

EXHIBIT "G"

SENIOR HOUSING DEVELOPMENT STANDARDS

1. **Building elevation variation** - Any wall in excess of 60 feet in length shall include offsets of at least two feet. There shall be no less than one offset for every 40 feet of horizontal length.
2. **Exterior wall color finishes** - Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
3. **Exterior wall finish**
 - 3.1. The exterior finish of all buildings shall be masonry, 3-step hard coat stucco, fiber cement siding, glass, architectural steel or metal with a minimum 30-year warranty, or a combination thereof, except for doors, windows, accents and trim.
 - 3.2. Masonry shall be defined as stone, simulated stone, or brick.
 - 3.3. The ground floor of all buildings shall be a minimum of 75 percent masonry.
 - 3.4. A minimum of two different materials shall be used on each structure, and each material used shall comprise no less than 20 percent of the exterior wall finish.
 - 3.5. No more than 33 percent of the building facade may be fiber cement siding or architectural steel or metal.
 - 3.6. The use of materials such as wood shingles or wood siding shall be limited to accent features.
 - 3.7. Other wall finishes, accent materials, or recognized architectural styles, as approved by the Zoning Administrator.
4. **Exterior stairwells** - Exterior stairwells facing the public right-of-way shall comply with the following standards:
 - 4.1. They shall be concealed within a fully enclosed structure, except for appropriately sized cutouts to allow for ventilation and pedestrian access;
 - 4.2. The landing shall be recessed a minimum of five feet into said structure; and
 - 4.3. The stairwell structure shall not protrude more than eight feet beyond the facade of the residential structure.

5. **Glass** - Mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs of all buildings and structures.

6. **Orientation requirements**

- 6.1. Buildings adjacent to a public street shall be oriented such that their longest facade faces the street, unless a building is located on the corner of a lot where two streets intersect.
- 6.2. Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows, balconies and/or stairwells.
- 6.3. Alternative orientation due to physical site constraints such as topography may be approved by the Zoning Administrator.

7. **Windows** - Windows shall be provided with trim and shall not be flush with exterior wall treatment unless approved by the Zoning Administrator as part of a recognized architectural style.

8. **Roofing materials**

- 8.1. Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the Zoning Administrator.
- 8.2. Portions of the roof shall be permitted to be flat to provide for mechanical equipment wells or roof decks, provided that such flat areas are screened by pitched sections of the roof that meet the roofing material requirements.
- 8.3. Alternative roof designs associated with recognized architectural styles may be permitted by the Zoning Administrator.

9. **Special design features.** A minimum of five features from the following list shall be incorporated into the building design:

- 9.1. Bay window.
- 9.2. Arched window.
- 9.3. Gable window.
- 9.4. Oval or round windows.
- 9.5. Shutters.

- 9.6. Arched entry, balcony or breezeway entrance.
- 9.7. Stone or brick accent wall.
- 9.8. Decorative stone or brick band.
- 9.9. Decorative tile.
- 9.10. Veranda, terrace, porch or balcony.
- 9.11. Projected wall or dormer.
- 9.12. Variation of roof lines on the building.
- 9.13. Decorative caps on chimneys.
- 9.14. Entry onto the public facade for ground floor units facing the public ROW.
- 9.15. Other feature as approved by the Zoning Administrator.

10. Compatibility standards. Compatibility standards are intended to protect adjacent properties and residential neighborhoods from the adverse impacts sometimes associated with higher intensity development.

10.1. Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground-mounted equipment; and other similar structures shall comply with the requirements located in subsection 46-195(i).

10.2. Mechanical equipment:

- 1) All roof-mounted mechanical equipment shall be screened from public view.
- 2) Screening shall utilize the same or similar materials as the principal structure.
- 3) All ground-mounted mechanical equipment shall be screened with opaque fencing, a masonry wall, or landscaping in the form of one large shrub every four linear feet around the boundary of the equipment.
- 4) Wall- or window-mounted mechanical equipment shall not be permitted.

10.3. Lighting:

- 1) External lighting shall be arranged and controlled so as to deflect light away from any residential district.
- 2) Site lighting design requirements:
 - a) Fixture (luminaire) - The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
 - b) Light source (lamp) - Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
 - c) Mounting - Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
 - d) Height of fixture - The height of a fixture shall not exceed 20 feet in parking areas and 12 feet in pedestrian areas.
 - e) Additional setback restriction - Recreational uses with overhead illumination such as swimming pools, tennis courts, ball fields or playground areas shall not be permitted within 50 feet of any SF-R, SF-1, SF-2, TF or TH district lot line.
- 3) Excessive illumination:
 - a) Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
 - b) Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

10.4. **Off-Street Parking** - The required off-street parking shall be 188 total Spaces:

- 1) Independent Living: 118 spaces:
 - a) One vehicle space per each of the 78 independent living units;

- b) 20 visitor spaces, including handicap spaces as required;
 - c) 20 employee parking spaces.
- 2) Assisted Living: 70 spaces:
 - a) 20 spaces for residents;
 - b) 28 employee spaces;
 - c) 22 visitor spaces, including handicap spaces as required.