



GENERAL REQUIREMENTS

- Parapet walls: On all levels where parking is provided adjacent to an exterior wall, all façades shall have exterior opaque walls a minimum height of 42 inches above any finished grade and any finished floor. (Sec. 16-28.028)
- Lighting shall be designed to reduce light spillage outside the parking structure according to the following criteria:
- Any internal illumination in which light fixtures can be directly visible from the exterior of a parking structure shall either be directed internally upward or shall contain shielded internal light fixtures to prevent such visibility. (Sec. 16-28.028)
- Rooftop lighting shall be located at an elevation height less than the top of the nearest exterior perimeter rooftop wall; or shall be setback a minimum of 15 feet from the exterior perimeter of the rooftop wall at a maximum mounted height of 12 feet above finished floor with cutoff light fixtures that have a maximum 90 degree illumination. (Sec. 16-28.028)
- Parking deck façades shall have the appearance of a horizontal storied building. (Sec. 16-34.018)

APPLIES TO PENN. ARGONNE PARKING DECK FAÇADES

- Any such façades from finished grade to the fourth level of the parking structure shall have openings screened to prevent views into the structure except for perpendicular vehicular ingress and egress openings at a maximum width of 30 feet and pedestrian access openings at a maximum width of eight feet. (Sec. 16-28.028)
- Screening elements shall be designed in a structurally sound manner and have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in an accessory parking structure where such elements are employed to match the architectural character of the main building. Mesh or decorative panels, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element. (Sec. 16-28.028)
- Fenestration shall be provided for a minimum of 50 percent of the length of the street frontage for residential uses on all streets OR shall provide a continuous minimum five-foot wide landscaped strip between the structure and the public sidewalk, except at ingress and egress points into the structure. The landscaped strip shall be planted with street trees spaced a maximum distance of 20 feet on center, which shall also meet the tree requirements in subsection 16-34.012(3). The landscape strip shall also be planted with evergreen ground cover such as mondo grass, liriope spicata, ivy or evergreen shrubs with a maximum mature height of 24 inches. All plantings, planting replacement and planting removal shall be approved by the city arborist. (Sec. 16-34.018)

APPLIES TO NORTHERN PARKING DECK FAÇADE (Next to R5, does not apply next to RG3)

- Height: The structure shall not exceed 35 feet in height from finished grade to the top of the subject exterior wall structure for a minimum distance of 60 feet from each façade adjacent to such above described district or use with the exception of vertical circulation elements such as elevator shafts or stairwells. The underlying zoning requirements regarding maximum height and transitional height plane shall apply. (Sec. 16-28.028)