

- (b) A six (6) foot high masonry wall shall be constructed around all refuse collection areas. Trash enclosures shall have solid wood or metal doors.
- (c) Refuse collection areas shall not be constructed between the frontage street and the building line, or adjacent to or visible from freeways.

Section EV4.0235 Screening, Fences and Walls

- (a) All loading areas, mechanical equipment, outside storage, refuse areas, or other uses as determined by the reviewing agency shall be screened if located within seventy (70) feet of a front property line.
- (b) Any fence or wall that is constructed on a lot that contains an on-site slope shall be constructed at the top of the uphill side of such a slope.
- (c) No fence or wall and no landscaping which obstructs visibility shall be permitted within the corner cut-off areas defined in Section EV4.0120(c).
- (d) A six (6) foot high fence or wall shall be constructed along the perimeter of all areas considered by the reviewing agency to be dangerous to public health and safety. A six (6) foot high solid fence or wall shall be constructed around all open storage areas.
- (e) Open fences not to exceed four (4) feet in height shall be permitted within a required front yard area. For purposes of this section an open fence shall mean those types that are composed of wire mesh or wrought iron capable of admitting at least 90 percent of light.
- (f) Solid fences and walls not to exceed six (6) feet in height shall be permitted along side and rear property lines except that no solid fence or wall exceeding three (3) feet in height shall be located within any required front yard area.
- (g) Open fences as defined in paragraph (e) of this section that are over six (6) feet in height may be located in the rear half of the lot subject to a finding by the reviewing agency that such a fence will not constitute a nuisance to abutting property owners. Such fences up to sixteen (16) feet in height located within the buildable rear yard area of a lot and not less than ten (10) feet from any property line are exempt from the requirement.
- (h) All required screening from public view within the Industrial and Commercial Land Use designations or such uses within a Planned Development, such as storage spaces, loading docks, and equipment, shall be architecturally integrated with the surrounding building design through the use of concrete, masonry, or other similar materials. Solid walls within the buildable lot area shall not exceed a height of eight (8) feet from the highest finished grade. If the height of the wall is not sufficient, appropriate landscaping shall be required to screen the required areas from the freeway.
- (i) Fencing up to a height of six (6) feet may be permitted within any streetside

setback area when there is a demonstrated need for security as determined by the reviewing agency. All security fences which are within the streetside setback shall be constructed of wrought iron or similar materials with respect to quality and durability, shall transmit 90% light, and shall not obstruct views of landscaping. No chain link or barbed wire is allowed. Security fencing shall not create a sight distance problem for motorists entering or exiting the site.

Section EV4.0240 Architectural Guidelines

(a) Floor Area Ratios provide unique design flexibility in determining whether a low building covering most of a lot is beneficial or whether a taller building covering a small portion of the lot is appropriate. Maximum Floor Area Ratios (FAR) for any use within the Specific Plan area shall be established as follows: (NOTE: Floor Area Ratio is determined by dividing total gross leasable area in square feet by total lot area in square feet. For example, a 20,000 square foot building on a 40,000 square foot lot yields a Floor Area Ratio of .5).

- (1) Office buildings: .6 of the total lot area.
- (2) Retail/Commercial buildings: .25 of the total lot area.
- (3) Regional mall: .4 of the total lot area.
- (4) Industrial buildings: .8 of the total lot area.
- (5) Hotels and Motels: .6 of total lot area

(b) Floor Area Ratio Bonuses

The maximum floor area ratio may be increased as shown below. The total bonus shall not exceed fifty (50) percent of the permitted FAR. For example, an office building with a permitted FAR of .6 may be increased in floor area to a maximum FAR of .9 if several of the following amenities are provided. The permitted FAR bonus shall be determined by the reviewing jurisdiction, based upon its determination of the significance of amenities provided on the site.

- (1) Buildings providing structured parking: Bonus not to exceed twenty (20%) percent FAR.
- (2) Buildings providing amenity areas such as pedestrian arcades or plazas with significant visual features: Bonus not to exceed fifteen (15) percent of the permitted FAR. Any amenity area for which a bonus is granted must comply with the following criteria:
 - (A) The area must be in addition to that necessary to meet landscaping, park and setback requirements.
 - (B) Minimum size: The area must contain a minimum of 4,000