



Development Permit

Area *Commercial*

Requirements

- Facade Treatment:** Facades longer than 20 meters must be visually segmented.
- Reporting for Applications:** Must include: site plans; parking layouts; elevation drawings, color schemes, and landscaping plans from qualified professionals.

Strongly Recommended

- Pedestrian-Scale Design:** Buildings should be designed with pedestrian scale in mind, examples include upper floors stepped back and buildings close to the front property line.
- Weather Protection:** Include awnings or overhangs for pedestrian weather protection.
- Complementary Design:** Awnings, overhangs, and signage should complement the building and neighborhood design.
- Material Use:** Exterior elements must use predominantly natural or natural-looking materials.
- Landscaping as a Buffer:** Use landscaping to enhance property appearance and buffer adjacent land uses.
- Screening Storage Areas:** Garbage containers and outdoor storage areas must be screened and located at the rear.
- Rear Loading Zones:** Loading zones should be placed at the rear of buildings where possible.
- Drought-Resistant Plants:** Incorporate low-irrigation plants in landscaping.
- Stormwater Management:** Maximize pervious surfaces for stormwater management.
- Tree Retention:** Retain and incorporate existing healthy trees and landscapes.
- Design Coordination:** Ensure signage is coordinated with the building's overall design.
- External Lighting Preference:** Externally lit signs are preferred over internally illuminated signs.

Exemptions: Development Permit Not Required

- Multiple Family Dwellings:** Exempt if there is no commercial component.
- Internal Alterations:** Permit not required for internal alterations that do not affect parking or landscaping.