

The City Council may, upon application in specific cases, allow exceptions to the requirements set forth herein when, in the judgment of the Council, the intent of these regulations are satisfied and the alternative exterior materials or composition is consistent with the architectural theme of the development and will not impair the health, safety or welfare of the community or City.

- d. Screening between residential areas and all lots or areas designated for nonresidential uses is not mandatory, but if installed shall be with a minimum 4-foot tall to a maximum 6-foot tall ornamental wrought iron or aluminum, painted black, (or comparable materials approved by the City Council) fence.

2. Where lots are adjacent to thoroughfare street frontages, residential areas shall be screened with a minimum 4-foot tall to a maximum 6-foot tall ornamental wrought iron or aluminum, painted black, (or comparable materials approved by the City Council) fence with or without masonry columns, or a three-foot tall berm with a maximum slope ratio of 4:1, or a combination of the two. A minimum 4-foot tall to a maximum 6-foot tall masonry wall or living screen may be substituted for any or all of the allowable fence. Additionally, these areas shall have a combination of canopy trees, ornamental trees, shrubs and/or groundcover. To facilitate flexibility in design and promote aesthetic appearances, the City Council may grant exceptions to the foregoing screening requirements.

All above-ground utility structures, including wastewater lift stations, well heads, and other appurtenances, shall be screened from view by a minimum 6-foot tall to a maximum 8-foot tall, masonry wall and/or a living screen.

2. Residential Areas and Structures:

- a. For residential dwellings, the following tables shall be applied to all residential development:

LOT AND HOUSE SIZES

<u>Min. Lot Size</u>	<u>Max No. of Lots</u>	<u>Min. House Size¹</u>	<u>No.</u>	<u>Max. %</u>
60'x125'	485	1,900 – 1,999	48	10%
		2,000 – 2,199	145	30%
		2,200 – 2,299	146	30%
		Over 2,300	146	30%
70'x125'	934	2,200 – 2,399	327	35%
		2,400 – 2,499	280	30%
		2,500	327	35%
½ acre	123	2,500	123	100%
1 acre	236	2,800	236	100%
1½ - 2 acre	89	3,000	89	100%

¹ Expressed in square feet.