash
Pistachio	Yoshino Cherry	Redwood Linden
Golden-Rain-Tree	American Holly	Saucer Magnolia
Japanese Maple	Amur Maple	Crabapple
Flowering Dogwood	Japanese Dogwood	
Russian Olive	Smoketree	Wax Myrtle
Crepe Myrtle	Star Magnolia	

c. Shrubs

Warty Barberry
Mugo Pine
Dwarf Burford
Holly
Juniper
Azalea
Japanese Holly
Latherleaf Viburnum
Euonymous (Spindle Tree)
Forsythia
Potentilla
Oakleaf Hydrangea
Dwarf Burning Bush
Ornamental Grass Varieties
Nandina
Thunberg Spirea
Oregon Holly Grape
Japanese Flowering Quince
Viburnum
Red Chokeberry
Dwarf Nandina

d. Screening Plants

American Holly
Hetz Juniper
Arborvitae
Burford Holly
Eastern Red Ceda
Wax Myrtle
Nellie Stevens Holly
Japanese Black Pine
Note that pine trees are not allowed for use as evergreen screening.

H. Prohibited Plantings

Tree of Heaven
Chocolate-Vine

Mimosa
Hedge Garlic
Field Garlic
Alligator-weed
Porcelain Berry
Basket Grass
Italian Arum
Giant Reed
Leatherleaf Mahonia
Japanese Barberry
Paper Mulberry
Orange-Eye Butterfly-Bush
Sorrel Vine
Oriental Bittersweet
Bushy Knapweed
Canada Thistle
Sweet Autumn Clematis
Purple Keman
Deep-Rooted Sedge
Scotch Broom
Air Potato
Chinese Yam
Brazilian Elodea
Russian Autumn/Thorny Olive
Burning Bush
Wintercreeper
Any trees that are deemed invasive per the North Carolina Forest Service (Check reference)

I. Street Trees

Bald Cypress
Chinese Elm
Nuttal Oak

J. Substitute Plantings

1. Under circumstances that would affect the seeding and planting of required landscaping, including improper planting season or supply issues, the Administrator may issue temporary compliance or accept a bond in the amount equal to the cost of plantings plus labor. The temporary compliance may not exceed 120 days from the date of issuance.

K. Installation and Maintenance:

1. Planting seasons shall be considered when installing landscaping on a site. It is in the best interest of the developer to plant at optimum time to avoid having to replant if the landscaping perishes. If the landscaping does not survive, it shall be replaced within 90 days.
2. All new plants and trees shall be of good quality and meet the standards set forth in the American Standard for Nursery Stock by the American Association of Nurserymen.
3. All trees shall be staked and properly guyed to acceptable landscaping standards and shall be removed once the tree is established to prevent girdling of the tree.
4. No landscaping materials shall be planted in the Right of Ways or any easements without written permission from the entity that controls the area.
5. Site triangles shall be in consideration when planning the site in regards to intersections and driveways.

6. Overhead utility lines shall be taken into consideration with all proposed canopy trees and may be substituted to understory trees of two per one canopy tree ratio.
7. Trees shall not be planted directly under any street lights or parking lot lights.

6.8 Fences and Walls

A. General

1. Fences and walls shall be maintained in good order.
2. Fences shall not contain permanent advertising, signs, logos, or other lettering on the fence exterior unless expressly permitted by the Administrator.
3. Fences and walls shall be installed and maintained so as to not interfere with the sight distance requirements of this ordinance or the sight distance needs of drivers in parking areas and at entrance and exit locations.

B. Material and Design

Fences topped with razor, concertina, or barbed wire are limited to properties designated for industrial or utility use. The material may be used for security at commercial uses subject to the Administrator's approval. In no case should the material be used below a point of less than six feet from ground level, or visible from public streets or adjacent residential areas.

1. Barbed wire shall be permitted in the R20 district where it is accessory to a permitted agricultural use and in the LI and GI districts.
2. Electric fencing shall only be permitted when exempted for agricultural use.

C. Height

1. In Residential districts:
 - a. In required rear or side yards, the maximum height of a fence or wall shall be 6 feet.
 - b. In required front yard, the maximum height of a fence or wall shall be 5 feet.
2. In Commercial and Industrial districts:
 - a. In required rear or side yards, the maximum height of a fence or wall shall be 8 feet and may be subject to Building Code.
 - b. In required front yard, the maximum height of a fence or wall shall be 6 feet.