

Article 5. Zoning Standards

50-5.1 General Requirements.

A. Applicability. The following shall apply to all new construction and renovation of existing structures in the Zoning District in alignment with the parameters in 50-1.4 Nonconformances.

B. General Standards. The following standards apply in all Zoning Districts.

- (1) Uses. Refer to Table 4.1-1 Use Table for permitted uses per district.
- (2) Right-of-way Improvements. Projects must follow the City' Street Design Manual *and Chapter 42 Tree Ordinance* when developing adjacent to a public street. *To be in compliance may require the following:*
 - (a) Sidewalk. *The following is required for new construction and repair projects:*
 - [1] Installation of new sidewalk *and street crossings that meets minimum design and width requirements and the American Disability Association (ADA) City requirements* is required for all development and redevelopment projects.
 - [2] Repair of existing sidewalk *and street crossings* to meet American Disability Association (ADA) City requirements is also required for all projects requiring Site Plan Review.
 - (b) *Street Trees. All projects requiring Site Plan and with the construction of any new single-family or duplex unit must meet the street tree requirements of Chapter 42, including, size, spacing, species, and installation and care practices.*

Table 5.1-1 Permitted Lot Types By District

(Refer to 50-5.6 Lot Type Standards for details)

Lot Type	Zoning District					
	Nhood Node	LW1	LW2	D1	D2	D3
Commerce	P			P	P	
Flex		P	P		P	P
Cottage Commercial	PD	P	P			P
Civic		P	P		P	P
Warehouse			P			
Yard-Attached		P	P			P
Yard-Detached		P	PD			PD
Outdoor Market ¹		P	P			P

Key

- P Permitted
- S Special Use
- Permitted -
- PD Development Standards Required

¹ *Outdoor Market Lot Type may be required for specific uses (refer to 50.4-4 Use Definitions and Standards) in the non-form based districts regulated in Table 5.1-2 Dimension Standards by District*

Table 5.1-2 Dimension Standards by District

Dimension	Zoning District		
	Com Node	CC2	CC
Lot Area			
Min. Lot Area for Rezoning	-	-	1 acre
Max. Lot Area for Rezoning	-	1 acre	-
Min. Lot Area	-	Newly created lots must be no larger than 1 acre.	-
<i>Setbacks & Build-to Zone (range)</i>			
Front	5'-15'	10'-20'	-
Corner Side	0-15'	5'-15'	-
Side	0', 5' next to R District	0', 5' next to R District	0', 25' next to R District & Park/Open Space/Preserve
Rear	0', 15' next to R District	0', 15' next to R District & Park/Open Space/Preserve	0', 25' next to R District & Park/Open Space/Preserve
Max. Lot Coverage	85%, add'l 10% semi-pervious	80%, add'l 10% semi-pervious	80%, 10% semi-pervious
Multiple Principal Buildings Allowed	Yes	Yes	Yes
Max. Height	5 stories	3 stories	6 stories
Facade			
Vehicle Entrance Bays (Facades)	Side & Rear	Corner Side, Side & Rear	-
<i>Parking Location</i>		Not permitted between structure(s) & the front & corner side property lines.	
Entrance Type & Transparency	Storefront, Stoop, or Arcade on street facing facades within 15' of front & corner side property lines; in CC 25' of front & corner side property lines; Min. transparency per entrance type.		
Access			
Driveway Quantity	1/street frontage less than 100' in width; permitted for every add'l 75' of frontage	1/street frontage; Drive aisles not permitted between structure(s) and the front & corner side property lines.	1/street frontage less than 100' in width; additional permitted for every add'l 75' of frontage
Driveway Location	Shared access across parcels & shared driveways are encouraged.		

C. Development Standards. Development and redevelopment in zoning districts shall follow the standards in this section.

(1) Standards Defined. The standards that regulate development are generally defined in sections 50-5.2-5.5, which include Building Siting, Height, Use, *and* Street Facing Facades.

(2) Districts with Lot Type Standards (refer to Table 5.1-1 Permitted Lot Type by District) follow the standards for the selected lot type, as outlined beginning with 50-5.6 Lot Type Standards.

(3) Districts with Dimension Standards follow the standards listed in Table 5.1-2 Dimension Standards by District.

50-5.2 Building Siting.

A. Street Frontage. Refers to locating the building(s) on a lot *in relationship to adjacent streets*. Refer to Figure 5.2-1

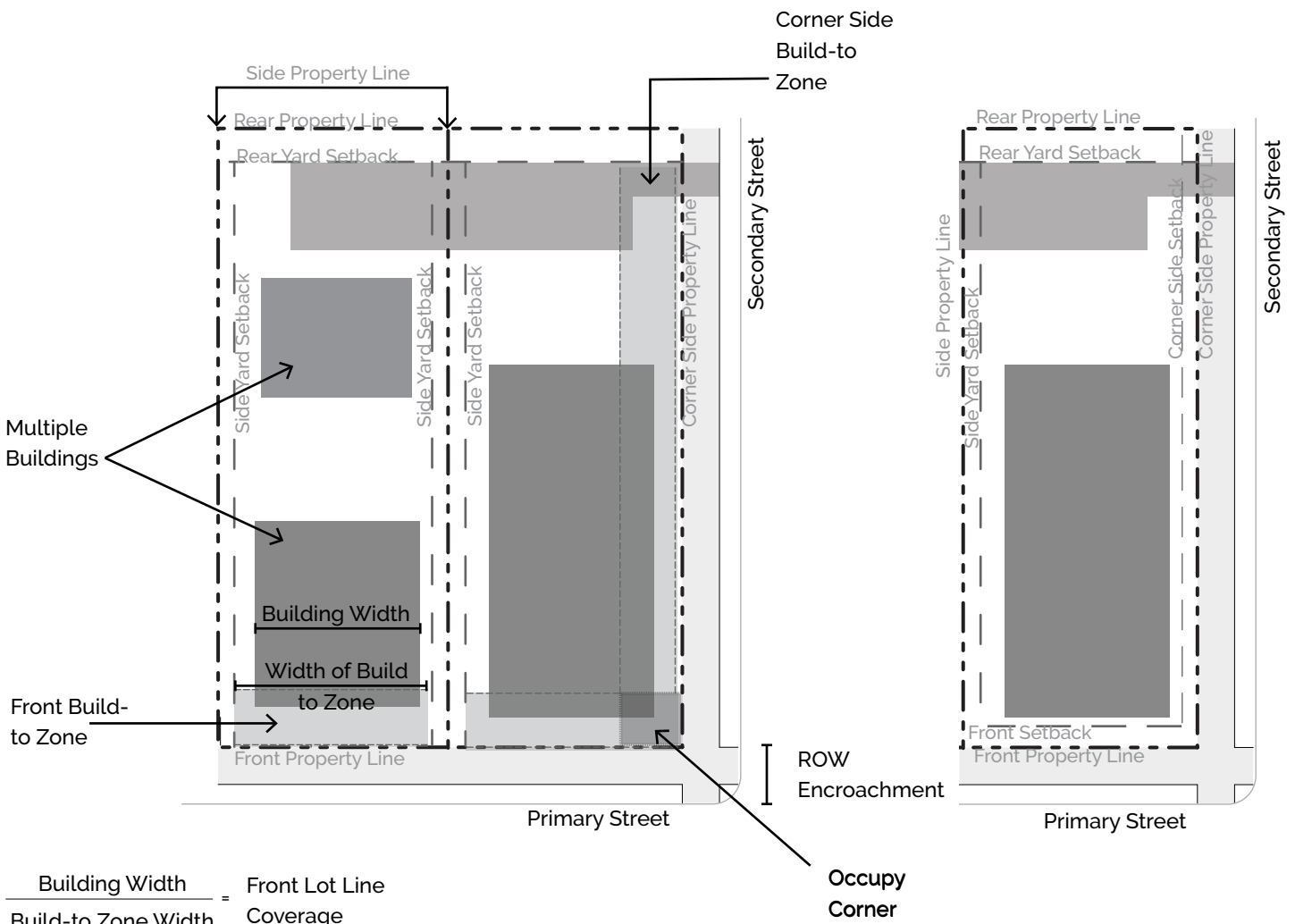


Figure 5.2-1. Building Siting: Street Frontage, Lot Area & Front Lot Line Coverage.

Building Siting.

- (1) Multiple Principal Buildings. The allowance for more than one (1) principal structure on a lot.
- (2) Front Lot Line Coverage. The minimum percentage of building façade required along the front property line.
 - (a) Measurement. The standard is calculated by taking the width of the principal structure, measured in the build-to zone, divided by the total width of the lot's build-to zone.
 - (b) Multiple Buildings. Multiple principal buildings can be located on the lot. The minimum front lot line coverage must be met.
- (3) Occupation of the Corner. Occupying the corner, the area where the front and corner build-to zones meet, with a principal structure/or building entrance.
- (4) Front Build-to Zone. The build-to zone located parallel to the front property line.
 - (a) If not occupied by a structure, this area will contain public or private outdoor space or public sidewalk.
 - (b) Vehicular parking is not permitted in the front build-to zone unless otherwise noted.
- (5) Corner Build-to Zone. The build-to zone located parallel to the corner side property line.
 - (a) Building facades must be located in the Corner Build-to Zone for the first twenty (20) feet, measured from a lot's corner(s).
 - (b) If not occupied by a structure, this area will contain public or private outdoor space or public sidewalk.
 - (c) Vehicular parking is not permitted unless otherwise noted.
- (6) *Setback. The minimum distance a structure can be located from the front or corner side property line. It is measured to the building facade (wall) and not to projections, overhangs, porches, stoops, or stairs.*
- (7) Encroachment. Certain building elements, such as balconies, awnings, or signage may be permitted to encroach into the right-of-way.
 - (a) Where permitted, an encroachment agreement with the City is required.
 - (b) Encroachments shall not extend closer than two (2) feet from the back of the curb line.
 - (c) A minimum height clearance of eight (8) feet must be maintained.

B. Lot Area. *The following standards relate to lot area:*

- (1) Side Yard Setback. *The minimum distance a structure can be located from the* ~~The minimum required setback along a side~~ property line.
 - ~~(a) Driveways are permitted in the side yard setback.~~
- (2) Rear Yard Setback. *The minimum distance a structure can be located from the* ~~The minimum required setback~~

~~along a~~ rear property line.

~~(a) Driveways are permitted in the rear yard setback.~~

(3) Minimum Lot Area for Rezoning. Measured in square feet, it is the minimum size a lot can be to be zoned this district.

(4) Maximum Lot Area for Rezoning. Measured in square feet, it is the maximum size a lot can be to be zoned this district.

~~(5) Minimum Lot Size. Measured in square feet, it is the smallest square footage allowed for the creation of a new lot in a zoning district.~~

C. Lot Coverage. The maximum percentage of a lot permitted to be covered with not pervious surfaces and the additional amount of semi-pervious surface permitted. Refer to Figure 5.2-2 Lot Coverage.

D. Parking, Loading, and Site Access. *The following standards relate to parking loading and access on a lot:*

(1) Parking Location. The yard in which a parking area and associated drive are permitted.

(2) Service and Loading Locations. The façade on which access is permitted for servicing, loading, and unloading activities related to that building's use.

(3) Vehicle Entrance Bay. The façade of the building on which an entrance bay to interior parking or other use is permitted.

(4) Driveway Location. The permitted locations for vehicular access.

(a) If an alley is available, driveway access shall be located from the alley.

(b) If an alley is not available, driveway location is noted by Lot Type (refer to 5.6 Lot Types) or District (refer to Table 5.5-2 Dimension Standards).

(c) Driveways on corner lots must be at least twenty (20) feet from the crosswalk; if no crosswalk is present, the distance is measured from the stop bar.-

50-5.3 Height.

A. Height. Building height is measured as follows. Refer to Figure 5.3-1 Measuring Height

(1) Minimum and Maximum Height. The minimum and maximum overall height of a structure.

(a) Measurement. Building height is measured in stories.

[1] A minimum and/or maximum height may be given.

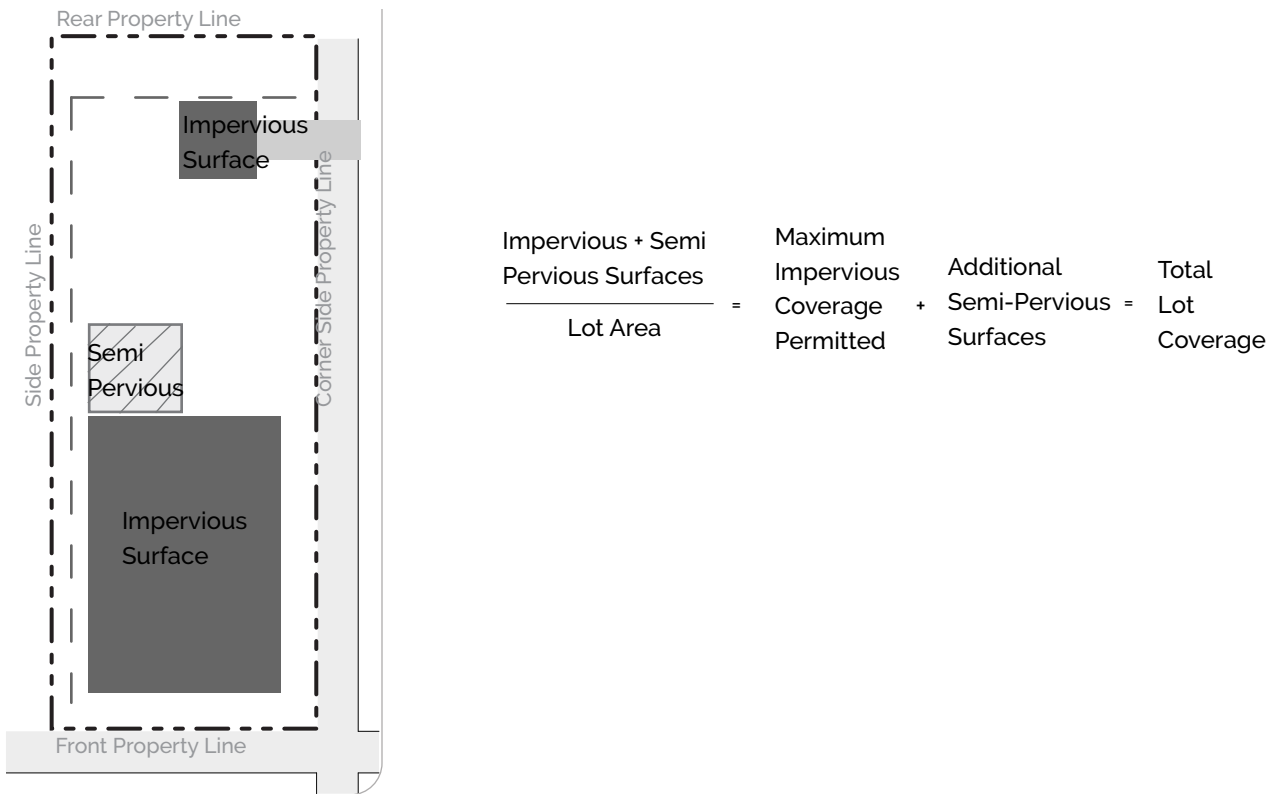


Figure 5.2-2 Lot Coverage

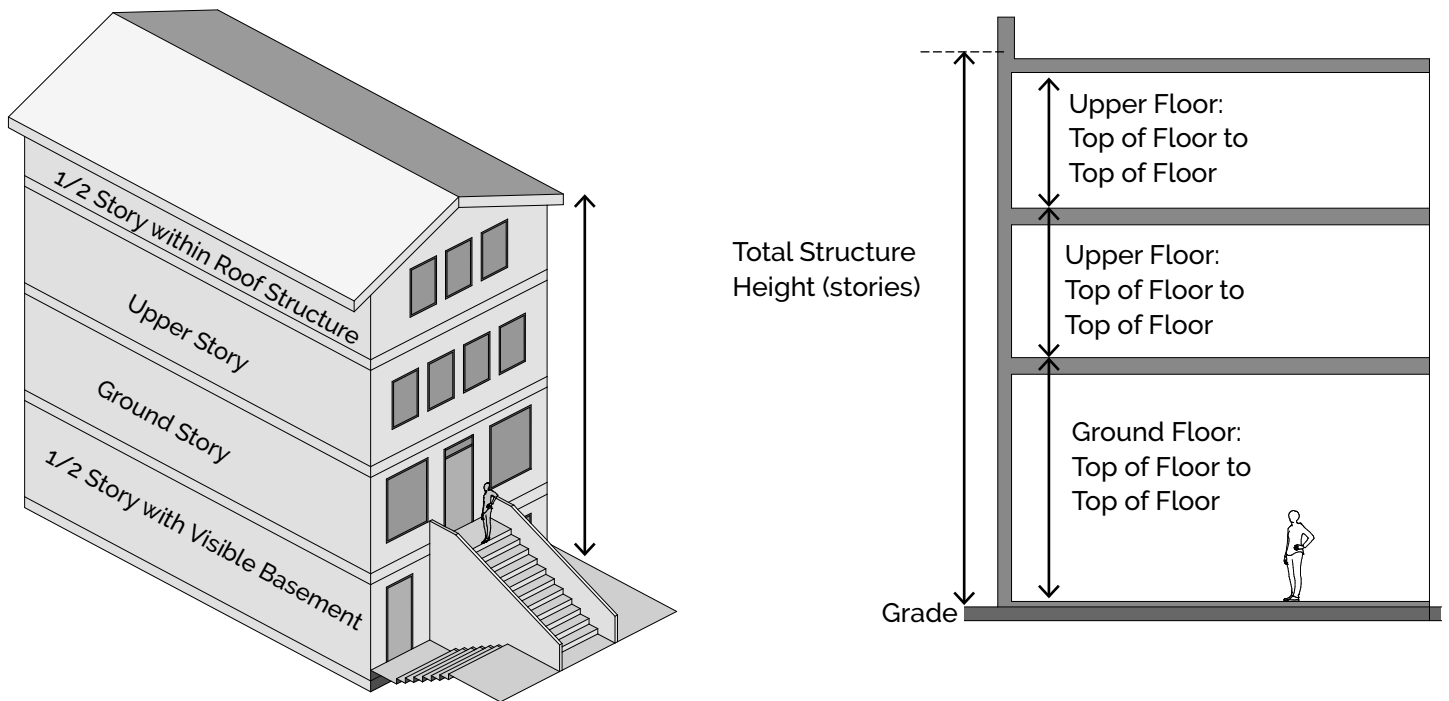


Figure 5.3-1. Measuring Height

[2] This measurement does not include rooftop mechanicals.

[3] A ground floor with a floor-to-floor height of twenty (20) feet or more will be counted as two (2) stories for overall height of a structure.

[4] Development in the Districts regulated by Table 5.1-2 Dimension Standards by District, the maximum upper floor floor-to-floor measurement is twelve (12) feet.

(b) Half stories. Half stories can be found either completely within the roof structure with street-facing windows or in a visible basement exposed up to ½ story above grade.

(2) Floor Height. Each Lot Type permits a range of height expressed in feet for each story.

(a) Floor to Floor. The height of a story is measured between floors; top of floor to top of floor. If the building is one (1) story, use the floor of the story to the tallest point of the ceiling.

(b) Application. Floor height requirements apply only to principal buildings on street facing facades.

50-5.4 Use.

A. Uses. Permitted uses are outline in Table 4.1-1 Use Table. Refer to the Lot Type Standards (50-5.6) *for specific requirements by Lot Type and 50-4.4 Use Definition and Standards for specific standards by use or by Lot Type*. See Figure 5.4-1 Permitted Uses per Floor.

(1) Ground and Upper Floor. The permitted uses may vary between ground and upper floors.

(2) Occupied Space. The restriction of internal parking, residential units, storage areas, and utility areas in the occupied space of a building's ground and/or upper floors in the following locations unless otherwise stated in the Lot Types. Refer to 50.1-3.DD Occupied Space for additional information on occupied space.

(a) Front façades,

(b) Corner-side facades when fronting an *Event/Festival, Urban Center, and Downtown Main Priority or Main Street Street Types*.

(c) Corner-side facades on other street types for at least the minimum required building placement for the corner façade (refer to 50-5.2A(5)(a))

50-5.5 Street Facing Facades.

A. Street Facing Façade. The following are requirements *apply to* on street facing building facades:

(1) Transparency. The percentage of a façade that has clear, non-reflective windows that allow visibility into a

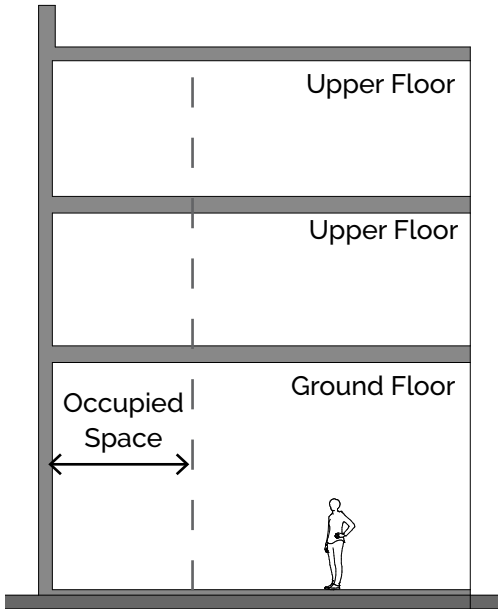


Figure 5.4-1 Permitted Uses Per Floor

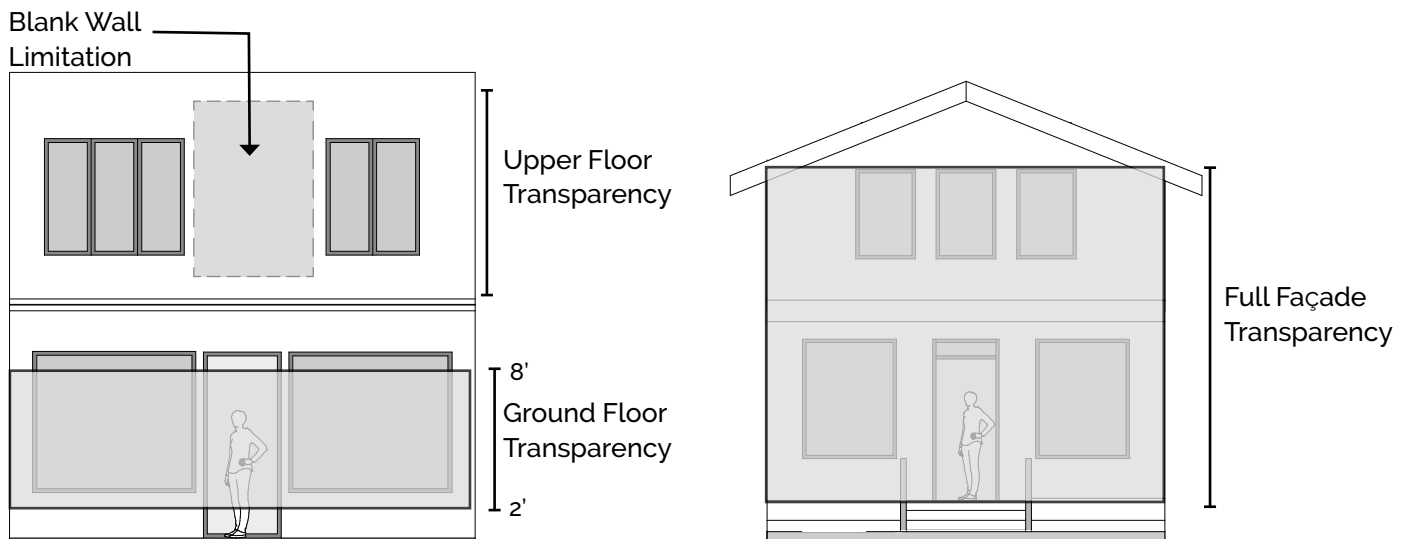


Figure 5.5-1. Measuring Transparency: Ground Floor, Upper Floor, & Full Façade

building of at least four (4) feet. It is expressed as a percentage *of* windows to total facade area. Refer to Figure 5.5-1 Measuring Transparency.

(a) Ground Floor. Transparency is determined by entrance treatment, unless otherwise noted.

(b) Upper Floor. Transparency is noted by Lot Type.

(c) Full Façade. Transparency measured using the entire front façade rather than only one (1) story of the building.

(2) Blank Wall Limitations. The maximum area on a façade permitted to be windowless.

B. Entrance. *Required* The following standards relate to entrance locations and treatments:

(1) Location. Location of the primary, functioning, public entrance of the principal building, noted by façade.

(2) Entrance Treatment. The entrance treatments required on street facing facades. Entrance treatment standards apply to the entire ground story of all front facades, and corner side facades.

(a) Storefront. Storefronts are a highly transparent ground story treatments typically used as display areas for retail and other commercial uses. Refer to Figure 5.5-2 Storefront Entrance Type.

[1] Transparency. Minimum transparency is seventy (70) percent, measured between two (2) and eight (8) feet above the grade of the sidewalk. Refer to Figure 5.5-1. Measuring Transparency.

[2] Elevation. Storefronts shall be located no more than one (1) foot above the sidewalk.

[3] Recess. Entrances may be recessed up to eight (8) feet.

[4] Building Entrance. Primary building entrance shall be located off the storefront.

[5] Interior Access. Additional entrances to access uses in the upper stories or rear of the ground floor are permitted without having to adhere to the above requirements.

(b) Stoop. Refer to Figure 5.5-3 Stoop.

[1] Transparency. Minimum transparency is fifty (50) percent, measured between two (2) and eight (8) feet above the grade of the sidewalk. Refer to Figure 5.5-1. Measuring Transparency.

[2] Elevation. Stoops shall *not* be elevated more than 3' 6" above the sidewalk, except with a visible basement.

[3] Stoop Size. Stoops shall be a minimum of three (3) feet deep and six (6) feet wide.

[4] Recess. Entrances may be recessed up to five (5) feet

[5] Building Entrance. Entrances shall be located off the stoop.

[6] Interior Access. Additional entrances to access uses in the upper stories or rear of the ground floor are permitted without having to adhere to the above requirements.

(c) Arcade. An arcade is a covered pedestrian walkway within the recess of a ground story. Refer to Figure 5.5-4 Arcade.



Figure 5.5-2. Storefront.

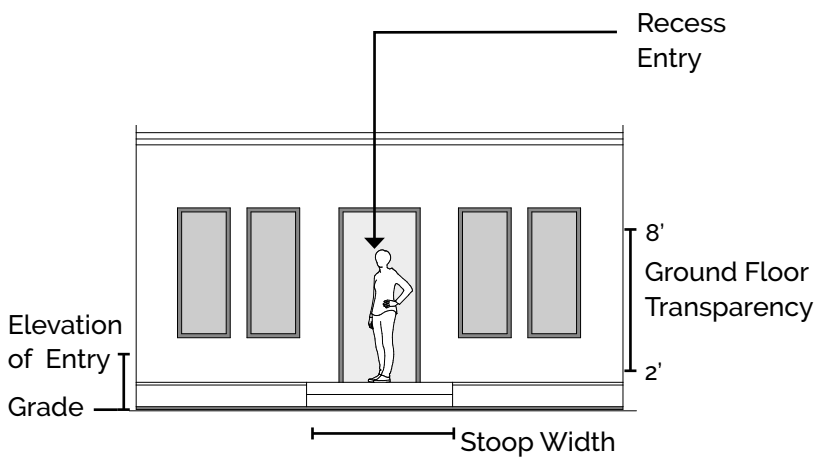


Figure 5.5-3. Stoop.

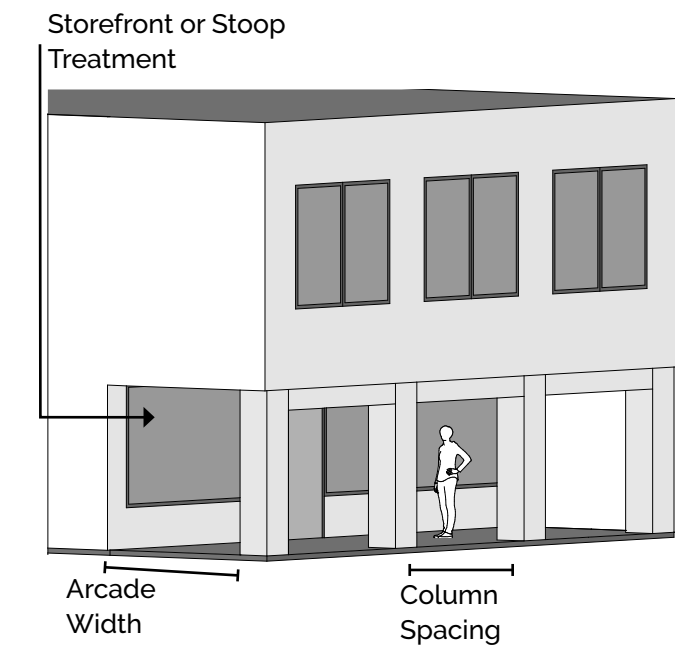


Figure 5.5-4. Arcade

[1] Interior Treatment. Arcades must be used in conjunction with storefront or stoop treatment.

[2] Arcade Width. Open air public walkway must be a minimum of six (6) feet.

[3] Columns Spacing. Columns shall be spaced between ten (10) and twelve (12) feet on center.

[4] Arcade Opening. Opening shall not be flush with interior arcade ceiling and may be arched or straight.

(d) Porch Entrance Type. A porch is a raised, roofed platform. Porches can be fully enclosed. Refer to Figure 5.5-5 Porch Entrance Type.

[1] Transparency. Per Lot Type or District; unless the porch is fully enclosed in which case a minimum of forty (40) percent is applied. Refer to Figure 5.5-1. Measuring Transparency.

[2] Elevation. Porches shall be located a maximum of 4'6" above the sidewalk or average grade measured at the front facade.

[3] Height. A porch may be up to two (2) stories in height to provide a balcony for the second story.

[4] Building Entrance. Primary building entrance shall be located off the porch

[5] Enclosed Porch. Enclosed porches are not permitted to extend more than eight (8) feet from the building facade.

(3) Entrances on Street Facing Facades. The maximum spacing between entrances on a street facing building façade.

(4) Entrances on Other Facades. An entrance is required on side and rear facades when fronting parking areas

C. Roof Type. All roof styles are permitted in the Lot Types, provided that a defined roof style is utilized; special roof types, tower and spire, are permitted per Lot Type.

(1) Tower. A tower is a rectilinear or cylindrical, vertical building element. Refer to Figure 5.5-6 Tower.

(a) Height. Maximum tower height is equal to the height of one (1) upper story floor of the building onto which the tower is applied.

(b) Width. Maximum tower width along all facades is one-third (1/3) the width of the building or thirty (30) feet, whichever is less.

(c) Use. Towers may be utilized by the same uses allowed in the upper stories of the front type in which it is located.

(2) Spire. A spire is a long, tapering design element attached to a tower or the roof of a building. Refer to Figure 5.5-7 Spire.

(a) Use. Spire may not contain an occupied space.

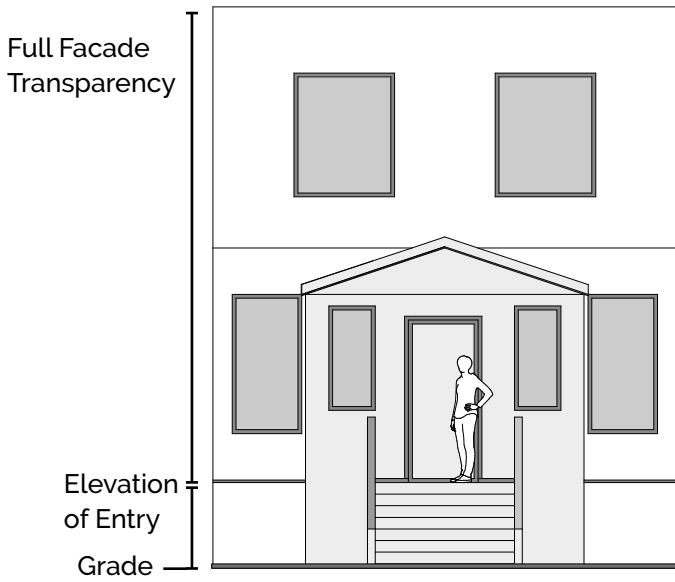


Figure 5.5-5. Porch.

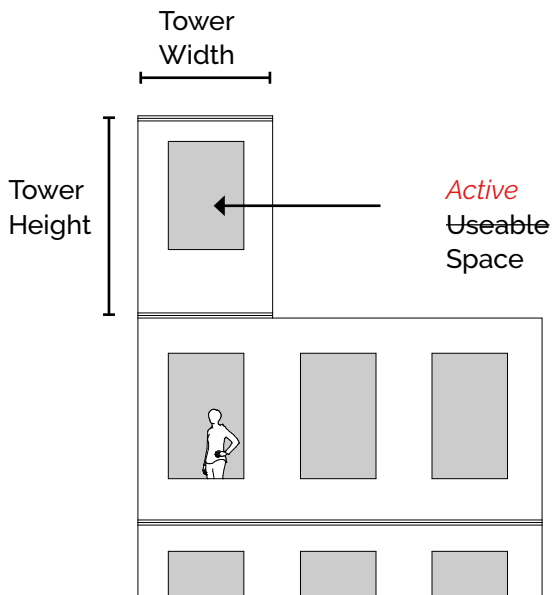


Figure 5.5-6. Tower.

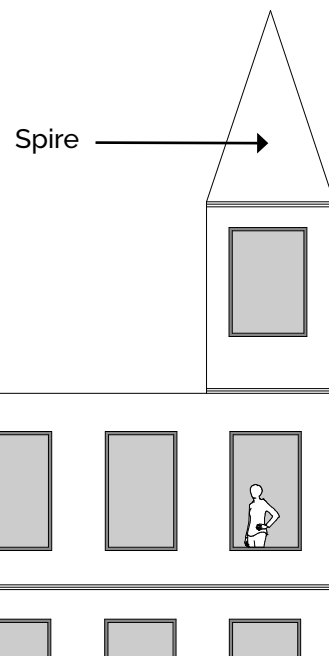


Figure 5.5-7. Spire

50-5.6 Lot Type Standards.

A. Lot Type Descriptions. The following Lot Types are defined and detailed for use in development and redevelopment in the Node, Live-Work 1, and Live-Work 2 Districts. Refer to Table 5.5-1 Permitted Lot Types by Zoning District.

(1) Commercial Lot Type. A Lot Type with a high level of transparency on the ground floor that is located at or near the front property line of a lot. This type is ideal for active ground floor uses such as retail or a community center and a mix of uses including residential and commercial on upper stories.

(2) Flex Lot Type. A Lot Type that promotes buildings constructed in a narrow front build-to zone with a range of entrance treatments that can support a wide variety of uses including commercial, industrial, and residential.

(3) Cottage Commercial Lot Type. A Lot Type that recognizes that many structures residential in character can be used for commercial purposes, at least on the ground floor. These typically have a higher transparency and impervious coverage than the Yard - Detached Lot Type. ~~In the Districts where the Cottage Commercial Building is Permitted with Development Standards ("PD"), the lot type is only permitted in Neighborhood Nodes, as designated in the 2025 Master Plan, Future Land Development Map~~

(4) Civic Lot Type. A Lot Type that allows for the development of unique buildings for civic and institutional uses through flexible building siting and facade treatment standards.

(5) Warehouse Lot Type. A Lot Type that maintains the urban character of an area while considering the needs of commercial and industrial uses.

(5) Yard - Attached Lot Type. A Lot Type that supports the development of buildings that are slightly set back from the front property line and typically contains residential uses. In the Districts where the Yard-Attached Lot Type is Permitted with Development Standards ("PD"), the lot type is only permitted when it contains two or more units. Refer to 50-4.4A(4).

(6) Yard - Detached Lot Type. A residential Lot Type that allows for detached buildings that are set back from the street. Typically it supports residential uses.

(7) Outdoor Market Type. A Lot Type that focuses on the use of outdoor spaces on a lot for such uses as gardening, seating, dining, gathering, and retail. ~~This Lot Type m~~May include limited indoor areas in non-permanent or open air structures, such as shipping containers, kiosks, or pergolas, for the sale of items or preparation of food items for sale, but with limited or no indoor seating. Permanent buildings are also permitted with this Lot Type, provided they account for a small percent of the total lot area.

B. Lot Type: Commerce

(1) Building Siting (Figure 5.6-1)

(a) Street Frontage

Multiple Principal Buildings	Yes	1
Front Lot Line Coverage (min)	80% ¹	2
Occupation of Corner	Yes	3
Front Build-to Zone	0'-5'; 0-10' if for public space, such as wider sidewalks, on-street parking, or cafes ²	4
Corner Build-to Zone		
ROW Encroachment	Yes	5

(b) Lot Area

Side Yard Setback	0'	6
Rear Yard Setback	0', 0' off alley 10' next to R district	7

(c) Lot Coverage

Impervious Surface (max)	100%	8
Semi-Impervious Surface	n/a	9

(d) Parking, Loading, & Access

Parking Location	Rear Yard	10
Loading & Service Location	Rear, Side, Corner Side Facades ³	11
Vehicle Entrance Bay		
Driveway Location	Alley; 1 on Corner Side ^{3,4} , or 1 on Front if an interior lot not located in D1 ^{3,4}	12

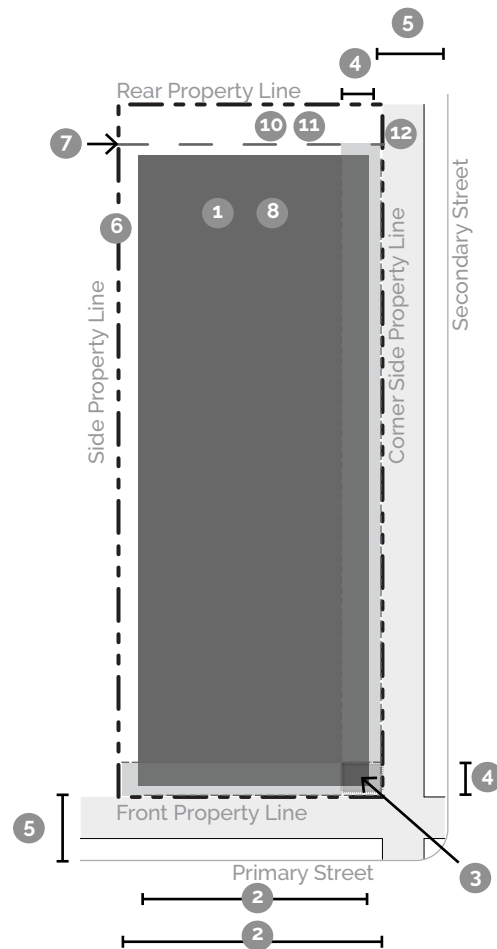


Figure 5.6-1 Building Siting.

Notes:

¹ A courtyard may count toward up to 35% of the minimum coverage.

Lots less than 60' in width, without alley access, and not on a corner have a minimum coverage requirement of 65%.

² Larger BTZ requires review and approval through the site plan review process. Larger BTZ is not permitted in D1.

³ Entrance bays for parking and loading not permitted on primary streets. Entrance bays and driveways are not permitted on a

Priority *Event/Festival and Urban Center* Street.

⁴ A 2nd driveway is permitted on lots wider than 200'.

(2) Height (Figure 5.6-2)

Minimum Height	2 stories	14
Maximum Height ⁵	Node: 3 stories or up to height of tallest building within 330' ⁶ ; D1 & D2: no max. height;	15
Ground Floor	14'-24'	16
Upper Floor(s)	9'-14'	17

(3) Uses (Table 4.1-1)

Ground Floor	All uses permitted per district	18
Upper Floor	All uses permitted per district	19
Occupied Space Restrictions	Yes, first two floors, except Residential/Lodging is permitted per Table 4.1-1	20
Accessory Uses & Structures	See Table 4.5-1	

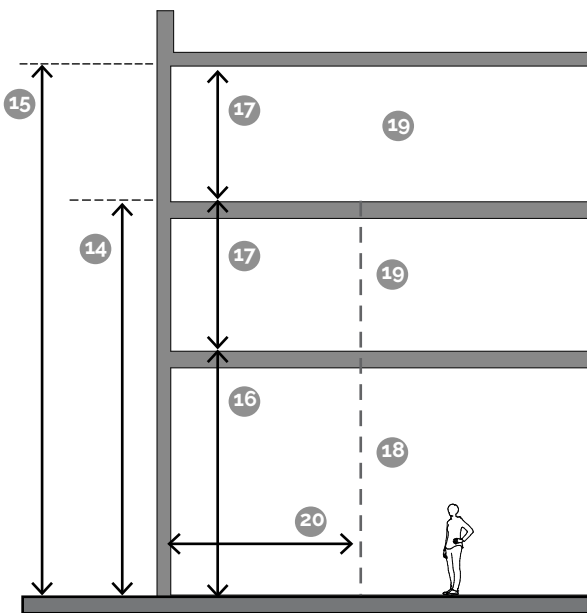


Figure 5.6-2 Height & Use

Notes:

⁵ Tower is allowed to be one (1) story taller than the overall building height.

⁶ 330' is measured from outer lot line of the Node District. The height increase is capped at no more than two (2) stories taller than the tallest building in the Node.

(4) Street Facing Facades (Figure 5.6-3)

(a) Transparency (minimum)

Ground Floor	Per entrance type, see 5.5.B	21
Upper Floor(s)	20% per floor	22
Blank Wall Limitations	Yes	23

(b) Entrance

Location	Front Facade, Building Corner	24
Entrance Treatment (see 5.5.B)	Storefront; Stoop permitted on corner or other facades	25
Entrances on Street Facing Facades	1 per 50' of building length	26
Entrances on Other Facades	Yes	

(c) Roof Type

Tower	Permitted	27
Spire	Not Permitted	

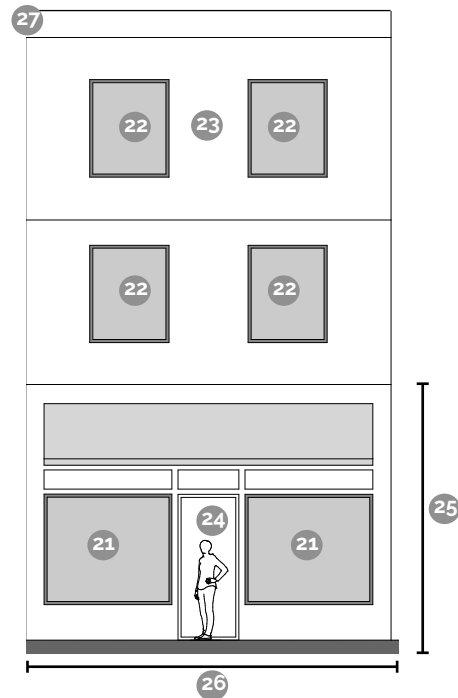


Figure 5.6-3 Street Facing Facades.

C. Lot Type: Flex

(1) Building Siting (Figure 5.6-4)

(a) Street Frontage

Multiple Principal Buildings	Yes	1
Front Lot Line Coverage (min)	70% ¹	2
Occupation of Corner	Yes	3
Front Build-to Zone	0'-10'	4
Corner Build-to Zone	0'-10'	5
ROW Encroachment	Yes	6

(b) Lot Area

Side Yard Setback	0'	7
Rear Yard Setback	0', 0' off alley 10' next to R district	8

(c) Lot Coverage

	75%; 85% in Live	
Impervious Surface (max)	Work 2; 100% in D2 & D3	9
Semi-Impervious Surface	15%	10

(d) Parking, Loading, & Access

Parking Location	Rear Yard	11
Loading & Service Location	Rear, Side, Corner Side	12
Vehicle Entrance Bay	Facades ²	
Driveway Location	Alley; 1 on Corner Side ³ , or 1 on Front if an interior lot not located in D1 ²	13

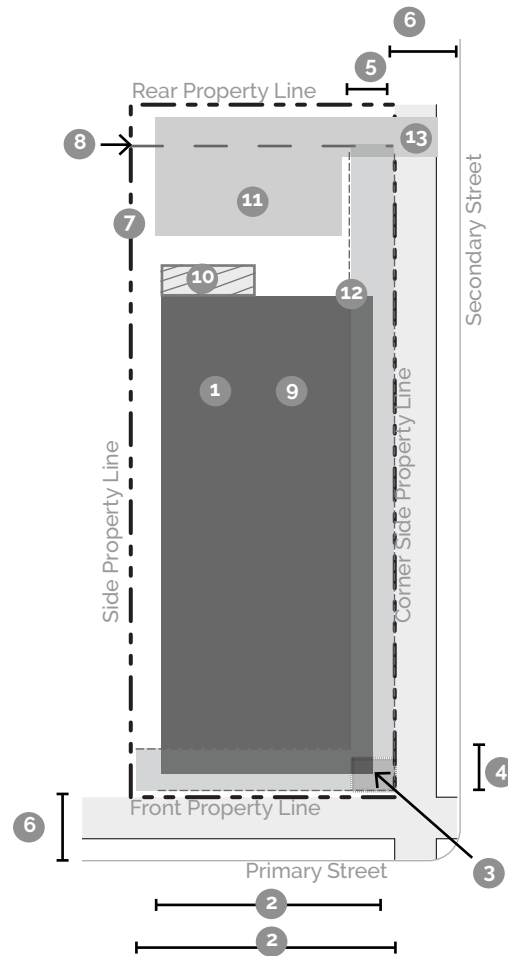


Figure 5.6-4 Building Siting.

Notes:

¹ A courtyard may count toward up to 35% of the minimum coverage. Lots less than 60' in width, without alley access, and not on a corner have a minimum coverage requirement of 65%

² Entrance bays for parking and loading purposes not permitted on primary streets. Entrance bays and driveways are not permitted on a Priority *an Event/Festival and Urban Center* Street.

³ A 2nd driveway is permitted on lots wider than 200'.

(2) Height (Figure 5.6-5)

Min. Height	1 story; 2 story min in D2 & D3	14
	3 stories; <i>LW2 on a Connector LW2 on Main Street, Commercial &</i>	15
Max. Height ⁴	<i>N'hood Business Street Types</i> & D3: up to 5 stories	
	D1 & D2: no max. height	
Ground Floor	12'-24'	16
Upper Floors	9'-14'	17

(3) Uses (Table 4.1-1)

Ground Floor	All uses permitted per district	18
Upper Floor		

Occupied Space Restrictions	Yes; first two floors; except Residential/Lodging permitted per Table 4.1-1	19
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Accessory Uses & Structures See Table 4.5-1

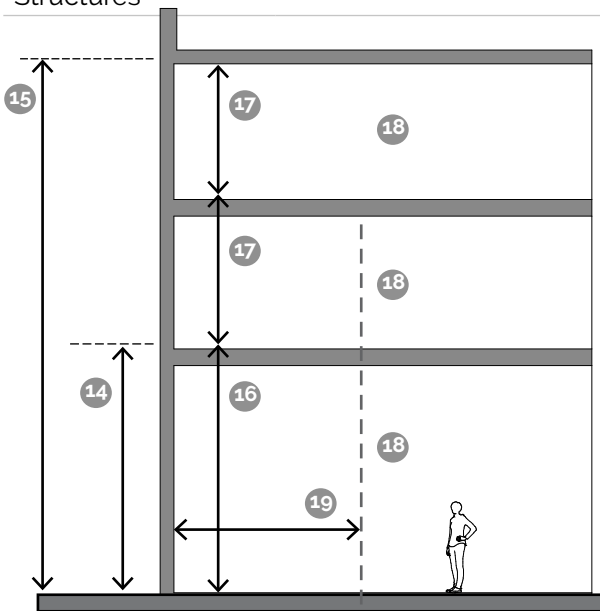


Figure 5.6-5 Height & Use

Notes:

⁴ Tower is allowed to be one (1) story taller than the overall building height.

(4) Street Facing Facades (Figure 5.6-6)

(a) Transparency (minimum)		
Ground Floor	Per entrance type, see 5.5.B	20
Upper Floor(s)	20% per floor	21
Blank Wall Limitations	Yes	22

(b) Entrance		
Location	Front Facade, Building Corner	23
Entrance Treatment (see 5.5.B)	Storefront, Stoop	24
Entrances on Street Facing Facades	1 per 60' of building length	25

Other Facade Entrances	Yes	
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(c) Roof Type		
Tower	Permitted	26
Spire	Not Permitted	

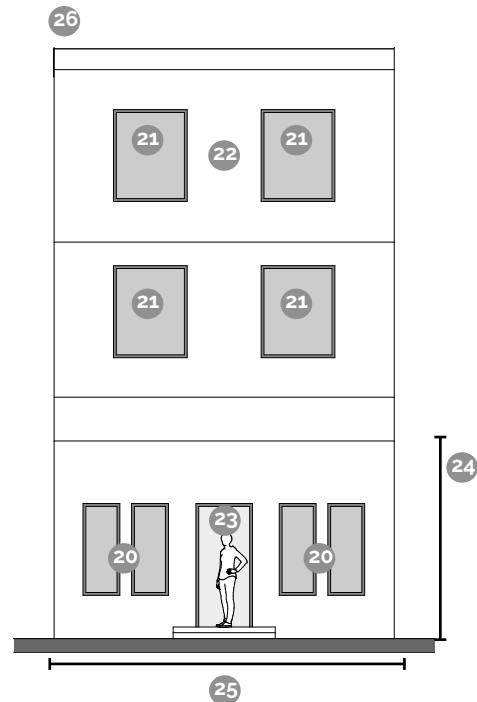


Figure 5.6-6 Street Facing Facades.

D. Lot Type: Cottage Commercial

(1) Building Siting (Figure 5.6-7)

(a) Street Frontage

Multiple Principal Buildings	Yes	1
Front Lot Line Coverage (min)	40%	
Occupation of Corner	Not required	2
Front Build-to Zone	5'-20'; 0-10' in Nodes ¹	3
Corner Build-to Zone	5'-20' 5-15' in Nodes ¹	4
ROW Encroachment	Yes	5

(b) Lot Area

Side Yard Setback	5'	7
Rear Yard Setback	15'	8

(c) Lot Coverage

Impervious Surface (max)	65%	9
Semi-impervious Surface	10%	10

(d) Parking, Loading, & Access

Parking Location	Rear, Side Yards	11
Loading & Service Location	Not Permitted	
Vehicle Entrance Bay	Rear, Side, Corner Side Facades ²	12
Driveway Location	Alley; 1 on Corner Side or 1 on Front if an interior lot	13

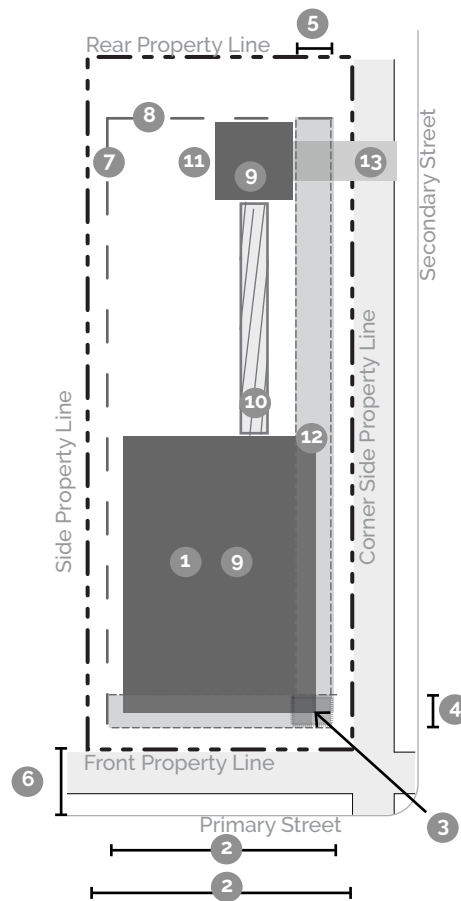


Figure 5.6-7 Building Siting Attached and Detached

Notes:

¹ Stoops and porches may be located in the build-to zone.

² Parking entrance bays are not permitted to front primary streets unless located outside of the build-to-zone.

(2) Height (Figure 5.6-8)

Minimum Height	1 story; 2 story min in D3	14
Maximum Height	2.5 stories	15
All Floors	9'-14'	16

(3) Uses (Table 4.1-1)

All Floors	Residential/ Lodging, Commercial, Craftsman	17
Occupied Space Restrictions	Yes	18
Accessory Uses & Structures	See Table 4.5-1	

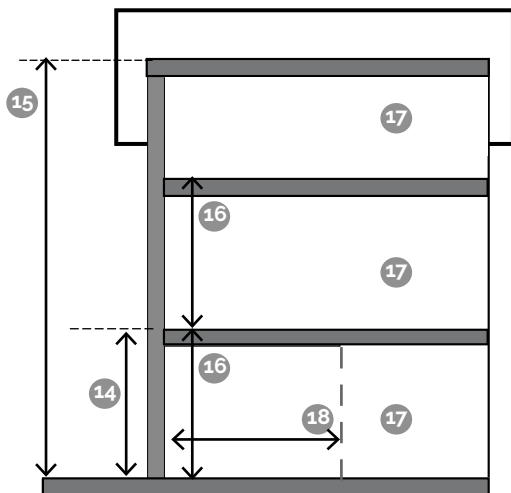


Figure 5.6-8 Height & Use

(4) Street Facing Facades (Figure 5.6-9)

(a) Transparency (minimum)

Facade Transparency (min)	40% for Stoops and Porches; Storefronts per 5.5.B(2)(a)	19
Blank Wall Limitations	No	20

(b) Entrance

Location	Front Facade, Building Corner	21
Entrance Treatment (see 5.5.B)	Stoop, Porch, Storefront	22
Entrances on Street Facing Facades	1 per building	23
Other Facade Entrances	Not Required	24

(c) Roof Type

Tower	Permitted
Spire	Not Permitted

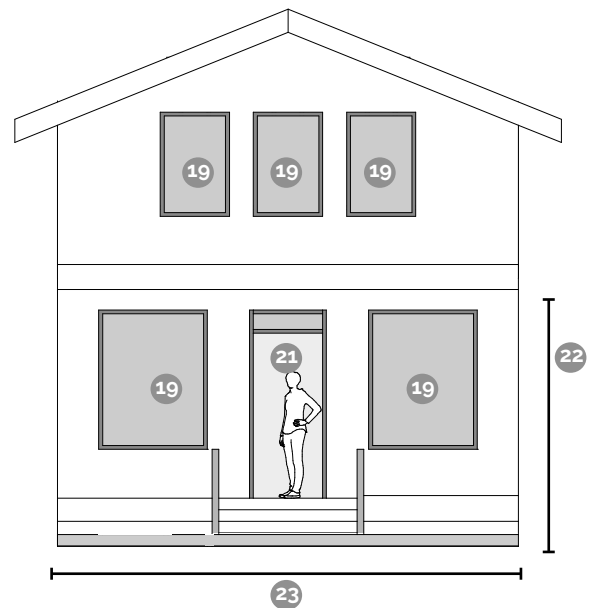


Figure 5.6-9 Street Facing Facades.

E. Lot Type: Civic

(1) Building Siting (Figure 5.6-10)

(a) Street Frontage

Multiple Principal Buildings	Yes	1
Front Lot Line Coverage (min)	Not Required	2
Occupation of Corner	Yes	3
Front Build-to Zone	0'-25'; 0-15' in D2	4
Corner Build-to Zone	0'-15'	5
ROW Encroachment	Yes	6

(b) Lot Area

Side Yard Setback	0'	7
Rear Yard Setback	5', 0' off alley, 10' next to R district	8

(c) Lot Coverage

Impervious Surface (max)	70%,	9
Semi-Impervious Surface	10%	10

(d) Parking, Loading, & Access

Parking Location	Rear, Side Yards	11
Loading & Service Location	Rear, Side Corner Side	12
Vehicle Entrance Bay	Facades ¹	
Driveway Location	Alley, 1 on Corner Side ² , 1 on Front if an interior lot except in D2 ¹	13

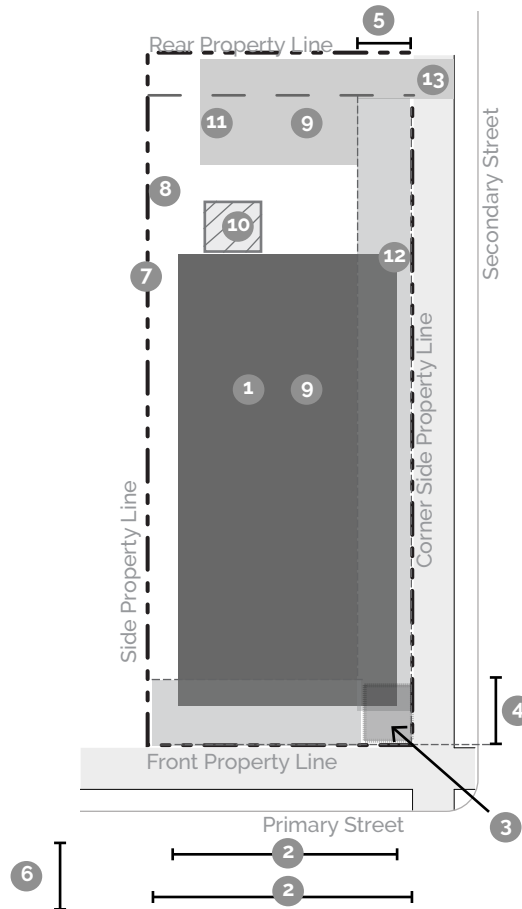


Figure 5.6-10 Building Siting.

Notes:

¹ Entrance bays for parking and loading are not permitted on primary streets. Entrance bays and driveways are not permitted on a Priority an Event/Festival and Urban Center Street.

² A 2nd driveway is permitted on lots wider than 200'.

³ A Tower or a spire is allowed to be one (1) story taller than the overall building height; a tower and a spire can add an additional one and a half (1 1/2) stories to the overall permitted height.

(2) Height (Figure 5.6-11)

Minimum Height	1 stories; 2 story min in D2 & D3	14
Maximum Height	3 stories; D2: no max. height; D3: up to 6 stories	15
Ground Floor	15'-30'	16
Upper Floor	9'-14'	17

(3) Uses (Table 4.1-1)

All Floors	Civic/ Institutional ⁴	18
Occupied Space Restrictions	Yes ⁴	19
Accessory Uses & Structures	See Table 4.5-1	

(4) Street Facing Facades (Figure 5.6-12)

(a) Transparency (minimum)		
Facade Transparency (min)	15% per street facing Facade	20
Blank Wall Limitations	No	21
(b) Entrance		
Location	Front Facade, Building Corner	22
Entrance Treatment (see 5.5.B)	Stoop	23
Entrances on Street Facing Facades	1 per 60' of building length	24
Other Facade Entrances	Yes	25
(c) Roof Type		
Tower	Permitted	26
Spire	Permitted	27

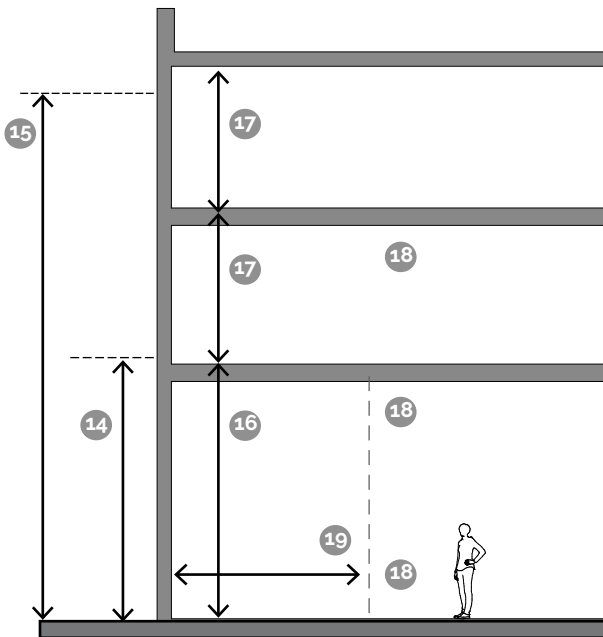


Figure 5.6-11 Height & Use

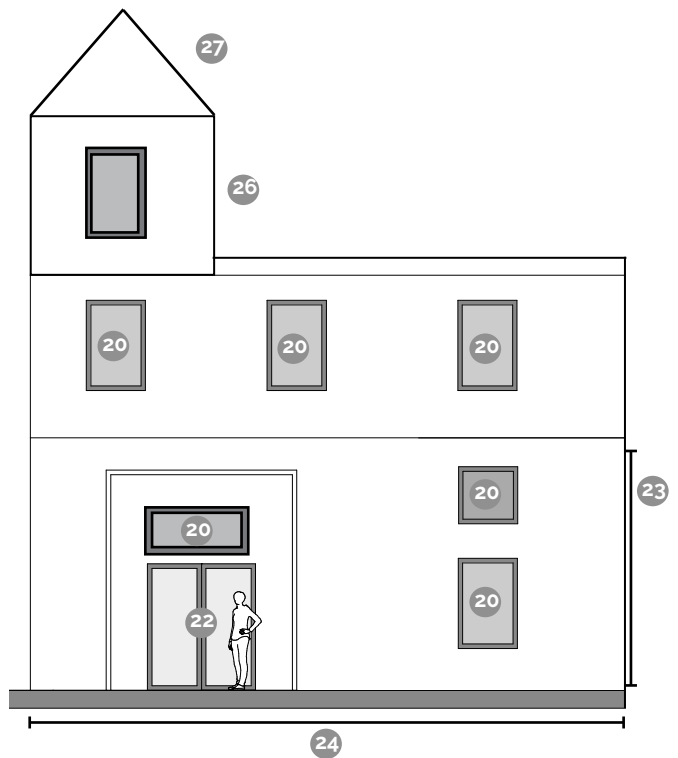


Figure 5.6-12 Street Facing Facades.

Notes:

4 Civic Lot Types existing at the time of this Ordinances' approval may contain any use permitted in the District in which it is located.

F. Lot Type: Warehouse

(1) Building Siting (Figure 5.6-13)

(a) Street Frontage

Multiple Principal Buildings	Yes	1
Front Lot Line Coverage (min)	65% ¹	2
Occupation of Corner	Yes	3
Front Build-to Zone	0'-15'	4
Corner Build-to Zone	0'-10'	5
ROW Encroachment	Yes	6

(b) Lot Area

Side Yard Setback	5'	7
Rear Yard Setback	15', 0' off alley,	8

(c) Lot Coverage

Impervious Surface (max)	80%,	9
Semi-Impervious Surface	10%	10

(d) Parking, Loading, & Access

Parking Location	Rear, Side Yards	11
Loading & Service Location	Rear, Side, Corner Side Facades ² , & 1 on Front Facade ²	12
Vehicle Entrance Bay	Alley, 1 on Corner Side, 1 on Front if an interior lot ³	13

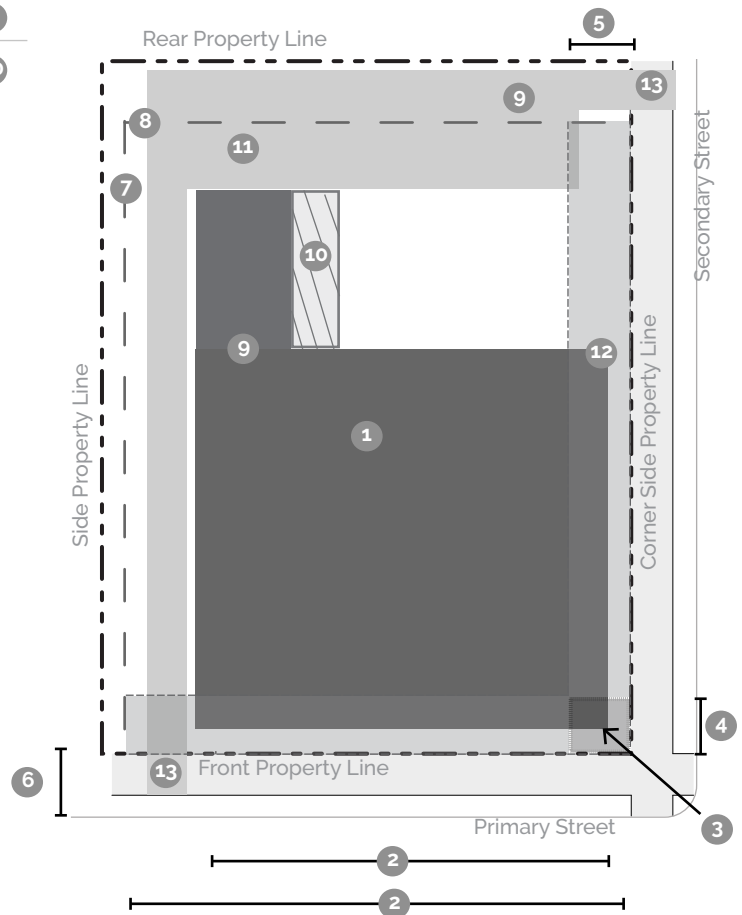


Figure 5.6-13 Building Siting.

Notes:

¹ A courtyard may count toward up to 35% of the minimum coverage.

² Entrance bays for parking and loading not permitted on primary streets unless located at least fifty (50) feet behind the front facade.

³ A 2nd driveway is permitted on lots wider than 200'.

(2) Height (Figure 5.6-14)

Minimum Height	1 stories	
Maximum Height ⁴	3 stories	15
Ground Floor	12'-30'	16
Upper Floor	9'-15'	17

(3) Uses (Table 4.1-1)

All Floors	Industrial	18
	Not Required,	
	except Craftsman	19
Occupied Space Restrictions	Industrial retail/ showroom uses	
Accessory Uses & Structures	See Table 4.5-1	

(4) Street Facing Facades (Figure 5.6-15)

(a) Transparency (minimum)		
Ground Floor (min)	40% ⁵	19
Upper Floor(s)	10%	20
Blank Wall Limitations	No	21

(b) Entrance		
Location	Front Facade, Building Corner	22
Entrance Treatment (see 5.5.B)	Stoop, Storefront	23
Entrances on Street Facing Facades	1 per 75' of building length	24

Other Facade Entrances	Yes	25
(c) Roof Type		
Tower	Permitted	26
Spire	Not Permitted	

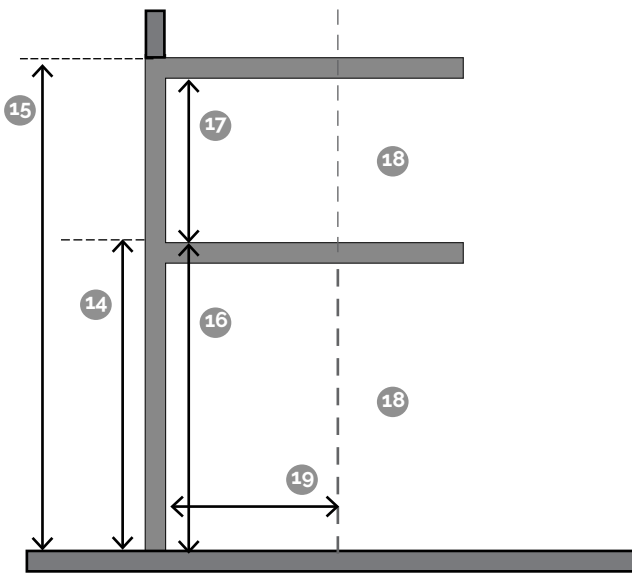


Figure 5.6-14 Height & Use

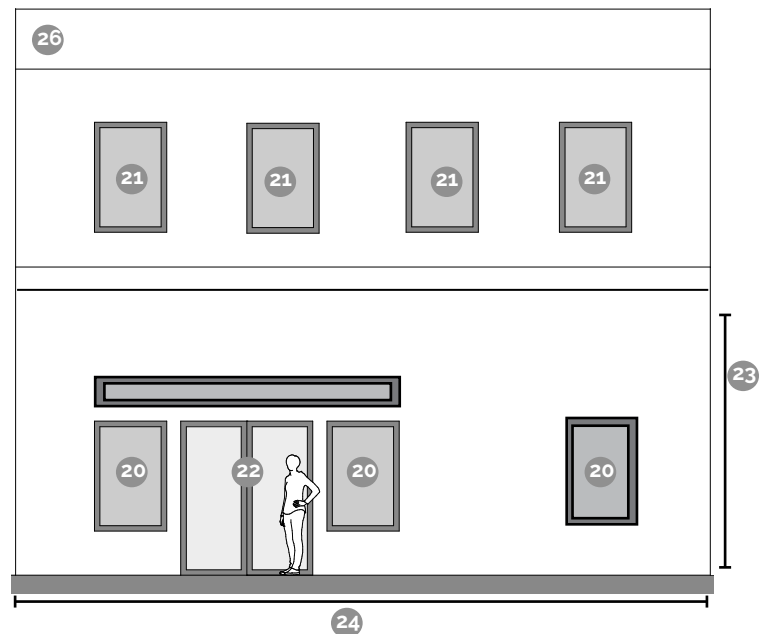


Figure 5.6-15 Street Facing Facades.

Notes:

⁴ Tower is allowed to be one (1) story taller than the overall building height.

⁵ Craftsman Industrial uses follow transparency for either the storefront or stoop entrance type. To determine transparency, the measurement can be taken in the location of the retail or showroom element and not along the entire ground floor facade.

G. Lot Type: Yard - Attached

(1) Building Siting (Figure 5.6-16)

(a) Street Frontage

Multiple Principal Buildings	Yes; Up to 5 units may be connected	1
Front Lot Line Coverage (min)	60%	2
Occupation of Corner	Not required	3
Front Build-to Zone	5'-15' ¹	4
Corner Build-to Zone	5'-15' ¹	5
ROW Encroachment	No	6

(b) Lot Area

Side Yard Setback	5' ²	7
Rear Yard Setback	15'	8

(c) Lot Coverage

Impervious Surface (max)	60%	9
Semi-Impervious Surface	15%	10

(d) Parking, Loading, & Access

Parking Location	Rear, Side Yards	11
Loading & Service Location	Not Permitted	
Vehicle Entrance Bay	Rear, Side, Corner Side Facades ³	12
Driveway Location	Alley; 1 on Corner Side or 1 on Front if an interior lot	13

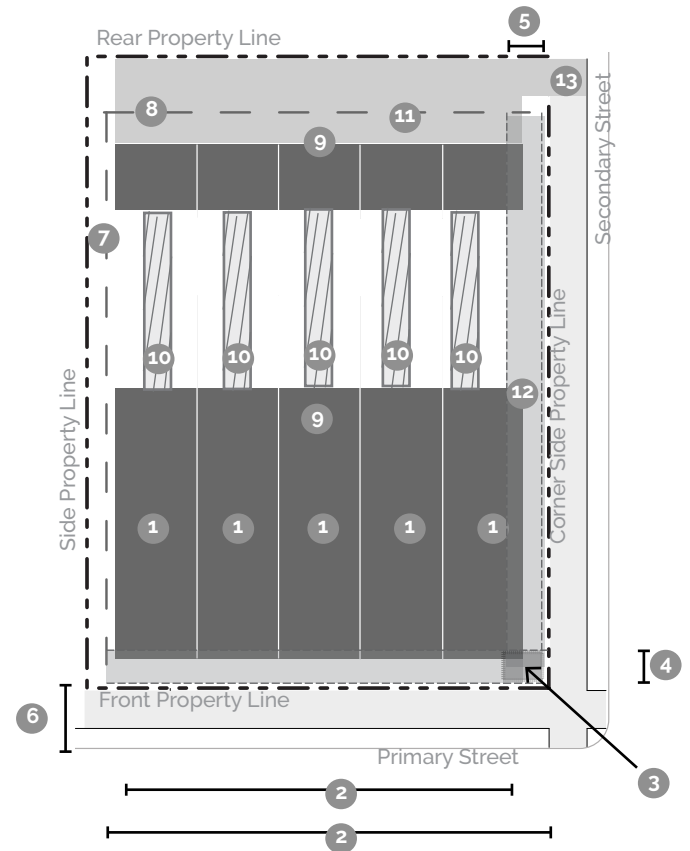


Figure 5.6-16 Building Siting

Notes:

¹ Stoops and unenclosed porches may be located in the build-to zone.

² If buildings are attached, side yard setbacks apply to the set or row of buildings, not each individual building.

³ Vehicle entrance bays are not permitted to front primary streets unless located outside of the build-to-zone.

(2) Height (Figure 5.6-17)

Minimum Height	1 story; 2 story min in D3	14
Maximum Height	3 stories	15
All Floors	9'-14'	16

(3) Uses (Table 4.1-1)

All Floors	Residential/ Lodging	17
Occupied Space Restrictions	Not Required, except for internal parking	18
Accessory Uses & Structures	See Table 4.5-1	

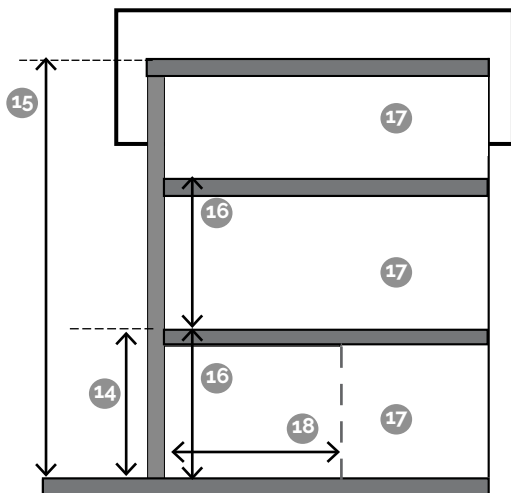


Figure 5.6-17 Height & Use

(4) Street Facing Facades (Figure 5.6-18)

(a) Transparency (minimum)

Facade Transparency (min)	30% 12%	19
Blank Wall Limitations	Yes	20

(b) Entrance

Location	Front Facade, Building Corner	21
Entrance Treatment (see 5.5.B)	Stoop, Porch	22
Entrances on Street Facing Facades	1 per building ⁴	23
Other Facade Entrances	Not Required	24

(c) Roof Type

Tower	Permitted
Spire	Not Permitted

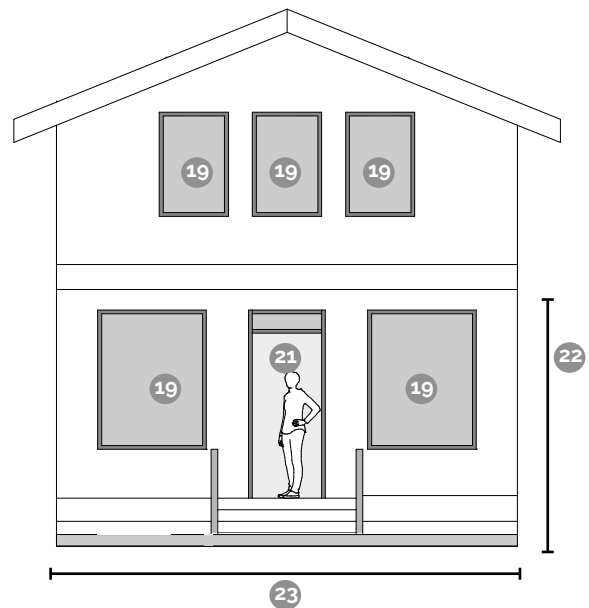


Figure 5.6-18 Street Facing Facades.

Notes:

⁴When multiple detached or attached buildings exist on a lot, entrances on buildings behind the Front and Corner Side Facade shall be located off a shared open space or courtyard or pedestrian pathway.

H. Lot Type: Yard - Detached

(1) Building Siting (Figure 5.6-19)

(a) Street Frontage

Multiple Principal Buildings	Yes	1
Front Lot Line Coverage (min)	40%	2
Occupation of Corner	Not required	3
Front Build-to Zone	10'-25' ¹	4
Corner Build-to Zone	10'-20' ¹	5
ROW Encroachment	No	6

(b) Lot Area

Side Yard Setback	5'	7
Rear Yard Setback	10'	8

(c) Lot Coverage

Impervious Surface (max)	50% ²	9
Semi-Impervious Surface	15%	10

(d) Parking, Loading, & Access

Parking Location	Rear, Side Yards	11
Loading & Service Location	Not Permitted	
Vehicle Entrance Bay	Rear, Side, Corner Side Facades ³	12
Driveway Location	Alley; 1 on Corner Side or 1 on Front if an interior lot	13

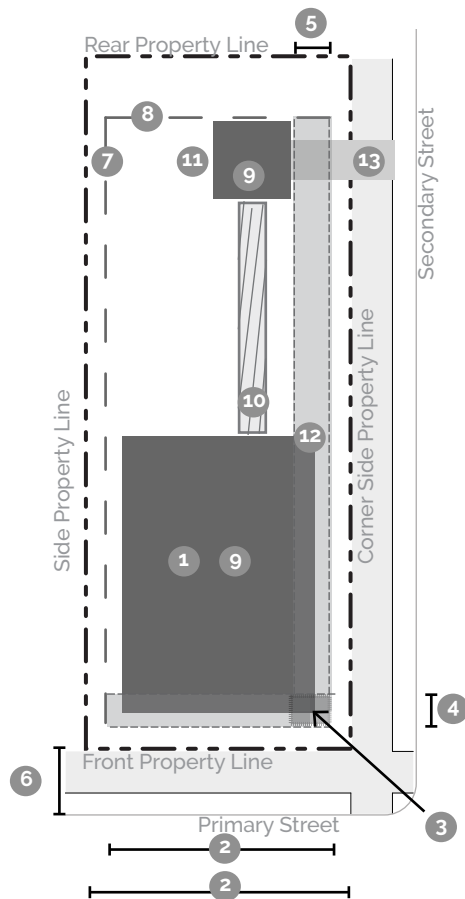


Figure 5.6-19 Building Siting Attached and Detached

Notes:

¹ Stoops and unenclosed porches may be located in the build-to zone.

² 60% impervious surface permitted when two or more principal buildings are on a lot.

³ Vehicle entrance bays are not permitted to front primary streets unless located outside of the build-to-zone.

(2) Height (Figure 5.6-20)

Minimum Height	1 story; 2 story min in D3	14
Maximum Height	3 stories	15
All Floors	9'-14'	16

(3) Uses (Table 4.1-1)

All Floors	Residential/ Lodging	17
Occupied Space Restrictions	Not Required, except for internal parking	18
Accessory Uses & Structures	See Table 4.5-1	

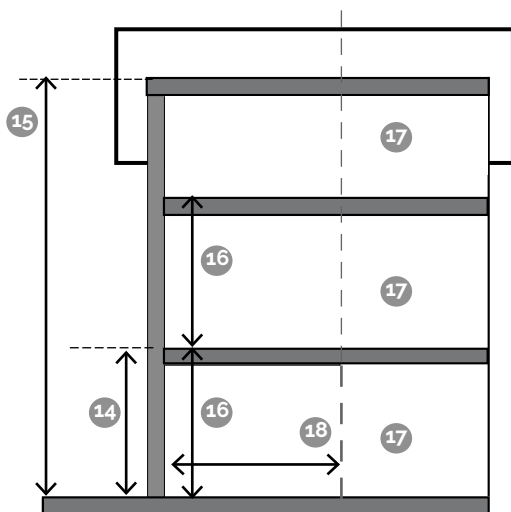


Figure 5.6-20 Height & Use

(4) Street Facing Facades (Figure 5.6-21)

(a) Transparency (minimum)

Facade Transparency (min)	30% 12%	19
Blank Wall Limitations	Yes	20

(b) Entrance

Location	Front Facade, Building Corner	21
Entrance Treatment (see 5.5.B)	Stoop, Porch	22
Entrances on Street Facing Facades	1 per building ⁴	23
Other Facade Entrances	Not Required	24

(c) Roof Type

Tower	Not Permitted
Spire	Not Permitted

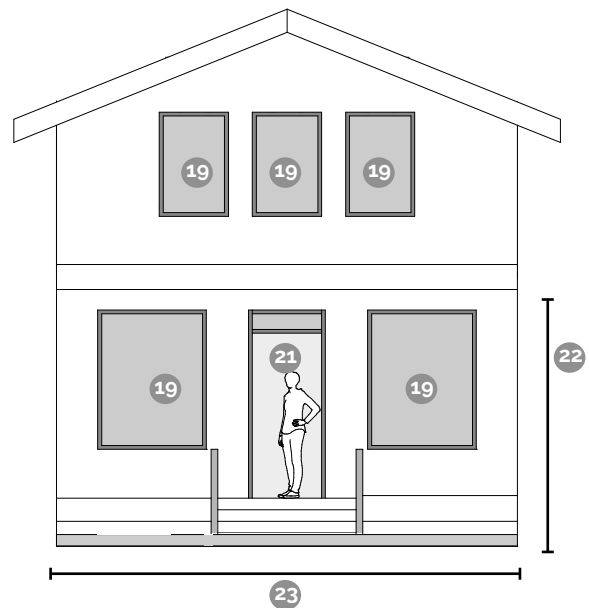


Figure 5.6-21 Street Facing Facades.

Notes:

⁴When multiple detached or attached buildings exist on a lot, entrances on buildings behind the Front and Corner Side Facade shall be located off a shared open space or courtyard or pedestrian pathway.

I. Lot Type: Outdoor Market

(1) Building Siting (refer to Figure 5.6-22)

(a) Street Frontage

Multiple Principal Buildings	Yes	1
Front Lot Line Coverage	Not Required	
Occupation of Corner	Not Required	
Front Build-to Zone		
Corner Build-to Zone	Not Required ¹	2
ROW Encroachment	Yes	3

(b) Lot Area

Side Yard Setback	10'	4
Rear Yard Setback	15'	5

(c) Lot Coverage

Impervious Surface (max)	65% ²	6
Semi-impervious Surface	15%	7

(d) Parking, Loading, & Access

Parking Location	Rear Yard	8
Loading & Service Location	Side or Rear Yard	9
Interior Parking Entrance Bay	Not Permitted	
Driveway Location	Alley; 1 on Corner Side; 1 on Front if an interior lot	10

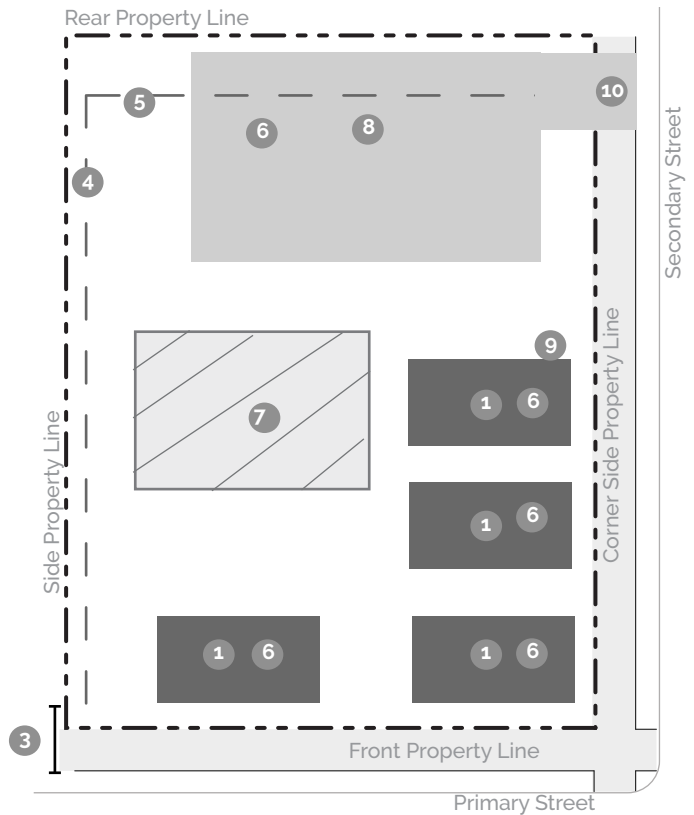
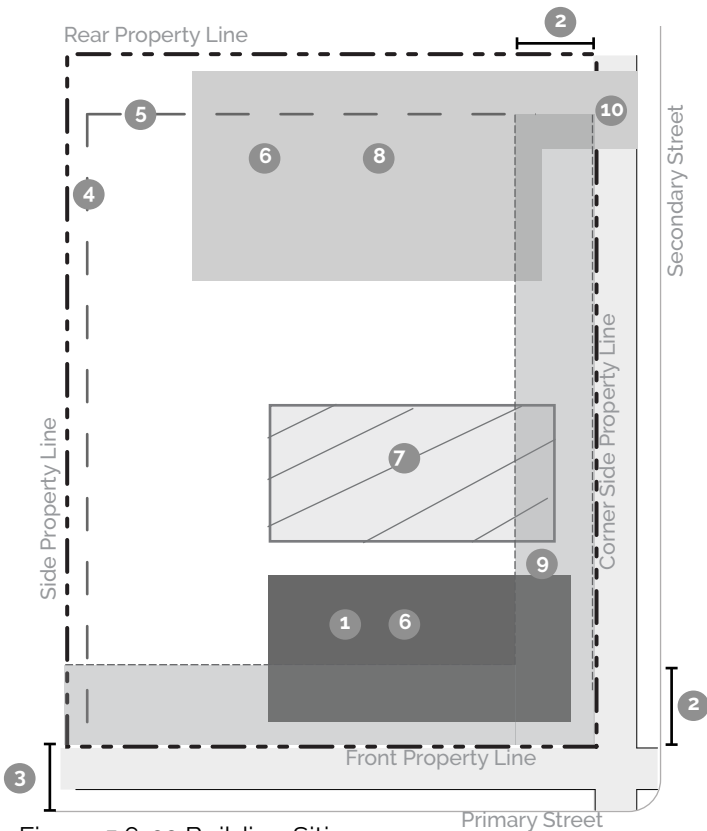


Figure 5.6-22 Building Siting.

(2) Height (Figure 5.6-23)

Minimum Height	1 Story	11
Maximum Height	1 Story	12
Ground Floor	Not Required	
Upper Floor(s)	Not Required	

(3) Uses (Table 4.1-1)

All Floors	Commercial, Park/Open Space	13
Occupied Space	Not Required	14
Accessory Uses & Structures	See Table 4.5-1	

(4) Street Facing Facades (Figure 5.6-23)**(a) Transparency (minimum)**

Ground Floor	Not Required ³	15
Upper Floor(s)	Not Required	
Blank Wall Limitations	Not Required	

(b) Entrance/Counter

Location	Not Required ³	16
Entrance Treatment (see 5.5.B)	Not Required ³	
Entrances on Street Facing Facades	Not Required ³	17
Other Facade Entrances	Not Required	

(c) Roof Type

Tower	Not Permitted	
Spire	Not Permitted	

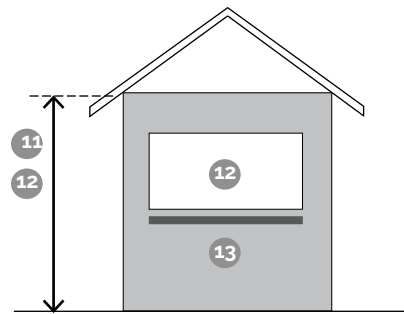


Figure 5.6-23 Street Facing Facades.

Notes:

¹ Except: 0-10' BTZ is required for Outdoor Sales & Storage, and Vehicle Service, *and Permanent Food Truck and Kiosk Lot per 50-4.4 and 4.5.*

² A permanent building shall account for no more than twenty-five (25) percent of the impervious coverage allowance. This does not apply to such structures as kiosk, shipping container, greenhouse, or hoop house, which are considered not permanent for the purposes of impervious coverage.

³When a building is located in the 0-10' Front or Corner Side Build-to Zones, it must have an entrance, windows, or service window/counter on the facade facing the adjacent street. Outdoor Sales & Storage & Vehicle Service uses must be in buildings with a stoop or storefront entrance treatment.

50-5.7 Institutional Campus (IC) District.

A. Intent. The purpose of the Institutional Campus (IC) District is to support the development, continued growth, and evolution of institutions or businesses in a campus setting, such as a college or university, institutional uses such as hospitals or large religious assemblies, and large office and/or industrial campuses. The Institutional Campus district is intended to promote and enhance the development and expansion of these uses, considering their unique characteristics and their location.

B. General Provisions. The Institutional Campus (IC) District requires an up-to-date Campus Master Plan to guide the growth and development of the campus.

(1) Campus Master Plan. Properties within an IC District follow the development standards detailed in an approved Institutional Campus Master Plan. The purpose of the Campus Master Plan is as follows:

(a) Establish a framework for the use, growth, and development of the campus.

(b) Set standards that consider the campus' location in the neighborhood or adjacent street network.

(c) Create public expectations for an evolving campus and location of structures and uses.

(d) Establish zoning and project standards for the campus, including for such development elements as buildings, uses, parking, signage, mobility, open space, and stormwater management.

(2) Project Review and Approval. Unless otherwise stated in the Campus Master Plan, development projects require Site Plan review and approval prior to seeking any construction permits.

C. Approval Process. Creating and maintaining an IC District and Master Plan is done through the following steps:

(1) Establishing the IC District. There are two parts to establishing an IC District, applying the IC District to the campus properties and the creation of the IC Master Plan.

(a) Creating the IC District. Mapping the IC District onto the campus properties is achieved through a map amendment or rezoning process by the Planning Commission and City Commission.

(b) Campus Master Plan Approval. The institutional campus puts forth for review a Campus Master Plan that was created through an open and transparent process with the campus community, adjacent neighborhood(s) and/or institutions, and the City. The Campus Master Plan is reviewed and approved by the Planning Commission and the City Commission through a concurrent review to the rezoning process. Refer to 50-6.3D for the Master Plan requirements.

(2) Renewal of the Institutional Campus Master Plan. The Campus Master Plan must be reviewed and re-approved as follows.

(a) Campus Master Plans reviewed and updated every ten (10) years, unless the Campus Master Plan was approved with a different time table.

(b) Renewal of the updated Campus Master Plan is done by the Planning Commission, who approve or deny the renewal request at a public hearing.

D. Campus Master Plan. The following is included in the Campus Master Plan unless otherwise noted by the City Planner.

(1) Outreach and Engagement. The institution is responsible for establishing and following, in alignment with the City's Public Participation Policy, an engagement plan which will be reviewed and approved by the City Planner prior kicking off the Campus Master Plan creation or renewal process.

(2) Master Planning Area. The Campus Master Plan must include all properties designated within the IC District and an area extending out at least three (300) feet from the boundary of the district.

(3) Plan Elements.

(a) Organizational mission statement.

(b) Master plan objectives, including how all development contemplated or defined by the institutional master plan advances the goals and objectives of the institution.

(c) Public Participation Plan. Plan outlining how the campus, adjacent neighborhood(s) and/or institutions, and the City provided input on and shaped the Campus Master Plan document.

(d) Alignment with relevant City policies and plans, including, but not limited to the Master Plan, Street Design Manual, Community Sustainability Plan, and Complete Streets Policy,

(e) Campus location and context, including adjacent neighborhoods, transportation network, institutions, and other public facilities or land.

(f) Location and description of campus buildings and uses. including the following details:

[1] Building footprints with gross floor area in square feet.

[2] Height and setback or build-to zone information.

[3] Site characteristics such as signs, landscaping, and lighting.

[4] Transportation network through and adjacent to the campus.

[5] Parking and loading facilities, including parking count of on and off-street parking, parking permit systems, and any transportation demand management tools applied.

(g) Summary and projection of current and future facility needs for the institutions, such as academic, service, research, office, housing, patient care, manufacturing, assembly, transportation, and parking.

(h) Future development, renovation, and expansion of campus uses, including such details as building location, height, use, architectural design, and relationship to adjacent streets and buildings.

(i) Open space and stormwater facilities.

(j) Transportation and parking management, including for vehicles, bicycles, pedestrians, transit riders, delivery and shipping of goods, and loading.

(k) Relationship with adjacent institutions and public facilities.

