

6.12. Residential architectural guidelines.

6. 12.1. *Purpose and intent.* It is the purpose of this section to provide general guidelines relating to the architectural design of development and redevelopment in the city. These guidelines apply to residential development or redevelopment where special conditions or circumstances arise where it is desirable to deviate from standard code requirements.

6. 12.2. *Applicability.* These architectural guidelines shall apply to development where the applicant finds it difficult to meet, or desirous to deviate from standard code requirements. In these cases, waivers may be granted to the applicable development provided that the structure(s) conform to the general guidelines contained herein

6. 12.3. *Enforceability.* The planning and zoning commission shall act as the Design Review Committee for review of applications which apply to the architectural guidelines.

6.12.4. *Submittals.* The applicant shall submit, with the appropriate applications, elevation drawings with enough detail to ensure that the intent of this section is met.

6.12.5. *Architectural standards.*

1. Facades and elevations.

a. Buildings or structures which are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture and color of materials shall be such as to create a harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the city, the design, scale and location on-site shall enhance rather than detract from the character, value and attractiveness of the surroundings.

b. Buildings or structures located along strips of land or on single sites and not a part of a unified multi-building complex shall strive to achieve visual harmony with the surroundings. If the buildings are in undeveloped areas, three primary requirements must be met: proper design concepts, honest design construction and appropriateness to surroundings.

- c. All facades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear as a material foreign to the rest of the building.
- d. It is not to be inferred that buildings must look alike to be of the same style or to be harmonious. Harmony can be achieved through the proper consideration of scale, proportions, site planning, materials and color.
- e. Look-alike buildings are not allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit duplication of floor plans and exterior treatment in a planned development or developments which depend upon or are enhanced by the look-alike buildings and their relationship to each other.
- f. Buildings which are of symbolic design for reasons of advertising and buildings which are not compatible to the surroundings will not be approved. Symbols attached to buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building project and neighborhood.
- g. Exterior lighting may be used to illuminate a building and its grounds for safety purposes but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if the overall effect will be garish or detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional and aesthetic value.
- h. All exterior forms, attached or not attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset both to the aesthetics of the site and the neighborhood.
- i. Guidelines: The following guidelines are intended to be general in nature to provide flexibility to the applicant in providing structure(s) which are in keeping with the architectural styles of the neighborhoods in which they are located:
 - 1. The following architectural factors shall be considered of primary importance when reviewing for consistency:
 - a. Open air front or wrap around porches;
 - b. Gable, hipped or mansard type roofs;
 - c. Second story balconies;
 - d. Decorative roof treatments, including but not limited to, pediments, dormers, ridge cresting, entablature, decorative bridgeboard, decorative shingles, etc.;
 - e. Decorative window treatments, including but not limited to, louvered shutters, double-hung windows, arched windows, transoms, stained glass, etc.

2. To provide further guidance, the following examples of architectural design are provided. These styles should not be considered as mandatory designs, rather as general indications of the types of styles considered by the city to be consistent with historical development trends. Specific architectural attributes or characteristics may be mixed between the period structures shown to produce an aesthetically pleasing design.

(Insert Historic Crescent City Walking Tour Photos)

6.13 Architectural and Site Design Guidelines

6.13.1 Purpose: The purpose of the Crescent City site design and architectural guidelines are to preserve the distinctive character of Crescent City, communicate the community's vision for development within Crescent City, mitigate the negative visual impacts from the scale mass and bulk inherent to large commercial buildings and centers, and foster development which compliments and furthers the City's unique sense of place.

6.13.2 Applicability: The requirements of this section apply to all new commercial, multi family, institutional and office development. These requirements also apply to all redevelopment of commercial, multi-family, institutional and office development where the redevelopment activity exceeds 50% of the value or square footage of existing structures. All owner / developers are required to submit site plans and architectural elevations in accordance with Chapter V of the City's Land Development Code to demonstrate compliance with this section. . The Development Review Coordinator may, with City Manager approval, waive or modify required submittals and or requirements of this section. The request for waiver or modification to the requirements for this section must be in writing to the attention of the Development Review Coordinator. The request must include the basis for the request and any extenuating circumstances that support the request.

6.13.3 Community Redevelopment Area: The establishment of the Crescent City Community Redevelopment Agency (CRA) and designation of the CRA area demonstrates Crescent City's special interest in and concern for development within the City's core area. Development within this area has the greatest impact on the City's character and sense of place. Special consideration must be given to the type and quality of architecture within this district. Special guidance or additional requirements for development in the CPA will be identified through this section by parenthesis and the designator (CRA).

1. Interpretation, appeals and exceptions
 - a. Any question as to the meaning of any word, phrase, section or intent of these standards shall be resolved by the interpretation of the Development Review Coordinator.
 - b. Any person, firm or corporation wishing to appeal the Development Review Coordinator's decision may do so in accordance with Chapter 11 of the City's Land Development Code.
 - c. Exceptions to these standards may be granted by the Planning and Zoning Commission where it can be demonstrated that such exception is necessary for innovative design, which may vary from the requirements of this section, but is nonetheless is deemed to meet the overall intent of this section. In the case of individual projects or buildings where site specific conditions may impact the ability to comply with these standards, variance from one or more of these

6.13.4 Architectural and Site Design Guidelines for Commercial, Institutional and Office Development

1. Architectural Design
 - a. The architectural character of buildings shall portray a high quality image and shall be clearly identified with a single theme of historic architecture within Crescent City which includes Colonial Revival; Classical Revival, Craftsman, Italianate, Shingle, Prairie, Victorian, Frame and Masonry Vernacular circa 1900.
 - b. Big box type structures with architectural appliqués shall not be considered as compliance with these standards.
 - c. Franchise architecture, or building design that is trademarked or identified with one particular company and is generic in nature shall be prohibited.
 - d. Building facades shall be articulated to enhance visual interest and break building mass into smaller scale components. No building wall shall exceed 60' in horizontal length without articulation (CRA- 45' building wall articulation requirement). Building articulation shall be accomplished through combinations of the following techniques:
 1. Façade modulation-stepping portions of the building wall to create shadow lines and changes in volumetric space.
 2. Use of engaged columns or other structural system expressions
 3. Horizontal and vertical divisions by use of textures and materials combined with façade modulation
 4. Providing projections such as balconies, covered entrances, porte-cocheres, trellis, pergolas arcades and awnings provided such trellis and awnings extend a minimum of 36 inches from the wall surface.
 5. Variation in rooflines by use of dormer windows, overhangs, arches and stepped roofs.

- e. All building facades, which can be viewed from public rights of way or residential dwelling areas, shall receive equal architectural design consideration.
- f. Blank wall areas shall not exceed ten feet in height or 20 feet in width. Blank walls shall be divided by the use of fenestration, reveal and relief, architectural details and / or changes in texture.
- g. Windows shall compromise a minimum of 30% of the front ground level facade. (CRA-40% window requirement front ground level façade)
- h. All commercial buildings shall have a minimum of four of the following building design treatments:
 - 1. Canopies or porticos integrated with the building massing and style
 - 2. Overhangs, minimum of three feet
 - 3. Arcades, minimum of 8 feet clear space for buildings of 50,000 gross building area or more, and six feet clear width for all other buildings.
 - 4. Sculptured art work
 - 5. Raised cornice or building banding
 - 6. Peaked roof forms
 - 7. Arches
 - 8. Ornamental and structural architectural details integrated into the overall design
 - 9. Clock bell towers or cupolas
 - 10. Balconies
 - 11. Emphasized building base, minimum three feet in height and minimum projection of two inches.
 - 12. Standing seam metal or tiled roof as the dominant roof material
 - 13. Any other treatment, approved by the Planning and Zoning Commission, which is deemed to meet the intent of these requirements.

2. Building Materials

- a. Approved exterior building materials shall include the following:
 - 1. Smooth finish stucco of an earth tone
 - 2. Natural brick (un painted or stained)
 - 3. Textured Concrete Masonry Units of an earth tone (split face block)
 - 4. Wooden or composite siding having the appearance of wood.
 - 5. Architectural concrete with recessed panels and reveal lines
 - 6. Other materials as approved by the Planning and Zoning Commission which are deemed to meet the intent of these standards

- b. The following are prohibited as predominant exterior building materials:
 - 1. Corrugated or reflective metal panels
 - 2. Smooth or rib faced concrete block
 - 3. Plastic, metal or vinyl siding
 - 4. Smooth unfinished concrete tilt up panels
 - 5. Tile
- 3. Roof Design and Mechanical Screening
 - a. Sloped roofs shall provide articulation and variations to divide the massiveness of the roof. Sloped roofs shall include eaves, which are a minimum of two feet in width.
 - b. Flat roofs shall be screened with parapets on all sides of the building. If no rooftop equipment exists or is proposed the parapet shall be a minimum of two feet in height.
 - c. All parapets shall feature cornice treatments. Parapets shall include a cap element to define the upper edge of the building.
 - d. Roof mounted mechanical units shall be located or screened so as not be visible from adjacent public and private streets or properties. Roof mounted mechanicals screening shall be accomplished by:
 - 1. Raising the parapet on all sides of the building to screen the highest mechanical unit or vent on the roof.
 - 2. A secondary roof screening system designed to be high as the highest mechanical unit or vent. Secondary roof screening systems shall be of complimentary materials and shall appear as an integrated component of the building.
- 4. Awnings and Canopies
 - a. Awnings or canopies must be functional by placement over windows or doorways only.
 - b. Awnings or canopies shall project a minimum of four feet from the building when located over pedestrian areas and no less than two feet otherwise.
 - c. Awnings or canopies shall maintain a minimum clearance of eight feet above any sidewalk or pedestrian route.
 - d. All awnings shall be made of woven cloth or complimentary architectural material. Backlighting of awnings is not permitted.
 - e. Gas island canopies shall be built of the same quality materials and architecture as the store associated with the gas island. Gas island canopy structural columns shall be faced with the same architectural materials as the associated building.
- 5. Site Layout and Setbacks
 - a. Buildings are to be oriented toward the street and are to be setback so as to match the existing building line of adjacent structures.

- b. Not more than 60% of the building's off street parking area may be located forward of the building. (CRA- Off street parking area forward of the building not to exceed 25%)

6. Parking Areas

- a. Parking spaces provided in excess of those required by Chapter 6 of this Code shall not be paved with asphalt or concrete.
- b. Large expanses of paved parking areas without landscape breaks or islands shall be prohibited.
- c. (CRA Area Only- Parking space credit shall be given toward Code required off street parking for each on street space which fronts or is within 100 feet of the building, provided such spaces shall not be counted toward the parking requirements of other buildings unless it can be demonstrated through accepted methodology that use of the spaces by patrons does not overlap.)

7. Landscape

- a. Landscaping shall feature a unified theme throughout the site or development.
- b. The use of foundation plantings is encouraged to break up building mass and soften the façade.
- c. All landscape materials shall meet the requirements of Chapter 6 of this Code.
- d. All landscaping material shall feature an automatic irrigation system.
- e. (CRA- The use of raised planters to differentiate pedestrian areas from vehicular areas is encouraged)

8. Pedestrian Amenities

- a. Sidewalks shall be a minimum of five feet in width with an additional two feet of width provided when the sidewalk is adjacent to a parking area and subject to vehicle overhang. (CRA- Sidewalks shall be a minimum of six feet in width with an additional two feet of width provided when the sidewalk is adjacent to parking area and subject to vehicle overhang.)
- b. Where a pedestrian circulation path crosses vehicular routes, a change in paving materials or markings shall be provide to distinctly differentiate the conflict point and add aesthetic appeal.
- c. One pedestrian access route to the building front shall be provided for each vehicular access route to the site with a minimum of one route meeting the requirements of the Americans with Disabilities Act.
- d. Pedestrian walkways shall include intermittent shaded areas when the walkway exceeds 100 feet in length. Shaded areas may be provided by the use of canopy trees or structures meeting these standards.

9. Service and Accessory Facility Screening

- a. Service, refuse, loading docks, truck parking areas and other areas that tend to be unsightly shall be screened from view by the use of a combination walls, fences and landscaping.
- b. Enclosure material shall be composed of 6' high solid masonry, or decorative pre-cast concrete walls with opaque gates. Gates shall be self-latching. Chain link fence material with slats is prohibited.
- c. Specialty service buildings may utilize pre-fabricated metal buildings provided:
 1. Metal building is located behind a primary structure complying with these standards.
 2. Architectural treatments in compliance with these standards are applied to any portion of the metal building visible from a public right of way or adjacent residential property.
- d. Fencing standards
 1. Chain link and wood fencing are prohibited forward of the primary facade.
 2. Fencing forward of the primary facade is allowed provided the fence does not exceed four feet in height, provides an open view, and the fence style compliments the building architecture.

10. Site Lighting

- a. Site and building lighting shall be designed to prevent direct glare or light spillage to adjacent public rights of way or properties. illumination onto adjacent rights of way and properties shall not exceed 0 candles.
- b. Light fixtures shall be a maximum of 30 feet in height in vehicular areas and 15 feet in height in pedestrian areas.
- c. Fixtures shall be a complementary design element of the building and site. (CRA- Site lighting and fixtures shall be complementary to the City's antique street lighting as seen on Central Avenue)

6.13.5 Architectural and Site Design Guidelines for Multi-Family Development

1. Architectural Design
 - a. The architectural character of multi-family buildings shall portray a high quality image and shall be clearly identified with a single theme of historic architecture within Crescent City which includes Colonial Revival, Classical Revival, Craftsman, Italianate, Shingle, Prairie, Victorian, Frame and Masonry Vernacular circa 1900.
 - b. Building facades shall be articulated to enhance visual interest and break building mass into smaller scale components. No building wall shall exceed 50' in horizontal length without articulation. Building articulation shall be accomplished through combinations of the following techniques:

1. Facade modulation-stepping portions of the building wall to create shadow lines and changes in volumetric space.
 2. Use of engaged columns or other structural system expressions
 3. Horizontal and vertical divisions by use of textures and materials combined with façade modulation
 4. Providing projections such as balconies, covered entrances, porte-cocheres, trellis, pergolas arcades and awnings provided such trellis and awnings extend a minimum of 36 inches from the wall surface.
 5. Variation in rooflines by use of dormer windows, overhangs, arches and stepped roofs.
- c. All building facades shall receive equal architectural design consideration.
 - d. Blank wall areas shall not exceed ten feet in height or 20 feet in width. Blank walls shall be divided by the use of fenestration, reveal and relief, architectural details and / or changes in texture.
2. Building Materials
 - a. Approved exterior building materials shall include the following:
 1. Smooth finish stucco of an earth tone
 2. Natural brick (un painted or stained)
 3. Textured Concrete Masonry Units of an earth tone (split face block)
 4. Wooden or composite siding having the appearance of wood.
 5. Architectural concrete with recessed panels and reveal lines
 6. Other materials as approved by the Planning and Zoning Commission which are deemed to meet the intent of these standards
 - b. The following are prohibited as predominant exterior building materials:
 1. Corrugated or reflective metal panels
 2. Smooth or rib faced concrete block
 3. Plastic, metal or vinyl siding
 4. Smooth unfinished concrete tilt up panels
 3. Roof Design and Mechanical Screening
 - a. Sloped roofs shall provide articulation and variations to divide the massiveness of the roof Sloped roofs shall include eaves, which are a minimum of 18 inches in width.
 - b. Flat roofs shall be screened with parapets on all sides of the building. If no rooftop equipment exists or is proposed the parapet shall be a minimum of two feet in height.
 - c. All parapets shall feature cornice treatments. Parapets shall include a cap element to define the upper edge of the building.
 - d. Roof mounted mechanical units shall be located or screened so as not be visible from adjacent public and private streets or

properties. Roof mounted mechanicals screening shall be accomplished by:

1. Raising the parapet on all sides of the building to screen the highest mechanical unit or vent on the roof
2. A secondary roof screening system designed to be high as the highest mechanical unit or vent. Secondary roof screening systems shall be of complimentary materials and shall appear as an integrated component of the building.

4. Site Layout

- a. All multi-family developments shall provide a minimum of 30% open space exclusive of parking areas with at least 15% of the open space provided in meaningful common open spaces of sufficient size to allow passive and active recreation of the developments residents. These common open spaces shall be identified on the development and site plan. All common open spaces shall be maintained in a clean, neat and operable fashion. The organization or entity responsible for maintenance of each area shall be identified on the site plan.
- b. Common open spaces, to the maximum extent practical shall be organized into integrated systems of open space that connect with the following types of lands located within or adjacent to the development:
 1. Public parks or conservation areas
 2. School sites
 3. Other common open spaces inside and outside the development
 4. Neighboring shopping and mixed use areas
 5. Adjacent employment centersCommon open spaces may not include private yards, balconies or patios, parking areas, land areas between buildings less than 40 feet in width or length, and storm water management facilities, except that such storm water management facility is accessible and usable year round as determined by the City, as a community amenity by the residents of the development.
- c. Buildings within a multi-family development shall utilize the following orientation guidelines:

6.13.6 Architectural and Site Design Guidelines for Mixed Use Development

Mixed-use projects are intended to combine residential uses with one or more of the following uses: office, retail, entertainment, restaurant or community facilities.

1. Architectural Design

- a. The architectural character of Mixed Use buildings shall portray a high quality image and shall be clearly identified with a single theme of historic architecture within Crescent City which includes Colonial Revival, Classical Revival, Craftsman, Italianate, Shingle, Prairie, Victorian, Frame and Masonry Vernacular circa 1900.
- b. Building facades shall be articulated to enhance visual interest and break building mass into smaller scale components. No building wall shall exceed 50' in horizontal length without articulation. Building articulation shall be accomplished through combinations of the following techniques:
 1. Façade modulation-stepping portions of the building wall to create shadow lines and changes in volumetric space.
 2. Use of engaged columns or other structural system expressions
 3. Horizontal and vertical divisions by use of textures and materials combined with façade modulation
 4. Providing projections such as balconies, covered entrances, porte-cocheres, trellis, pergolas arcades and awnings provided such trellis and awnings extend a minimum of 36 inches from the wall surface.
 5. Variation in rooflines by use of dormer windows, overhangs, arches and stepped roofs.
- c. All building facades shall receive equal architectural design consideration.
- d. Blank wall areas shall not exceed ten feet in height or 20 feet in width. Blank walls shall be divided by the use of fenestration, reveal and relief, architectural details and l or changes in texture.
- c. Windows shall compromise a minimum of 40% of the front ground level facade.

2. Building Materials

- a. Approved exterior building materials shall include the following:
 1. Smooth finish stucco of an earth tone
 2. Natural brick (un painted or stained)
 3. Textured Concrete Masonry Units of an earth tone (split face block)
 4. Wooden or composite siding having the appearance of wood.
 5. Architectural concrete with recessed panels and reveal lines
 6. Other materials as approved by the Planning and Zoning Commission which are deemed to meet the intent of these standards

- b. The following are prohibited as predominant exterior building materials:
 - 1. Corrugated or reflective metal panels
 - 2. Smooth or rib faced concrete block
 - 3. Plastic, metal or vinyl siding
 - 4. Smooth unfinished concrete tilt up panels
 - 5. Tile

3. Roof Design and Mechanical Screening

- a. Sloped roofs shall provide articulation and variations to divide the massiveness of the roof. Sloped roofs shall include eaves, which are a minimum of 18 inches in width.
- b. Flat roofs shall be screened with parapets on all sides of the building. If no rooftop equipment exists or is proposed the parapet shall be a minimum of two feet in height.
- c. All parapets shall feature cornice treatments. Parapets shall include a cap element to define the upper edge of the building.
- d. Roof mounted mechanical units shall be located or screened so as not be visible from adjacent public and private streets or properties. Roof mounted mechanicals screening shall be accomplished by:
 - 1. Raising the parapet on all sides of the building to screen the highest mechanical unit or vent on the roof.
 - 2. A secondary roof screening system designed to be high as the highest mechanical unit or vent. Secondary roof screening systems shall be of complimentary materials and shall appear as an integrated component of the building.

4. Awnings and Canopies

- a. Awnings or canopies must be functional by placement over windows or doorways only.
- b. Awnings or canopies shall project a minimum of four feet from the building when located over pedestrian areas and no less than two feet otherwise.
- c. Awnings or canopies shall maintain a minimum clearance of eight feet above any sidewalk or pedestrian route.
- d. All awnings shall be made of woven cloth or complimentary architectural material. Backlighting of awnings is not permitted.
- e. Gas island canopies shall be built of the same quality materials and architecture as the store associated with the gas island. Gas island canopy structural columns shall be faced with the same architectural materials as the associated building.

5. Site Layout and Setbacks

- a. The residential use of any mixed-use development shall be located either above the commercial component of a street side building or behind the commercial component of the development, provided pedestrian connections are furnished as part of a unified development theme.
- b. A minimum of 200 square feet of Recreational and leisure open space shall be provided for each residential unit within the mixed-use development. The requirement for recreational and leisure space may not be provided through:
 1. Parking areas
 2. Driveways
 3. Service Areas

Up to 60% of the required open space may be provided in private areas such as patios and balconies provided such space shall contain a minimum of 60 square feet of area.
- c. The commercial element of mixed use shall be oriented toward the street and match the setback of any existing buildings provided, not more than 25% of the required parking area is forward of the primary street façade.
- d. The residential component of any mixed-use development shall not exceed 50% of the total floor area of all buildings within the development.
- e. Site density for the residential component of a mixed-use development shall not exceed 10 dwelling units per acre.
- f. Lot coverage shall be the same as allowed in the underlying zoning district.
- g. Building height shall not exceed 40 feet.

6. Parking Areas

- a. To the maximum extent practical, garage entries, carports, residential parking areas and parking structures shall be internalized in building groupings and oriented away from street frontage.
- b. Large expanses of paved parking areas without landscape breaks or islands shall be prohibited.
- c. A minimum 10 feet by 20 feet landscape island shall be provided every tenth stall within a parking row.
- d. Credit shall be given toward required off street parking for each on street space which fronts or is within 100 feet of the building, provided such spaces shall not be counted toward the parking requirements of other buildings unless it can be demonstrated through accepted methodology that use of the spaces by patrons or residents does not overlap.

7. Landscape

- a. Landscaping shall feature a unified theme throughout the site or development.
- b. The use of foundation plantings is encouraged to break up building mass and soften the façade.

- c. All landscape materials shall meet the requirements of Chapter 6 of this Code.
- d. All landscaping material shall feature an automatic irrigation system.

Sec. 6.14. Aquatic vegetation.

6.14.1. No person shall control, eradicate, destroy, remove, or otherwise alter any aquatic weeds, plants or vegetation found within any wetland or within any waters within the city unless a permit for such activity has been issued by the Florida Department of Environmental Protection (“DEP”), or unless the activity is in waters expressly exempted by DEP rule or is expressly exempted in subsection 6.13.2 below.

6.14.2. As an exemption to all permitting requirements in this section and any other requirements of any other governmental body or agency unless expressly required by state law, a riparian owner may physically or mechanically remove herbaceous aquatic plants and semi-woody herbaceous plants, such as shrub species and willow, within an area delimited by up to 50 percent of the property owner’s frontage or 50 feet, whichever is less, and by a sufficient length water-ward from, and perpendicular to, the riparian owner’s shoreline to create a corridor to allow access for a boat or swimmer to reach open water. All unvegetated areas shall be cumulatively considered when determining the width of the exempt corridor. Physical or mechanical removal does not include the use of any chemicals or any activity that requires a permit pursuant to F.S. ch. 373, part IV.

Sec. 6.15. Easements.

6.15.1 *Standard subdivision easements.* Easements at least seven and one half (7 1/2) feet in width shall be provided on each side of all back lot lines and five feet (5) in width on all side lot lines.

6.15.2 *Additional easement standards.* The following minimum standard widths shall apply to all proposed easements where the following conditions or uses are proposed:

- 1. Drainage- minimum twenty (20) feet width
- 2. Sanitary gravity sewer- minimum twenty (20) feet width
- 3. Sanitary force main- minimum fifteen (15) feet width
- 4. Water main- minimum fifteen (15) feet width
- 5. Gas main- minimum fifteen (15) feet width
- 6. Access- minimum twenty (20) feet width (may not replace required public right-of-way access)

All easements are to be centered on the facility. Additional easement width may be required if deemed necessary by the City for maintenance and access activities.