

Sec. 2204. - Development standards.

Uses and structures in the District shall conform to the development standards listed below, unless approved pursuant to the Alternative Compliance ([section 2205](#)) or Optional Forms of Development ([section 2206](#)) provisions of this Article:

(a) *Lot Standards (values expressed in feet unless otherwise indicated):*

Standard	District CBC
Lot area (min.)	5,000 square feet
Lot width (min.) ¹	50
Front setback (min.)	0
Side street setback (min.)	0
Side setback (min.)	0 or 5
Rear setback (min.)	0 or 5
Build-to zone ²	0—10
Alley setback (min.)	5
Surface parking setback (min.)	20' (on 70% of street frontage)
Parking structure setback (min.) ³	20' (on 50% of street frontage)
Outdoor amenity space ⁴ (min.)	5% of lot area

Notes:

1. Lot width shall be measured at the front property line. For building sites on which one or more standalone buildings is located on a leased portion of a recorded lot or zoning lot, the lot width shall be determined as if the lease lines were lot lines.
2. The build-to zone is the portion of a lot in which at least the first two (2) stories of a building façade facing a street must occupy no less than the percentage, as designated in subsection (b), of the distance between the lot lines abutting the public street faced by the building façade. The build-to requirements shall apply to all building façades facing a public street.
3. The parking setback must be met in the designated percentage of the street frontage of any portion of the lot or leased area, as the case may be, adjacent to a public street and applies to surface parking and parking structures (ground story only). Where the required setback of a parking structure is met in less than seventy (70) percent of the street frontage, the structure must substantially conform to the applicable Central Business Core District Design Guidelines.

Surface parking on corner lots, including vehicular entrances and exits, shall be set back at least fifteen (15) feet from each point of intersection unless a greater setback is required by the conditional use permit.

4. Outdoor amenity space is an exterior area of an establishment that: (1) serves as an amenity for occupants of the establishment or members of the public and (2) consists of areas such as gardens (including roof gardens), landscaping beds or other vegetated and maintained areas, courtyards, fountains, plazas, parks, cafes, or similar areas. Stormwater management facilities may be included within outdoor amenity spaces, but outdoor display areas and areas consisting solely of grass and lacking other components such as trees, landscaping or hardscape improvements shall not be included as outdoor amenity space. Outdoor amenity space shall be maintained in good condition at all times.

(b) *Building Form Standards (values expressed in feet unless otherwise indicated):*

Standard	District CBC
Height (min.)	25 or 2 stories, whichever is lower
Height (max.) ¹	None, subject to <u>section 202</u>
Ground floor height (min.) ²	12
Build-to zone ³	70%
Transparency (min.) ⁴	30% ground floor; 15% upper floors
Blank wall (max.) ⁵	30
Permitted uses in mixed-use buildings ⁶ (ground floor)	A, B, C, D, E, F ⁷ , G, H
Permitted uses in mixed-use buildings ⁷ (upper floors)	A, B, C, D, E, F, G, H

Key to permitted uses:

A: Retail and service

B: Office

C: Hotel lobby/conference space/accessory uses

D: Restaurants

E: Recreational, assembly or institutional

F: Residential

G: Hotel

H: Commercial parking structures

Notes:

1. Permitted encroachments above the maximum height shall be as set forth in section 202.
2. Measured from finished floor to finished floor.
3. Minimum percentage of street frontage of the lot or leased area occupied by building façade.
4. Minimum percentage of windows and doors that must cover a ground story façade facing a street, as measured between two (2) and eight (8) feet above the adjacent sidewalk. The minimum percentage of windows and doors that must cover an upper floor façade facing a street is measured from the finished floor to the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate. A minimum of thirty percent (30%) of a required entrance must be transparent on a mixed-use or commercial building.
5. "Blank wall" means a portion of the exterior street-facing façade of the building that does not include a substantial material change (paint color is not considered a substantial change); windows, doors, columns, pilasters or other articulation greater than twelve (12) inches in depth. The above requirement applies in both a vertical and horizontal direction and to both ground and upper story street-facing facades.
6. A mixed-use building is a building containing two (2) or more separate uses, one of which consists of residential dwelling units, that are physically and functionally integrated within the same building on one zoning lot.
7. Residential dwelling units may not occupy more than fifty percent (50%) of the total floor area of the ground floor of the building in which it is located.

(c) *Outdoor display and storage.*

- (1) Outdoor display is the outdoor display of merchandise available for sale at an establishment.
- (2) Outdoor display of merchandise is permitted in association with any permitted commercial use in accordance with the following provisions:
 - a. Outdoor displays shall be limited to an area within eight (8) feet of a building façade

that contains the principal customer entrance for the building, and shall not be within any area consisting of outdoor amenity space. Outdoor displays shall occupy no more than thirty percent (30%) of the horizontal length of such façade, and the maximum height of any such display shall not exceed six (6) feet;

b. Outdoor displays shall be removed and placed inside a fully-enclosed building at the end of each business day; and

c. Outdoor displays may not impair the ability of pedestrians to use the sidewalk.

(3) Outdoor display of liquefied petroleum (LP) gas storage racks, ice storage bins or similar items, soft drink or other vending machines, or items on pallets, shall not be permitted.

(4) Outdoor storage is the overnight storage, outside of a building, of products or materials, including, without limitation, merchandise or material in boxes, in crates, on pallets or in shipping containers; vehicles awaiting repair; recreational vehicles and boats; shopping carts; garden or building supplies; shipping containers; lumber, pipe, steel, junk and other similar items.

(5) Outdoor storage shall be allowed only as provided in section 208 or as a condition of a conditional use permit authorizing the use at which outdoor storage occurs.

(d) *Permitted encroachments.*

(1) The following encroachments into the area between a building façade and public right-of-way shall be permitted:

a. Galleries, awnings, porte cocheres, stoops, porches and balconies;

b. Outdoor seating;

c. Outdoor display areas, in accordance with subsection (c);

d. Signs, as allowed by section 2210;

e. Trash receptacles, water features, bicycle racks and bollards;

f. Pedestrian lighting;

g. Minor structures accessory to utility facilities such as hydrants, manholes, transformers, utility boxes, meters and fire suppression equipment;

h. Handicapped ramps to the extent necessary to perform their proper function;

i. Building eaves, roof overhangs and light shelves, provided there is at least eight (8) feet in clearance above the sidewalk;

j. Cornices, belt courses, sills, buttresses, or other similar architectural features,

provided there is at least eight (8) feet in clearance above the sidewalk;

- k. Bay windows, oriels, vestibules that are less than ten (10) feet wide may extend up to four feet, provided that such extension is at least two (2) feet from the vertical plane of the lot line;
 - l. Chimneys or flues, which may extend up to two (2) feet, provided that such extension is at least two feet from the vertical plane of the lot line;
 - m. Outdoor amenity space components, plant material, landscaping, sidewalks, trees, tree wells, and planters;
 - n. Sculptures and other public art, in accordance with the provisions of section 2207
 - o. Permitted access drives;
 - p. Walls or fences not more than four (4) feet in height; provided, however, that walls or fences providing required screening or used to screen mechanical or similar equipment shall not exceed eight (8) feet in height;
 - q. Subgrade foundations;
 - r. Loading docks and necessary mechanical equipment; and
 - s. Conditional uses allowed by section 2203 if specified in the conditional use permit.
- (2) Encroachments into or over public streets, sidewalks or other public property shall be permitted in accordance with Article VI of Chapter 33 of the City Code, except as otherwise provided in this Article. All encroaching structures and signs shall conform to the applicable Central Business Core District Design Guidelines.

(Ord. No. 3327, 2-25-14; Ord. No. 3464, 10-18-16)