

ORDINANCE NO. 328

AN ORDINANCE ADDING ARTICLE XXII (A) TO CHAPTER XV OF THE CITY OF WATFORD CITY ORDINANCES RELATING TO WATFORD CITY CORRIDOR OVERLAY DISTRICT

Corridor Overlay District- Purpose

The purpose of Corridor Overlay District for transportation corridors identified herein is to promote and protect the public health, safety and welfare by providing for consistent and coordinated treatment of properties bordering and within the identified transportation corridors in the City of Watford City, North Dakota, and in the City of Watford City's ETA Jurisdiction. The identified corridors are important transportation corridors, and will continue as such with future growth of the city. These transportation corridors are expected to carry significant volumes of traffic, making development along these corridors highly visible to the traveling public. Therefore, it is the purpose of this district to ensure high aesthetic quality of development along these important transportation corridors through:

- (A) The establishment of enhanced standards for buildings, landscaping, and other improvements constructed on the properties bordering and within the identified transportation corridors; and
- (B) The establishment of development requirements which will encourage high quality of design of development of those properties and promote the quality, scale, and character of development consistent with existing and planned uses bordering and within the identified transportation corridors.

Corridor Overlay District-Application and Exemptions

- A) These standards apply to sites (including all principal and accessory buildings) that are within the Corridor Overlay District unless otherwise specified herein, and apply to all use categories.
- B) Farm structures are exempt from these requirements provided they meet the base zoning district requirements.
- C) Existing single-family structures are exempt from these requirements provided they meet the base zoning district requirements.
- D) If overlapping regulations appear in other sections of this land development code, those regulations stated herein shall take precedence.
- E) Unless otherwise noted in this section, the standards of the underlying base zoning districts shall apply.

Corridor Overlay District- Standards

(A) Building Design.

1. Building design shall incorporate materials to convey permanence, substance, timelessness, and restraint. Each building shall be constructed with one or more of the following material(s) consisting of at least fifty percent (50%) of the exterior materials.
2. Any exterior building wall visible from the corridor shall be constructed of one or more of the following examples:
 - a. Clay or masonry brick
 - b. Customized concrete masonry
 - c. Architectural flat metal panels or glass
 - d. Stucco or Exterior Finish Insulation
 - e. Natural stone
 - f. Residential grade permanent siding with brick decorative masonry
 - g. Metal siding systems may be used along the corridor provided that metal is limited to 70% of the building face. In addition the building must be enhanced by the application of brick, decorative masonry, or decorative stucco surfaces in combination with decorative fascia, overhangs, and trim.
 - h. Additional materials may be approved by the City Planner
3. Any and all site plans, architectural elevations, and proposed materials will be required to be submitted to the Planning Department for design review. Recommendations may be provided for revision prior to approval.

(B) Multi-building or Mixed Use Projects

1. Prior to issuance of a building permit on a multi-building development, the applicant shall submit plans that demonstrate the use of consistent design elements throughout the project. Subsequent building permits shall conform to the design elements presented.
2. Multi-building developments shall include prominent focal points, which shall include, but not be limited to architectural structures, art, historical and/or landscape features. These features shall be located at or visible from, vehicular and pedestrian entrances to the site.
3. Free standing garage clusters of multiple family residential sites shall not be placed along the corridor overlay districts unless the overall appearance is similar to the primary residential building.

(C) Site Design

1. Building and Parking Setbacks

a. Building on sites located at major intersections along the identified corridor (i.e. at intersections with designated future arterial roadways or traffic corridors as identified herein) shall be sited in the corner of the intersection with parking areas in the rear yard.

b. The City Planner shall consider all site design proposals with the requirements set forth herein. In those instances in which a prevailing setback has previously been established, the City Planner may require compliance with the prevailing setback rather than the provisions set forth below.

2. Natural Features

Significant natural or existing features, such as drainage swales, existing trees, and shelterbelts, shall be incorporated into the site design to the extent that retention of the feature allows reasonable use of the site, as determined by the City Planner.

3. Functional Site Elements

a. Trash enclosures and trash compactors shall be located such that they are not visible from the identified corridor.

b. Outdoor storage that does not consist of display of merchandise shall be located such that it is not visible from the identified corridor, by placing the outdoor storage on the opposite side of the building from the identified corridor, or by placing outdoor storage in an enclosure that has the appearance of being integral to the building. All outdoor storage shall be fully screened from view through the use of an opaque decorative fencing material or architectural screen walls.

c. Loading and delivery areas shall not be located along the front or side of the building that fronts on the identified corridor, unless compliance is not reasonably feasible. Such areas shall be screened from view through the use of landscaping or architecture and building materials used in the primary buildings.

d. Contractor yards, service yards, heavy equipment, salvage, and items of a similar nature shall be located away from public street frontages and shall be screened with opaque fencing.

4. Pedestrian Accommodations for Commercial Projects

- a. Pedestrian walkways shall be provided between building entrances/exits and parking areas, and within parking areas to provide a designated walking area, especially where there is a need to connect dispersed buildings with parking areas.
- b. Pedestrian walkways shall be provided between buildings and sidewalks or multi-use paths along adjacent streets.
- c. On multi-building sites and mixed use sites, the site design shall provide functional pedestrian spaces, plazas, and seating areas between or in front of buildings. Designs shall include some areas with weather protection, such as overhangs, awnings, and canopies to increase usefulness in a variety of weather conditions.

 Pacheco moved the adoption of the foregoing Ordinance. The motion was seconded by Bolken . On roll call vote of the Council members, the following Council members voted "AYE": Samuelson, Voll, Mulder, Bolken, and Pacheco , and the following Council members voted "NAY" none : Absent and not voting: Homiston .

WHEREUPON, the motion was passed and the Ordinance declared adopted this 4th day of November , 2013.



Mayor Brent Sanford
City of Watford City

ATTEST:



Peni Peterson, City Auditor

First Reading: 10/07/2013
Second Reading: 11/04/2013
Published: 11/20/2013