

**CITY OF MADRAS
125 SW "E" STREET
MADRAS, OR 97741
541-475-2344**

Planning Commission Meeting
City Hall, Council Chambers

November 4, 2015
7:00 p.m.

AGENDA

- I. Call to Order

- II. Public Meeting, Industrial Zone Text Amendments to the City of Madras Zoning Ordinance, No. 875 (File No. TA15-3). (Legislative)
 - A. Declaration of Conflicts of Interest: Does any council/planning commission member have an actual economic conflict of interest to disclose? If yes, the Planning Commissioner will refrain from participating in the deliberations and voting on the issue.

 - B. Staff Report (Verbal)

Nicholas Snead, Community Development Director, City of Madras

 - C. Public Testimony

 - D. Staff Comments

 - E. Deliberation (*If Necessary*)

 - F. Motion to recommend approval, modification or denial of the request. (*If Necessary*)

- III. Adjourn

Pursuant to ORS 192.640, this agenda includes a list of the principal subjects anticipated to be considered at the above referenced meeting; however, the agenda does not limit the ability of the Planning Commission to consider additional subjects. Meetings are subject to cancellation without notice. This meeting is open to the public and interested citizens are invited to attend. This is an open meeting under Oregon Revised Statutes, not a community forum; audience participation is at the discretion of the City Planning Commission. **Anyone wishing to address the Commission will need to register prior to the meeting.** The meeting will be audio taped; minutes of this and all public meetings are available for review at the Madras City Hall. The meeting place is handicapped accessible; those needing assistance please contact the City of Madras Community Development prior to the meeting.

10-14-15 DRAFT

SECTION 3.6 INDUSTRIAL (I).

- A. PURPOSE AND INTENT** ~~Industrial zoning district, which allows a variety of industrial uses within a designated area.~~

Suggestion: The following four items should be sorted out in the site plan applicability decision, or relocated to that section.

- ~~1. If a structure is existing and has landscaping (live and maintained) and parking (visual and marked), and the intended "use" is "permitted" in this zone, a site plan application is NOT required.~~
- ~~2. If a structure is existing and has no/or poorly maintained landscaping, no parking spaces (visible and marked), and the "use" is "permitted" in this zone, a Site Plan Application is required.~~
- ~~3. If the lot is vacant, and the "intended use" is "permitted", a Site Plan Application is required pursuant to Section 3.6 (B).~~
- ~~4. Jefferson Park Business Center (JPBC), exception to the extent that the "Covenants, Conditions and Restrictions" (CC&Rs) of the JPBC, meet or exceed Section 3.6 (E), the CC&Rs shall be used for design standards. After approval by the JPBC Design Review Committee (DRC), improvements are still subject to the filing (submittal) and review conditions of Section 3.6 (E). Where possible, the City shall coordinate with the DRL to expedite the review process.~~

The purpose of the Industrial Zone is to fulfill the industrial and economic development policies of the Madras Comprehensive Plan and support a diverse economy in a business-friendly environment. The zone is intended to provide suitable locations for a range of light and heavy industrial uses and jobs in the core economic sectors of agricultural and mining industries, aviation and aeronautics, trucking and transportation, warehousing, manufacturing of wood, high-tech electronics and other products. Industrial zone development standards are intended to guide orderly development and provide appropriate design elements to enhance the community and create a quality environment for employees.

B. USES

1. Types of Uses or the purposes of this chapter, there are three types of uses:
 - a. A permitted use (P) is a use which is permitted outright subject to site plan approval and to all of the applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Section 9.28.

- b. A conditional use (C) is a use the approval of which is at the discretion of the Planning Commission and subject to site plan approval. The approval process and criteria are set forth in Article 8. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Section 9.28.
- c. A prohibited use (X) is one which is expressly prohibited in the zone. In addition, uses not specifically listed as permitted or conditional in Table 3.6-1 or deemed to be similar uses permitted to Section 9.28 are also prohibited.

2. Use Table. A list of permitted, conditional and prohibited uses in the industrial zone is presented in Table 3.6-1. *Comment: table to be developed per Commercial Use table format after edits.*

C. PERMITTED USES. ~~(Subject to Site Plan Review)~~ Create Use Table 3.6-1 after review

1. Electronics firms and high-tech industry with professional offices
2. Manufacturing and production, secondary processing, fabricating, assembly, processing, packaging or storage, repairing, distribution and warehousing, which are conducted within an enclosed building of the following:
 - a. Wood products and secondary wood products
 - b. Steel and structural steel products, foundries and machine shops
 - c. Food processing, including canning freezing, drying, dairy products and similar food processing and preserving, beverage bottling facility, but excluding processes which involve the slaughter of animals
 - d. Textile mill products including apparel and other finished products made from fabrics and similar materials
 - e. Recreation and sporting goods equipment
 - f. Manufactured homes and recreational vehicles
 - g. Furniture and fixtures including retail wood products
 - h. Printing and publishing and allied industries
 - i. Rubber and miscellaneous plastics
 - j. Leather and leather goods, excluding a tannery
 - k. Cement, glass, clay and stone products
 - l. Fabricated metal products
 - m. Electrical and electronic equipment, machinery and supplies but excluding batteries
 - n. Energy related products
 - o. Measuring, analyzing and controlling instruments; photographic, medical, dental, orthopedic and optical goods; watches and clocks
 - p. Freight terminals including loading docks, storage, warehousing and wholesale distribution, cold storage lockers and similar personal storage facilities such as mini-storage warehouses
3. Experimental, research, testing or development facilities
4. Warehouse and Freight Movement, transportation terminals, trucking and freight yards

5. ~~Secondary wood products (e.g. furniture, toys)~~
6. ~~Manufacturing of recreation/sporting goods equipment~~
7. ~~Precision machine shops~~
8. ~~Manufacturing of medical, dental, and orthopedic equipment~~
9. ~~Wholesale printing and publishing facilities and distribution centers~~
10. Corporation headquarters and business offices directly related to industry
11. Aircraft service, maintenance, and aviation related industry
12. ~~Energy related manufacturing, research, and development~~
13. ~~Manufacturing of photographic equipment~~
14. ~~Mail order companies~~
15. ~~Medical research facilities~~
16. ~~General research and development facilities~~
17. ~~Wholesale distribution and sales; wholesale bakeries and/or laundries~~
18. ~~Fire, police or other governmental buildings (add to CUP section)~~
19. ~~Retail sales incidental or subordinate to a Permitted Use (add to ancillary uses)~~
20. ~~Public or semi-public use (add to CUP section)~~
21. ~~Facilities necessary to the operation of an industrial enterprise, or for a night watchman dwelling~~
22. ~~Planned Unit Development District including Industrial condominiums related business offices~~
23. Transportation terminals
24. ~~Freighting or trucking yards and terminals~~
25. ~~Manufacturing, fabricating, processing, packaging or storage, repairing and warehousing, which are conducted within an enclosed building~~
26. ~~Petroleum and plastic products and shaping or distribution~~
27. ~~Manufacturing of manufactured homes and recreational vehicles~~
28. Trucking and freighting yards, vehicle storage yards, or wrecking yards

- ~~29. Processing and packaging of agricultural products (excluding animals)~~
- 30. Public utility facilities (does not include Communication Tower requirements)
- 31. Repair garages, body and fender works, paint, and upholstery shops
- 32. Lumber yards and building material yards; contractor's yards
- ~~33. Brick and pottery factories~~
- 34. ~~Recycling plants~~ (add to CUP section)
- ~~35. Steel and boiler works, fabrication, assembly and storage of structural steel products, foundries, and machine shops~~
- 36. Ancillary uses (i.e., deli, tavern, mini-market, food carts in accordance with city standards, retail sales subordinate to a permitted use), shall:
 - i. comprise of less than 30% of the total square footage of a building located in the Industrial zoning district; and
 - ii. is secondary to the primary use of the building; and
 - iii. ~~is~~ be primarily for the use and convenience of the employees who work in the industrial area.
- ~~37. High-tech industry~~
- ~~38. Food processing (excluding animal processing)~~
- ~~39. General manufacturing~~
- 40. Call Centers
- ~~41. Contractor's Yards (add to lumber yards)~~
- 42. Building roof and wall-mounted antennas for cellular, PCS, and similar radio services [~~see Section 3.6.1~~]

D. CONDITIONAL USES. ~~(Subject to Site Plan Review)~~

- 1. Incidental and necessary services such as child care facilities and recreational facilities for persons working in the Industrial zoning district, when conducted within an integral part of a main structure and having no exterior display or advertising.
- 2. Asphalt, redi-mix operations, concrete or concrete products manufacturing including storage yards

3. ~~Lumber manufacturing, wood processing or yard storage incidental to use (add to permitted)~~
4. ~~Stone cutting and shaping for construction, ornamental and/or monumental purposes (add to permitted)~~
5. Communication Facilities (see Section 3.6.4)
6. Chemical or glue manufacturing or storage, including farm chemicals
7. ~~Glue manufacturing~~
8. Reduction, refining, smelting or alloying of metals, petroleum products or ores.
9. Fire, police or other governmental buildings; public or semi-public uses
10. Processing of recycled materials
11. Vehicle storage yards, or wrecking yards (relocated from permitted use)

E. USES NOT PERMITTED.

A prohibited use is one which is expressly prohibited in the zone. In addition, uses not specifically listed as permitted or conditional uses, or deemed to be similar uses pursuant to Section 9.28 Authorization of Similar Uses are also prohibited.

1. Explosives manufacturing or storage
2. Garbage, offal or dead animal reduction or dumping

Suggestion: The following concern is better addressed through the nuisance abatement process.

3. ~~Any use, which has been declared a nuisance by statute or ordinance, by any court of competent jurisdiction, or which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas or noise, provided the City Council shall have the power, upon recommendation of the Planning Commission, to grant a conditional and revocable permit for any such use within the Industrial Zoning District. After the public hearing and examination of the location and upon due proof of the satisfaction of the City Council that the maintenance of such use would not be unduly detrimental to adjacent surrounding property.~~

F. DESIGN REVIEW. The purpose of this section is to provide design standards for industrial development within the City Limits. These standards ensure that the public health, safety and general welfare are protected and the general interest of the public is served. The standards provide for originality, flexibility and innovation in site planning

and development to enhance the special characteristics that make Madras a unique place to live.

1. Ordinance Provisions Applicability. Except as exempted by subsection 2 below, the provisions of this ~~Ordinance~~ section shall apply to the following activities:
 - a. All new building construction.
 - b. Any exterior modifications to existing buildings.
 - c. All new parking lots.
 - d. All outdoor storage and display areas.
 - e. All new signs.
 - f. All building expansions greater than 10,000 square feet.
 - g. Structures shall be painted or repainted as described in Section 3.6(~~E F~~)(5)(a.vi) of the Zoning Ordinance.
2. Exemptions. This Ordinance section does not apply to the following activities:
 - a. Maintenance of the exterior of an existing structure such as re-roofing or residing.
 - b. Interior remodeling.
 - c. Building expansions not exceeding 25% of the gross square footage of the original building, or 10,000 square feet, whichever is less.
 - d. Parking lot expansions not exceeding 25% of the gross square footage of the original lot.
3. Review and Approval Process. The Community Development Director shall approve, approve with conditions or deny an application based upon compliance with the site plan criteria, the design review standards and approval requirements of Section 9.3 Administrative Action. The Community Development Director may refer a design review application to the Planning Commission for approval. Approval shall be obtained from the review authority prior to the issuance of all building permits for any of the activities described in Paragraph (1) of this subsection.
4. Application Requirements. The applicant shall attend a pre-application conference prior to filing an application for Design Review with the Community Development Department. ~~After attending the pre-application conference~~ Subsequently the applicant shall file an application for Design Review in accordance with design review application requirements of

Section 4.8 Site Plan Approval. ~~along with~~ Other applicable applications (~~site plan variance, conditional use, etc.~~) may be simultaneously filed with the Community Development Department.

5. Standards for Approvals-Design Review Standards.

a. ~~Buildings 30,000 gross square feet or less.~~ The Community Development Director shall use the standards in this section and the criteria for site plan review to ensure compliance with the purpose of Design Review.

i. Natural Features - Buildings ~~shall~~ are encouraged to be sited to protect areas of special interest or other natural features such as natural grade, trees, vegetation and rock out-croppings are encouraged to be incorporated into the overall site plan and may be calculated as part of the landscaping requirement if healthy and not damaged during construction.

ii. Building, location and orientation - New buildings shall have at least one principal building entrance oriented toward the primary front property line.

iii. Pedestrian Walkways

Comment: Very few of the existing businesses have separate walkways to a public sidewalk, to the building or to an adjoining parcel. New construction may have to provide certain ADA access improvements.

a. Walkways from the public sidewalk to building entrances. ~~If applicable,~~ a continuous pedestrian walkway ~~shall~~ should be provided from the primary frontage sidewalk for pedestrians to access building entrances. ~~This internal walkway shall incorporate a mix of landscaping, benches, drop-off bays for at least 50% of the length of the walkway.~~ Walkways ~~shall~~ should be connected to adjacent sites wherever practicable.

b. Walkways from parking pods (areas) to building entrances. Internal pedestrian walkways ~~shall~~ should be developed for persons who need access to the building(s) from the parking pods ~~areas~~. ~~The walkways shall be located within the pods and shall be designed to provide access from the pods to the entrances of the building(s).~~ The walkways ~~shall be designed to separate people from moving vehicles as much as possible.~~ These walkways ~~shall~~ should have a minimum width of 5 feet with no car overhang or other obstruction, and ~~The walkways must also be designed for disabled access according to the Uniform Building Code. This may require the walkways to be widened or modified. The walkways shall be distinguished from the parking and~~

~~driving areas by use of~~ may include any of the following materials: gravel, asphalt, special pavers, bricks, raised elevation or scored concrete. Other materials may be used if they are appropriate to the overall design of the site and building and acceptable to the review authority.

- iv. Mechanical equipment and service areas shall should be screened with visual barriers from ~~adjacent properties,~~ public streets, parks, residential zones or other public areas. The architectural design of the building ~~shall should~~ incorporate design features which screen, and conceal ~~all~~ heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards.
- v. Building design. This sub-section applies only to industrial and corporate office uses visible from a public street.

a. Exterior building design.

1. Exterior walls of buildings which can be viewed from public streets which are greater than 50 feet in horizontal length shall be constructed using a combination of architectural features and a variety of building materials and landscaping near the walls. *Comment: let the developer propose a plan to meet the above and delete the following:* ~~Walls which can be viewed from public streets shall be designed using architectural features and landscaping (abutting the building) for at least 50% of the wall length. Other walls shall incorporate architectural features and landscaping for at least 30% of the wall length.~~
2. Architectural features include, but are not limited to the following: recesses, projections, wall insets, arcades, window display areas, awning, balconies, window projections, landscape structures or other features that complement the design intent of the structure and are acceptable to the review authority.
3. A portion of the on-site landscaping ~~shall should~~ abut the walls so that the vegetation combined with the architectural features significantly reduces the visual impact of the building mass as viewed from the street.
4. Building materials. The predominant building materials should be characteristic of Central Oregon such as brick, wood, native stone and tinted/textured concrete masonry units and/or glass products.

Other materials such as smooth-faced concrete block, undecorated tilt-up concrete panels, or pre-fabricated steel

panels should ~~only~~ primarily be used as accents and not dominate the building exterior of the structure. Metal roofs may be allowed if compatible with the overall architectural design of the building.

- b. Roof Design. Roofs ~~shall~~ should be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building. Variations within one architectural style are highly encouraged. Visible roof lines and roofs that project ~~out~~ over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged. Architectural methods ~~shall~~ should be used to conceal flat roof tops. Overhanging eaves, sloped roofs and multiple roof elements are highly encouraged.
- c. Customer Entrances. Clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, and integral planters are highly encouraged.
- d. Community Amenities, such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located adjacent to the primary entrance to the building(s) are highly encouraged and may be calculated as part of the landscaping requirement.
- vi. Building and Sign Colors: Exterior colors shall be low reflectance, subtle, and neutral. The use of high intensity colors such as black, neon, metallic or florescent for the facade and/or roof of the building are prohibited except as approved for building trim. All exterior building colors pursuant to this standard shall comply with the color palette identified as *Exhibit "1"* of this Ordinance. The use of Trademark colors will require approval.

Comment: The following section is redundant and it is not necessary to distinguish between a 30,000 square foot building.

~~6. Standards for Buildings Greater than 30,000 Gross Square Feet:~~

- ~~a. Natural features. Large Scale Buildings (those greater than 30,000 gross Square Feet) shall be sited to protect areas of special interest or other natural features such as natural grade, trees, vegetation and rock out croppings are encouraged to be incorporated into the overall site plan and may be calculated as part of the landscaping requirement if healthy and not damaged during construction.~~
- ~~b. Building Location and Orientation. New Large Scale Buildings shall have at least one principal building entrance oriented toward the primary front property line.~~
- ~~c. Pedestrian Walkways.~~

- ~~i. Walkways from the sidewalk to building entrances. A continuous pedestrian walkway shall be provided from the primary front sidewalk for pedestrians to access building entrances. This internal walkway shall incorporate a mix of landscaping, benches, drop-off bays for at least 50% of the length of the walkway. This walkway is necessary for persons who will access the site. Walkways shall be connected to adjacent sites wherever practicable.~~
- ~~ii. Walkways from parking pods (areas) to building entrances. Internal pedestrian walkways shall be developed for persons who need access to the building(s) from the parking pods. The walkways shall be located within the pods and shall be designed to provide access from the pods to the entrances of the building(s). The walkways shall be designed to separate people from moving vehicles as much as possible. These walkways shall have a minimum width of 5 feet with no car overhang or other obstruction. The walkways must also be designed for disabled access according to the Uniform Building Code. This may require the walkways to be widened or modified. The walkways shall be distinguished from the parking and driving areas by use of any of the following materials: special pavers, bricks, raised elevation or scored concrete. Other materials may be used if they are appropriate to the overall design of the site and building and acceptable to the review authority.~~
- ~~d. Mechanical equipment and service areas. Mechanical equipment and service areas shall be screened with visual barriers from adjacent properties, public streets, parks, or other public areas. The architectural design of the building shall incorporate design features which screen, and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards.~~
- ~~e. Building design~~
 - ~~i. Exterior building design.~~
 - ~~1. Buildings with exterior walls greater than 50 feet in horizontal length shall be constructed using a combination of architectural features and a variety of building materials and landscaping near the walls. Walls which can be viewed from public streets shall be designed using architectural features and landscaping (abutting the building) for at least 50% of the wall length. Other walls shall incorporate architectural features and landscaping for at least 30% of the wall length.~~
 - ~~2. Architectural Features include, but are not limited to the following: recesses, projections, wall insets, arcades, window display areas, awning, balconies, window projections, landscape structures or other features that complement the design intent of the structure and are acceptable to the review authority.~~

3. ~~A portion of the on-site landscaping shall abut the walls so that the vegetation combined with the architectural features significantly reduce the visual impact of the building mass as viewed from the street.~~
4. ~~Building materials. The predominant building materials should be characteristic of Central Oregon such as brick, wood, native stone and tinted/textured concrete masonry units and/or glass products. Other materials such as smooth-faced concrete block, undecorated tilt-up concrete panels, or pre-fabricated steel panels should only be used as accents and not dominate the building exterior of the structure. Metal roofs may be allowed if compatible with the overall architectural design of the building.~~
 - f. ~~Roof Design. Roofs should be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building. Variations within one architectural style are highly encouraged. Visible roof lines and roofs that project out over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged. Architectural methods shall be used to conceal flat roof tops. Overhanging eaves, sloped roofs and multiple roof elements are highly encouraged.~~
 - g. ~~Customer Entrances. Clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, and integral planters are highly encouraged.~~
 - h. ~~Community Amenities, such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located adjacent to the primary entrance to the building(s) are highly encouraged and may be calculated as part of the landscaping requirement.~~
 - i. ~~Building and Sign Colors. Exterior colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors such as black, neon, metallic or florescent for the façade and/or roof of the building are prohibited except as approved for building trim. The use of Trademark colors will require approval.~~

G. CONDITIONS FOR ALLOWING USES IN THE "I" ZONE OUTDOOR STORAGE. Except for storage of large scale and bulky products such as lumber and steel pipe, outside storage areas shall be enclosed by a sight obscuring fence, decorative wall or landscaping, which shall obstruct the storage from view when visible from a public street or residential zone. The fence shall be built according to plans submitted by the owner or authorized agent, and approved through the site plan review process.

H. AREA REQUIREMENTS.

1. The minimum lot area shall have a minimum of five thousand (5,000) square feet.

2. The minimum lot width shall be fifty feet (50').

I. SETBACK REQUIREMENTS. - None unless:

1. Front and rear setbacks shall be a minimum of ten feet (10') when abutting a residential zone.
2. Side setback shall be a minimum of five feet (5') when abutting a residential zone.
3. Corner Setback for a lot with more than one (1) property line abutting a street - proposed structures shall be ten feet (10') from these property lines.

J. HEIGHT OF BUILDING. No structure shall exceed a height of forty-five feet (45') without prior authorization from the Planning Commission and City Council.

K. PARKING REGULATIONS. Parking shall meet be provided in accordance with the requirements of Table 4.5.1 in Section 4.5 and requirements of Sections 4.4 through 4.7 of the City's Zoning Ordinance.

L. SANITATION REGULATIONS. Before any structure receives a Certificate of Occupancy, it shall be connected to the City sewer system; or where the structure is within three-hundred feet (300') of an existing City sewer.

M. WATER REGULATIONS. Before any structure receives a Certificate of Occupancy it shall be connected to the City water system unless authorized by the City for connection to an adjoining water system.

N. FLOODPLAIN. Any structure proposed to be located in the floodplain must meet Federal Emergency Management Agency (FEMA) and Zoning Ordinance regulations.

O. LIGHTING. The purpose of these standards is to allow reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night; curtail and reverse any degradation of the nighttime visual environment and the night sky; minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary; conserve energy and resources to the greatest extent possible; and help protect the natural environment from the damaging effects of night lighting.

1. Structural exterior lighting shall not project directly into an abutting lot.
2. Outdoor lighting for safety purposes shall be allowed, however, the outdoor lighting shall not project directly into the abutting lot.

3. ~~Not be able to see~~ Shield the source of light or light reflective or amplifying device visible from outside the property line.
4. ~~No structure has~~ Blinking, strobe, or rotating light(s) are prohibited unless required by the Federal Aviation Administration (FAA).
5. Lighted poles shall not exceed twenty feet (20') in height.

P. LANDSCAPING.

A landscape plan shall be submitted for all developments requiring Site Design Review. The City encourages the use of water-wise plant and landscape materials as described in the guide for "Xeriscaping in the High Desert."

1. All unused portions of the property shall be maintained with landscaping consisting of ground cover, grasses, shrubs, trees, flower beds, bark dust, stone and hardscape features such as patios, decks, entryways, etc., or other suitable landscaping. Existing significant vegetation areas or rock outcroppings that are protected may be credited toward meeting the minimum landscape area standard.
2. The property owner shall be responsible for establishing and continuously maintaining the landscaping on the lot.
3. A minimum of ~~fifteen percent (15%)~~ ten percent (10%) of the total lot area shall be landscaped. ~~This is submitted with the site plan application and must receive approval.~~

~~Exceptions to this provision may be granted where:~~

- ~~a. The proposed development is in the established downtown area.~~
4. Areas of the lot abutting a public street or residential zone that are used for vehicle maneuvering, parking, loading, or storage shall be landscaped and screened as follows:
 - i. At least seven percent (7%) of the parking lot area shall be landscaped. ~~Trees shall be planted at a ratio of one tree per ten (10) parking spaces to achieve a canopy effect over fifty percent (50%) of the lot area.~~
 - ii. Landscape buffers are required between parking areas and public streets and residential zones, and shall have a minimum width of ~~three feet (3')~~ five feet (5').
 - iii. ~~Landscape buffers between parking abutting a property line shall have a minimum width of three feet (3')~~
 - iv. ~~Front or exterior yard landscaping may not be submitted for the interior landscaping required for interior parking stalls.~~

- v. ~~There shall be a minimum distance of five feet (5') between parking areas and adjacent residential lots.~~
- vi. Landscape buffers shall consist of evergreens and deciduous trees, ground cover, shrubs grasses and flower species recommended for high desert conditions ~~mixed with a variety of flowering and deciduous plant species of trees and shrubs.~~
- vii. Landscaping in a parking or loading area shall have a width of not less than five feet (5'). Landscaping in a parking lot or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.
- viii. ~~Provision shall be made for the irrigation of planting area. (redundant)~~
- ix. ~~Required landscaping shall be continuously maintained. (redundant)~~
- x. ~~Vegetation planted in accordance with an approved site plan shall be maintained by the property owner or developer. Plants or trees that die or are damaged shall be replaced and maintained. (redundant)~~
- xi. Drainage. Surface drainage shall be contained on-site.

Q. SIGNS

Exterior signage shall conform with the City of Madras Sign Code, and may be proposed with a site plan or a building occupancy permit.