

- (6) Special requirements for large buildings. Structures exceeding 100,000 square feet in floor area shall provide the following:
- A. Bicycle Access: A bikeway or bike lanes must be installed connecting the main entrance of the building to the public street frontage(s) of the lot.
 - B. Public Transit: A public transit access route and transit shelter shall be provided near the main entrance when required by Lorain County Transit System.
- (7) Storm water management.
- A. Each development shall provide on-site or off-site storm water management facilities as required by City ordinance.
 - B. Underground storage, and the use of "best management practices" such as rain gardens, infiltration trenches, and similar methods are preferred.
 - C. Dry basins are prohibited. Wet basins shall be professionally designed and landscaped to provide an attractive appearance and shall be aerated as necessary to prevent stagnation.
- (8) Utilities. All utilities shall be installed below ground.
- (9) Lighting.
- A. Lighting shall be limited to the amount necessary to support the uses on the site and to promote safety and security.
 - B. Only approved down lights and cutoff fixtures shall be permitted.
 - C. All lighting under canopies shall be designed as full cut off or down lights designed to light the canopy area only and to prevent external glare.
 - D. No light fixture shall be installed at a height exceeding 16 feet if located nearer than 200 feet to a state highway. In other areas, light fixtures shall not exceed a height of 25 feet.
 - E. All exterior lighting shall be indicated on a site lighting plan submitted for approval. The site lighting plan shall indicate the location of each fixture, the fixture type, the height of the fixture, and a numeric grid of lighting levels, in footcandles, that the fixtures will produce on the ground (photometric report). The lighting plan shall indicate those fixtures which will be operated for security purposes during non-business hours and shall indicate the non-business hours.
 - F. Exterior lighting (except public street lighting) shall comply with the following standards:
 - 1. Parking areas: max. 2.0 footcandles
 - 2. All other areas: max 1.0 footcandles