

City of Highwood

Title 11
Replacing Chapter 6

Downtown Districts

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City of Highwood

Funding Provider

Regional Transportation Authority
Technical Assistance Grant
for Transit Supportive Zoning
Regulations

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CODAMETRICS

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11-6. Downtown Districts

Intent

11-6-1. INTENT

The regulations of the downtown districts are intended to preserve the character of the city core while promoting redevelopment in key locations. The districts are intended to:

- A. Mixed-Use.** Achieve a balanced pattern of development, providing for Mixed-Use development in the core that encourages a high level of activity through the day and into the evening.
- B. High Quality and Distinctive.** Require high quality development that draws on the distinctive characteristics existing in the downtown.
- C. Compact Development.** Achieve development that is appropriate in scale and compact to encourage walking between uses in the downtown and adjacent areas.
- D. Mix of Housing.** Ensure that a mix of housing types and sizes can be developed to meet the needs of the entire community.

11-6-2. ORGANIZATION OF CODE

- A. Districts.** A set of districts addresses the core, adjacent neighborhoods experiencing redevelopment, and commercial corridors extending out from the core. These districts are mapped on the City's official zoning map. Refer to [11-6-4. Districts](#).
- B. Building Types.** Four building types are defined for use in the districts. A mix of building types are typically permitted per district. These building types outline the desired building forms for new construction, and expansion and renovation of existing structures. The building types contain regulations that determine basic physical building elements such as build-to-zones, transparency levels, entrance location, and parking location. Refer to [11-6-8 through 11-6-13 for Building Type requirements](#).
- C. Uses.** Use requirements for the downtown districts are defined in [11-6-20. Uses by District](#) for each of the Downtowns districts. Uses may also be further limited by the building types based on location within the building. Refer to Building Types under "Uses" in the tables per building type.
- D. General Design.** Design requirements applicable to all building types are defined in this section.

11-6-3. MAPPING

- A. City-Wide Zoning Map.** These regulations apply to the districts as mapped on the City's zoning map. Refer to [Figure 11-6\(1\)](#) and [Figure 11-6\(2\)](#).¹
- B. Primary Street Designation.** In these districts, the orientation and location of the building is determined by the primary street designation. Some building type requirements are specific to the primary frontage.
 - 1. Designation on Regulating Plans.** The regulating plans ([Figure 11-6\(1\)](#) and [Figure 11-6\(2\)](#)) designate certain streets as primary.
 - 2. Two Primary Streets.** When two primary streets abut a parcel, the zoning administrator shall determine which street shall serve as the primary street for the lot, based upon the following:
 - a. The orientation of the adjacent buildings.
 - b. The visibility of the corner side facade.
 - c. The pedestrian, vehicular, and bicycle traffic volumes (perceived or actual) of the streets.

11-6-4. DISTRICTS

The following districts are established. These districts have been defined to apply to the specific geographic locations on which they are designated, considering the scale and context of the existing parcels. Refer to [Figure 11-6\(1\)](#) and [Figure 11-6\(2\)](#).¹

A. MX 1: Downtown Mixed-Use District

- 1. Intent.** The MX 1 district applies to core lots intended to continue and enhance the scale, definition of the street wall, and pedestrian orientation of the existing Mixed-Use, main-street-style buildings.
- 2. Description.** The MX-1 district is a mid-scale district that supports one to 6 story buildings, defining the core of the downtown Mixed-Use area adjacent to the stations. The Storefront Building Type is the main building type for this district, establishing a street wall of ground story, storefront facades built up to the sidewalk, and utilizing parking on the street or in the rear of the lot. This district focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office uses in upper stories.

B. MX 2: Neighborhood Mixed-Use District

- 1. Intent.** The MX 2 district applies to lots just outside the downtown area, intended to continue and enhance the scale and walkability of the existing Mixed-Use, main-street-style

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Districts

buildings, but responding to the scale of the adjacent neighborhood buildings.

2. **Description.** The MX 2 district is a lower scale district that supports 2 to 3 story buildings. The Storefront Building Type of this district establishes a street wall of ground story, storefront facades built up to the sidewalk, and utilizes parking on the street or in the rear of the lot. This district focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office uses in any upper stories.

C. CX: Corridor Mixed-Use District

1. **Intent.** The CX district is intended to increase the walkability of shopping centers and commercial uses that contain more automobile oriented uses.
2. **Description.** The CX district is a lower scale, one to 3 story commercial district. A wider range of commercial uses are permitted as well as more off-street parking location options.

D. GX: General Transitional District.

1. **Intent.** The GX district is a transitional district, intended to support the core with offices and residential uses in between retail and service nodes in the downtown and in the edges of the downtown.
2. **Description.** The GX district is a mid-scale district that supports a mix of 2 to 5.5 story buildings. The form of this area remains pedestrian-centered, but allows for a looser mix of uses, including residential and office on the ground floor, and usually requires some landscape area surrounding the building.

E. RX 1: Residential Mix District.

1. **Intent.** The RX 1 district is intended to allow for the development of higher quality, transit-supportive residential in the downtown, oriented towards street and encouraging walking to the downtown.
2. **Description.** The RX 1 district is a mid-scale, mainly residential district of 2 to 5.5 stories within a mix of pedestrian-oriented building types. Parking is located in the rear with vehicular entrances prohibited on the front facades.

F. RX 2: Residential Mix District.

1. **Intent.** The RX 2 district is intended to allow for infill residential on the edges of the downtown at

a scale appropriate to and respecting adjacent neighborhood.

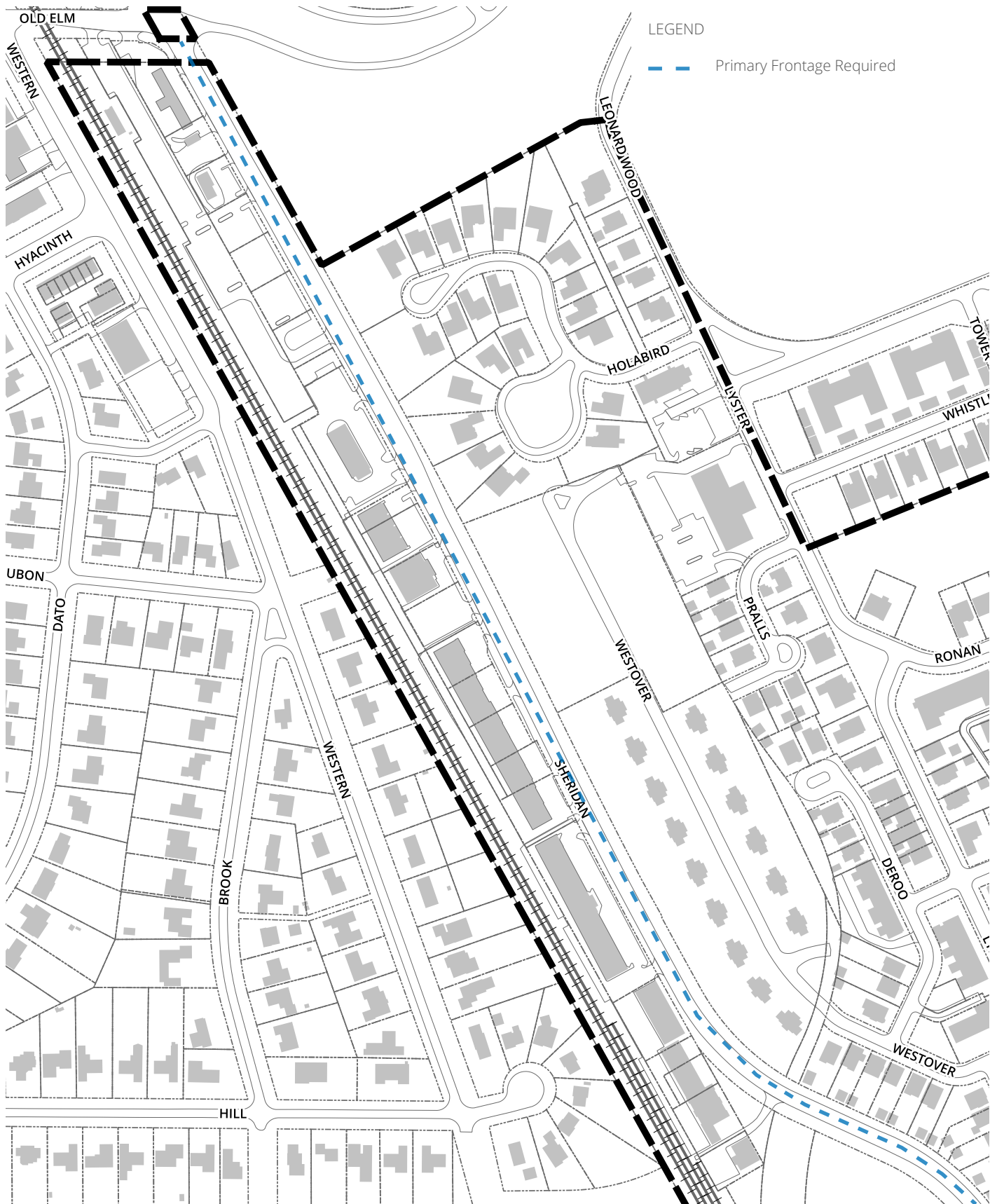
2. **Description.** The RX 2 district is a low-scale, mainly residential district of 1 to 3 stories within a mix of building types. Parking is located in the rear with vehicular entrances prohibited on the front facades.

G. P: Open Space/Civic Space District.

1. **Intent.** The P district is intended to designate open space, parks, infrastructure, and civic spaces, largely consisting of landscape areas and/or civic buildings.
2. **Description.** The P districts permits uses such as parks, playgrounds, recreation activities, typically associated with outdoors, as well civic buildings with civic/institutional uses and city-owned infrastructure uses.

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Intent



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Intent

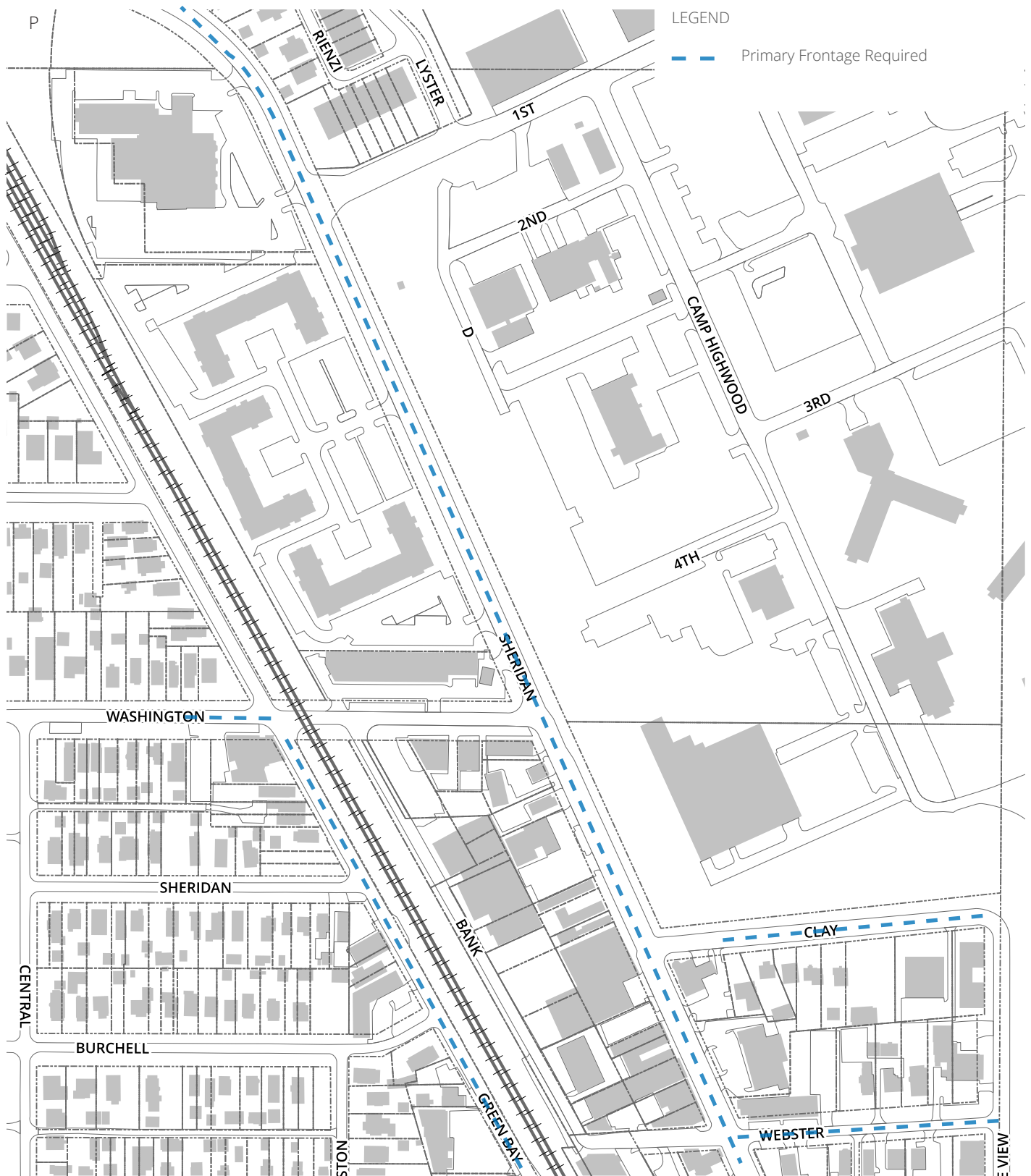
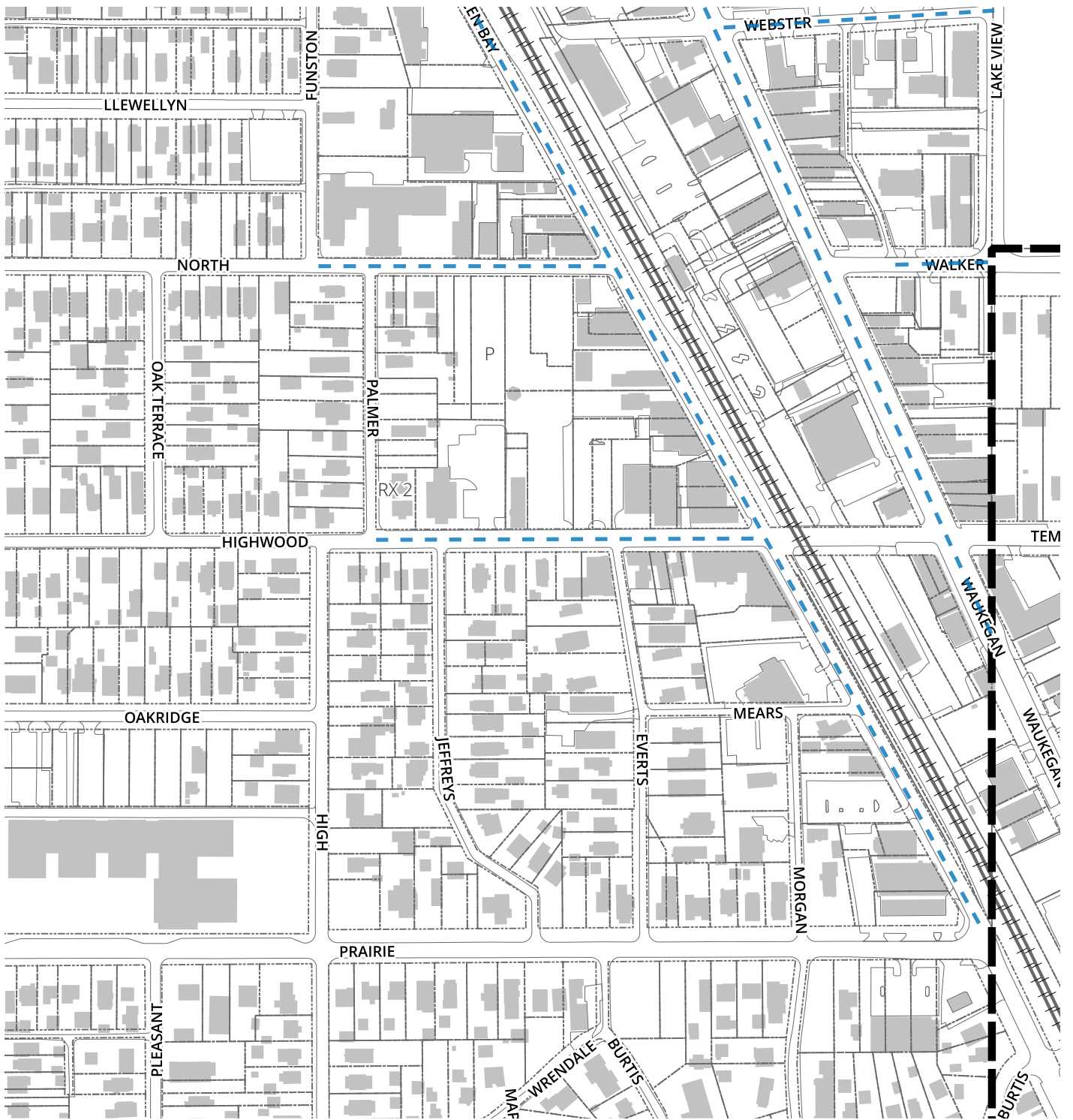


Figure 11-6(1) Downtown Regulating Plan: North of Webster/Llewellyn

11-6. Downtown Districts

Intent



LEGEND

— — Primary Frontage Required

Figure 11-6(2) Downtown Regulating Plan: South of Webster/Llewellyn

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Site Plan Approval Process

11-6-5. SITE PLAN APPROVAL PROCESS

- A. Site Plan Approval.** An approved site plan is required for the development or redevelopment of all parcels in any downtown district per the following.
- B. Applicability.** Development or redevelopment is defined as construction of a new building, any addition to an existing building or site, renovation to the exterior facades or site, or change in use.
- C. Approval Process.** The zoning administrator or his/her designee shall review the site plan and approve, disprove, or approve with conditions.
- D. Pre-Submittal Meeting.** For new buildings, additions to buildings, additions or renovation of site features, and changes to the exterior facade, a pre-submittal meeting is required with staff.
- E. Submittal Materials.** In downtown districts, an application and the following review documents are required. All maps and plans shall include the date of preparation, north arrow, and scale.
- 1. Site Location Map, Legal Description/Limits of Plan.**
 - 2. Survey Plat.** Dimensions of property lines, easements, rights-of-way. Plat shall be no older than one year from date of application submittal.
 - 3. Development Boundaries and Proposed Phasing, if applicable.**
 - 4. Existing Conditions Plan.** Existing on-site and adjacent off-site structures, streets, utilities, easements, pavement noted either on an aerial photograph or site survey.
 - 5. Existing Natural Conditions Plan.** Existing topography, vegetation, drainageways, floodplain/way, or other unique features either on an aerial photograph or site survey.
 - 6. Site Plan.** A Site Plan delineating all proposed structures and surfaces, including parking, pavement, decks, patios, landscape, and retaining walls.
 - 7. Building Plan(s).** Floor plans for all buildings illustrating compliance with the requirements of Building Types.
 - 8. Declaration of Use.** A table of uses is required on the Building Plan delineating locations and gross square footages of categories of uses, special uses, and illustrating compliance with Uses.
 - 9. Building Elevations.** Building elevations of all facades, rendered to illustrate compliance with

the requirements of Building Types, including but not limited to such items as color, materials, depth of details on facades, glass locations, entrance locations, and types of glass.

- 10. Landscape Plan.** Landscape Plan illustrating compliance with the requirements of Landscape. All ground plane vegetation shall be illustrated. For sites with less than ten percent landscape area, the Landscape Plan may be combined with the Site Plan.
- 11. Parking Plan.** Parking layout/location plan with table of spaces keyed to plan, illustrating compliance with Parking. Driveways, shared parking arrangements, cooperative parking, and any other parking reductions shall be included and noted for compliance with Parking.
- 12. Signage Plan, if Signage is included.** Signage plan and elevation illustrating compliance with the requirements of Chapter 7 Signs.
- F. Special Uses.** Special Use permits shall follow the process defined in Chapter 3, Article A of the Zoning Regulation.
- G. Appeal.** Refer to 11-3-7 for matters of appeals.
- H. Exceptions.** Exceptions to the regulations in this section, 11-6 Downtown Districts, may be requested as follows:
- 1. Exceptions Process.** The Applicant shall submit requested exceptions to the Zoning Administrator with the site plan review application.
 - 2. Conditions.** Exceptions, outlined below, are permitted under the following conditions:
 - a. No other alternative is possible.
 - b. The exception fulfills the intent defined for this chapter of the zoning regulations. Refer to 11-6-1. Intent.
 - c. The resulting form is consistent or compatible with the surrounding context.
 - 3. Minor Exceptions.** The following are the only permitted minor exceptions, approved administratively, concurrent with the site plan approval process:
 - a. The location of the building within up to one foot from any minimum yard requirement or build-to zone width/location.
 - b. Up to 10 percent increase in total impervious coverage, not to exceed the total amount

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Site Plan Approval Process

of permitted impervious plus semi-pervious coverage.

- c. Up to 10 percent decrease in Front Property Line coverage.
- d. Additional height of any story up to two feet, as long as the overall building height does not exceed the allowable height of all floors at their maximum permitted height.
- e. Up to ten percent decrease in transparency or a ten percent increase in blank wall limitation for corner side facades.

4. Design Exceptions. Design exceptions may be requested for approval by the zoning administrator, with review and recommendation by the Planning & Zoning Commission, per the following.

- a. **Alternative Building Materials.** Alternative building materials are permitted from the requirements of 11-6-15. Materials & Color, with the exception of the prohibited materials. For approval of the zoning certificate, the following shall be met:
 - (1) The Applicant shall submit samples and local examples of the material a minimum of four weeks prior to the review, to allow site visits to the location.
 - (2) The submitted application meets the intent of the materials requirements and the material will hold up for a minimum period of 15 years with little or no maintenance.
- b. **Required Step-Back.** Full relief from the required step-back of upper stories per 11-6-10. Storefront Building Type and 11-6-11. General Building Type, (both in the MX 1 district) may be approved. The following shall be met:
 - (1) The scale of the building without the step-back is appropriate for the location and the context of the building.
 - (2) The materials and design details of the building are at an appropriate scale, exhibiting a high quality of design.
- c. **Cap Type.** Special cap designs may be approved with the following requirements:
 - (1) The building shall warrant a separate status from the fabric of surrounding buildings, with a correspondence between the form of the cap and the

meaning of the building use, such as a dome for a planetarium or a unique roof for a civic building type.

- (2) The cap type shall not create additional occupiable space beyond that permitted by the building type.
- (3) The shape of the roof shall be different from any cap type defined in this section, such as a dome, spire, or vault, and not a gabled roof, hipped roof, butterfly roof, gambrel roof, mansard roof, roof with parapet, or flat roof.

5. Existing Building Exceptions. Existing building exceptions may be requested for approval by the zoning administrator, with review and recommendation by the Planning & Zoning Commission. The following exceptions may be approved when applied to the renovation of an existing building(s):

- a. For renovation of existing buildings, the maximum front property line coverage may be waived with an existing coverage of 60%; however, any expansion on the ground story shall contribute to the extension of the front property line coverage.
- b. For renovation of existing buildings, the location of the building within up to 5 feet from any minimum yard requirement or build-to zone width/location.
- c. For renovation of existing buildings, the minimum height of the ground story and upper story may be increased or decreased by up to two feet for existing stories.
- d. For renovation of existing buildings, other required dimensions may be modified up to five feet or 10 percent, whichever is less, unless otherwise modified by this section.

11-6-6. NONCONFORMING STRUCTURES

All building type standards apply to all new construction and renovation of existing structures. The following exception for nonconforming buildings in the downtown districts is in addition to the requirements of Chapter 9. Where these requirements conflict with Chapter 9, these requirements shall rule.

- A. General Design Requirements.** For any expansion, or exterior renovation or renovation, 11-6-15. Materials & Color and 11-6-16. Building Facade Elements shall be met.
- B. General Renovations.** Where any renovation includes an addition of more than 60 percent in gross building square footage within a five year period, all requirements of this division shall be met.
- C. Facade Renovations.** For any level of renovation, if the building's façade exists or will exist within the required build-to zone of these regulations, the street facade requirements of the applicable building type shall be met if the renovation includes any one of the following:
1. Installation of additional doors or a change in location of a door.
 2. Expansion or change in location of 30 percent of windows on any street façade.
 3. Replacement of 30 percent or more of facade materials on any street facing Facade with a different facade material.
- D. Roof Renovations.** For any level of renovation, if the renovation of the shape or style of more than 50 percent of the roof occurs and 30 percent of the street facing façade exists within the build-to zone, the cap type requirements of the applicable building type (per Section 11-6-17. Cap Types) shall be met.
1. Installation of additional doors or a change in location of a door. For a storefront door and window system, installation or change in location of 2 or more doors.
 2. Expansion or change in location of 30 percent of windows on any street façade.
 3. Replacement of 30 percent or more of facade materials on any street facing facade with a different facade material.

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Definitions

11-6-7. DEFINITIONS

For the purposes of Chapter 6, the following terms shall have the following meanings:

Build-to Zone. An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly abutting a lot line. The zone dictates the minimum and maximum distance a structure may be placed from a lot line. Refer to [Figure 11-6\(3\) Build-to Zone vs. Setback Line](#).

Courtyard. An outdoor area enclosed by a building on at least three sides and open to the sky.

Expression Line. An architectural feature consisting of a decorative, three-dimensional, linear element, horizontal or vertical, protruding or indented at least 2 inches from the exterior facade of a building typically utilized to delineate the top or bottom of floors or stories of a building, intended to create a shadow line. Examples may include cast stone cornices, pilasters, or stepped brick coursing.

Facade. For the purposes of this ordinance, facade refers to the collection of exterior walls of a building on a particular side of the building and includes any returns or building faces perpendicular to the street or lot line.

Impervious Site Coverage. The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.

Occupied Space. Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

Pedestrianway. A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.

Pervious Surface. Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.

Primary Street. A street that receives priority over other streets in terms of setting front lot lines and locating building entrances. Refer to [Figure 8.101 C-1](#) for mapped Primary Streets.

Semi-Pervious Surface. Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.

Story, Ground. Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

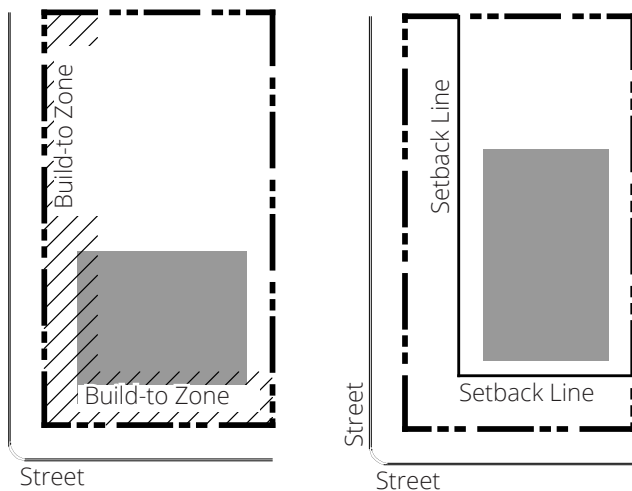
Story, Half. A story either in the base of the building, partially below grade and partially above grade (basement), or a story fully within the roof structure.

Story, Upper. Also referred to as upper floor. The floors located above the ground story of a building.

Street Face. The facade of a building that faces a street right-of-way.

Transparency. The measurement of the percentage of a facade that has highly transparent, low reflectance windows with a minimum 50 percent transmittance factor and a reflectance factor of not greater than 0.25.

Visible Basement. A half story partially below grade and partially exposed above with required transparency on the street facade.



Build-to Zone vs. Setback Line

A setback line indicates the closest a building may be placed to a property line, but is silent on where behind that line a building may be placed. A build-to zone indicates a zone or area in which the Facade of a building must be located. The use of a build-to zone allows some control over building placement, while the range provides some flexibility. This method also provides an element of predictability that is absent when the only requirement is to locate a building beyond a certain line.

Figure 11-6(3) Build-to Zone vs. Setback Line

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Definitions

Yard. For the purposes of the downtown districts, the space on a lot which is unoccupied and unobstructed from the ground to the sky, and is defined by the location of the principal structure. Refer to [Figure 11-6\(4\) Illustration of Yards](#). Note that the rear yard is fully screened from the street by the structure.

Yard, Corner Side. A yard extending from any corner side building facade along a corner side lot line between the front yard and rear lot line.

Yard, Front. A yard extending from any front facade of the principal structure along the full length of the front lot line, between the side lot lines or side and corner side lot lines.

Yard, Rear. A yard extending from any rear building facade, 15 feet or more in width and not included in a corner side yard, between the side yards or, on a corner Lot, the corner side and side yards.

Yard, Side or Interior Side. A yard extending from the side building facade closest to an interior side property line between the front yard and rear property line.

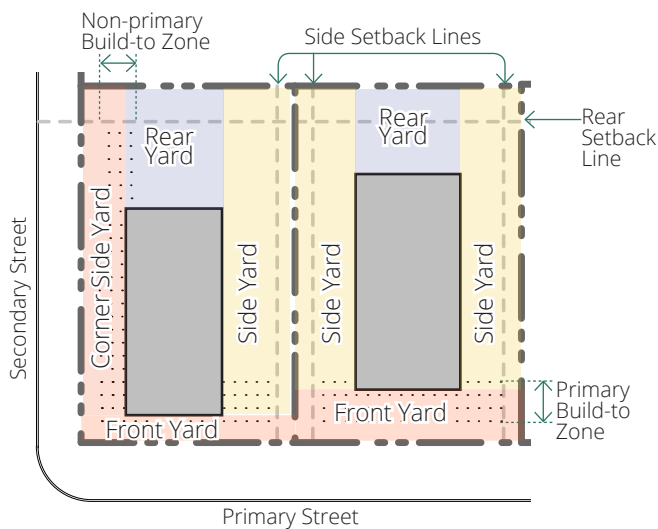


Figure 11-6(4) Illustration of Yards

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Definitions

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General Requirements for All Building Types

11-6-8. GENERAL REQUIREMENTS FOR ALL BUILDING TYPES

- A. Applicability.** This section establishes the building type regulations for all construction within the districts.
- B. Allowable Building Types.** The following outlines allowable building types per lots.
 - 1. Building Types by Zoning Districts.** Each building type shall be constructed only within the districts permitted per [Figure 11-6\(5\) Table of Building Types by Districts](#).
 - 2. No Other Building Types.** All buildings constructed shall meet the standards of one of the permitted building types within the zoning district of the lot. Mixing of regulations from different building types is not permitted.
 - 3. Permanent Structures.** All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
 - 4. Utility Structures.** Utility structures permitted in the district are exempted from the building type standards.

- C. Uses.** Each building type can house a variety of uses depending on the district in which it is located. Refer to [11-6-20. Uses by District](#) for uses permitted per district. Some building types have additional standards on permitted uses.
- D. Locating Buildings on the Lot.** The Building Siting requirements of the building type define the location of the building on the lot.
 - 1. Multiple Principal Buildings on One Lot.** For all building types, multiple principal buildings are permitted on a lot; however, each building must meet the requirements of the building type, unless otherwise noted.
 - 2. Build to the Corner.** The intersections of two build-to zones at a corner shall be occupied by building. Refer to [Figure 11-6\(6\) Build-to Corner and Build-to Zones](#).
- E. Primary and Non-Primary Street Frontages.** A hierarchy of frontages is established for the Downtown Districts by the definition of primary streets on the Regulating Plans ([Figure 11-6\(1\)](#) and [Figure 11-6\(2\)](#)). Refer to Building Type requirements (refer to [11-6-8](#) through [11-6-13](#)) for requirements along these street frontages.

BUILDING TYPES BY DISTRICTS								
		DISTRICTS						
		MX 1: MAIN STREET MIX-USE	MX 2: NEIGHBORHOOD MIXED-USE	CX: CORRIDOR MIXED-USE	GX 4: GENERAL MIX	RX 1: DOWNTOWN RESIDENTIAL	RX 2: RESIDENTIAL MIX	P: OPEN SPACE/CIVIC
BUILDING TYPES	STOREFRONT BUILDING	●	●	●				
	GENERAL BUILDING				●	●	●	
	ROW BUILDING					●	●	
	CIVIC BUILDING	●	●	●	●	●	●	●

● = Permitted within district

Figure 11-6(5) Table of Building Types by Districts

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General Requirements for All Building Types

- 1. Frontages along Civic or Open Space.** Lots containing or abutting civic spaces or public open space shall treat frontages abutting that space as primary frontages.
- 2. Corners.** At all intersections of primary and non-primary streets, facade requirements for primary frontages shall turn the corner and extend from the corner along the non-primary frontage facade a minimum of 30 feet.
- 3. Non-Primary Frontages.** Non-primary frontages allow for a lower level of facade treatment as well as permit locations for garage and parking lot driveways entrances. Non-primary frontages may always be treated at the higher level of a primary frontage.

F. Treatment of Non-Building Lot Areas.

- 1. Treatment of Build-To Zones and Setback Areas.** All build-to zones and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space. Where permitted, driveways are permitted to cross perpendicularly through the build-to zone or setback with a maximum width of 24 feet for two way driveways and 12 feet for one way and single family

residential driveways. Parking is not permitted in build-to zones or setbacks.

- 2. Treatment of Yards.** All yards not covered by parking or driveways shall contain either landscape, patio space, or sidewalk space. Refer to 11-6-18. Landscape Requirements for ground plane vegetation requirements in landscape areas.

- G. Accessory Structures.** Refer to 11-6-20.J. Accessory Use and Structure Requirements for permitted accessory structures other than general outbuildings to support the principal use.

1. Attached accessory structures are considered part of the principal structure.
2. Detached accessory structures are allowed per each building primary shall comply with all setbacks except the following:
 - a. Detached accessory structures are not permitted in the front yard.
 - b. Detached accessory structures shall be located behind the principal structure in the rear yard.
 - c. Detached accessory structures shall not exceed the height of the principal structure.

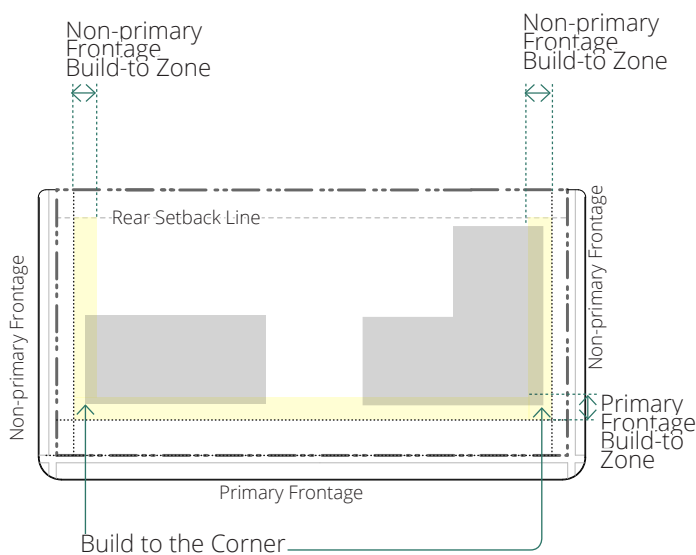


Figure 11-6(6) Build-to Corner and Build-to Zones

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Descriptions and Intent of Building Types

11-6-9. DESCRIPTIONS AND INTENT OF BUILDING TYPES

The following describes the intent of each Building Type established for the districts. Refer to [Figure 11-6\(5\) Table of Building Types by Districts](#) and the regulating plans, [Figure 11-6\(1\)](#) and [Figure 11-6\(2\)](#), for permitted locations.

Images are intended to illustrate the general character intent for each building type. The buildings and sites in each image may not fulfill all of the building type requirements.



New Construction, Single Story, Commercial Center Storefront Building



Existing Historic Storefront Building



New Construction, Mid-Scale Storefront Building



New Construction, Low-Scale Storefront Building



New Construction, Mid-Scale Storefront Building

A. Storefront Description. The Storefront building type is a pedestrian-oriented, Mixed-Use building. Ground story storefront is required along all primary streets with retail and service uses to provide activity. Upper story uses are highly flexible. Parking is in the rear and side yards, depending on the district.

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Descriptions and Intent of Building Types



Existing New Construction, Low-Scale General Building with Service & Office Uses



New Construction, Mid-Scale General Building with Residential Uses



Existing New Construction, Low-Scale General Building with Bank & Office Uses



New Construction, Mid-Scale General Building with Residential Uses



Existing New Construction, Low-Scale General Building with Office Uses

B. General Building. The General building type is a basic building that can accommodate a wide range of uses, from residential to office to light industrial. The General building type differs from the storefront by its lack of requirement for additional ground story glass and the more flexible ground story grade elevation requirements.



Existing New Construction, Low-Scale General Building with Residential Uses

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Descriptions and Intent of Building Types



New Construction, Mid-Scale Rowhouses Lining Apartments



New Construction, Low-Scale General Building or Civic Building with City Government/Institutional Uses



New Construction, Low-Scale Rowhouses



New Construction, Low-Scale Civic Building with Community Space (Assembly Use)

D. Row Building. The Row building type is similar to the General building, but is smaller in scale and divided into different vertical units each with separate entrances. Townhouses, rowhouses, or live-work units fit well into this building type.

C. Civic Building. The Civic building type is the most flexible building, meant to allow for more iconic designs within the urban fabric of the area. This building type, however, is limited to civic and institutional uses

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Storefront Building Type

11-6-10. STOREFRONT BUILDING TYPE

The following defines the requirements specific to this building type. Refer to [11-6-8](#) and [11-6-14](#) for requirements applicable to all building types.

	MX 1: Main Street Mixed-Use	MX 2: Neighborhood Mixed-Use	CX 3: Corridor Mixed-Use	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to FIGURE 11-6(7) .				
1 Minimum Primary Frontage Build-to Zone Coverage	95% required	80% required	60% required	In MX 1 and MX 2, one courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards Primary Frontage build-to zone coverage.
2 Primary Frontage Build-to Zone	0' to 5'	0' to 15'	5' to 15'	For MX 1 and MX 2, a 10' minimum sidewalk area measured from back of curb to the edge of right-of-way is required. The build-to zone shall be measured 10 feet from back of curb.
3 Non-primary Frontage Build-to Zone	0' to 10'	0' to 10'	0' to 20'	
4 Minimum Side Setback	0'; or minimum 5' if abutting other building type			
5 Minimum Rear Setback	10'; minimum 20' if abutting a district permitting residential on ground story			
6 Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	90% 10%	75% 25%	60% 40%	Refer to 11-6-7 , Definitions for semi-pervious coverage.
7 Surface or Accessory Parking	Rear yard only	Rear and limited side yard only	Rear, side yard; limited front & corner side yard	Limited Side Yard parking means one double or single loaded aisle, perpendicular to the street. Limited Front & Corner Side parking means head-in parking off the adjacent right-of-way. Refer to 11-6-18.F for screening requirements.
8 Refuse & Recycling, Utilities, & Loading Location	Rear yard only or internal to building			Refer to 11-6-18.F for screening requirements.
9 Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear or side facade			If no alley exists or is required per 11-6-3 Regulating Plan, one driveway or garage entrance permitted off non-primary street or facade
HEIGHT Refer to Figure 11-6(8) .				
10 Overall: Minimum Height Maximum Height	2 stories 4 stories, plus additional 2 stories set back min. 12'	2 stories 3 stories	1 stories 3 stories	Refer to 11-6-14.B for explanation of measurement.
11 Ground Story: Minimum Height Maximum Height	14' 18'	14' 16'	14' 22'	Stories are measured floor to floor. Refer to 11-6-14.C for explanation of measurement.
12 Upper Stories: Minimum Height Maximum Height	9' 12'	9' 12'	9' 12'	Stories are measured floor to floor. Refer to 11-6-14.C for explanation of measurement.

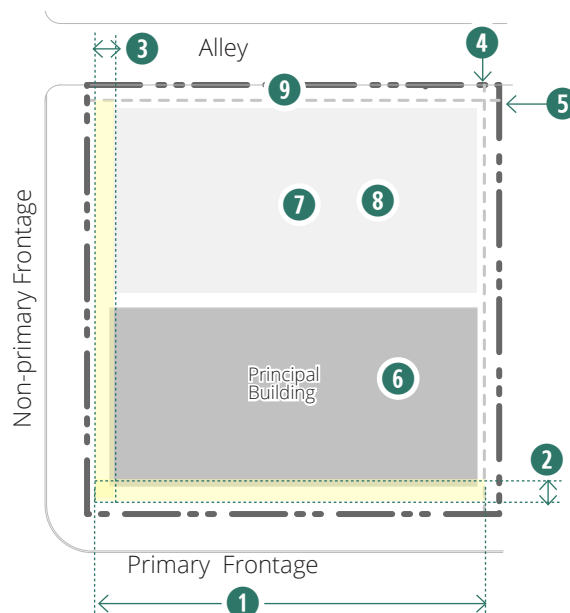


Figure 11-6(7) Storefront Building: Building Siting

11-6. Downtown Districts

Storefront Building Type

	MX 1: Main Street Mixed-Use	MX 2: Neighborhood Mixed-Use	CX 3: Corridor Mixed-Use	REFERENCES/ADDITIONAL REQUIREMENTS
USES Refer to Figure 11-6(8) .				
13 Primary Frontage Ground Story	Only retail use, service use, and office categories permitted			Refer to 11-6-20, Uses by District for permitted uses per zoning district.
14 Non-primary Frontage, All Upper Stories, & Basement	All permitted uses			
15 Parking within Building	Permitted fully in any basement and in rear of all other stories			Refer to Occupied Building Space requirement below.
16 Required Occupied Building Space	Minimum 20' deep on all full height floors from any primary street facade. Not required in any basement.			Refer to 11-6-7, Definitions for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to Figure 11-6(9) .				
17 Primary Frontage Ground Story Facade Transparency	Minimum 70% measured between 2' and 8' for average grade of adjacent sidewalk. Blank wall limitations required per 11-6-14.D.2 .			Note that 11-6-8.E.2 requires this treatment to turn corners. Refer to 11-6-14.D for information on measuring transparency.
18 Required Transparency Street Facades & Facades Visible from the Street	Minimum 15%, measured per story of all stories. Blank wall limitations required per 11-6-14.D.2 .			Refer to 11-6-14.D for information on measuring transparency.
19 Entrance Location & Number	Principal entrance required on primary frontage facade; entrances required a minimum of one per every 60' of building facade			Refer to 11-6-16.G for Principal Entryway requirements.
20 Entryway Configuration	Recessed between 3' and 8', maximum 8' wide, from the portion of the primary frontage facade closest to the street			Refer to 11-6-16.G for Principal Entryway requirements.
21 Entrance/Ground Story Elevation	80% of entrances and the ground story shall be within 1.5' of adjacent sidewalk elevation			
22 Ground Story Street Facade Vertical Divisions	One 2" deep expression line per every 30' of facade width			
23 Street Facade Horizontal Facade Divisions	One 2" deep expression line within 3' of the top of the ground story, the bottom of any 5th story, and at any upper story setback			Refer to 11-6-7, Definitions for expression line.
24 Permitted Cap Types	Parapet, pitched, flat; Maximum of 2 towers permitted within 15' of any street facade, and 2 additional towers permitted.			Refer to 11-6-17 for definition of Cap Types, including towers, and other cap requirements.

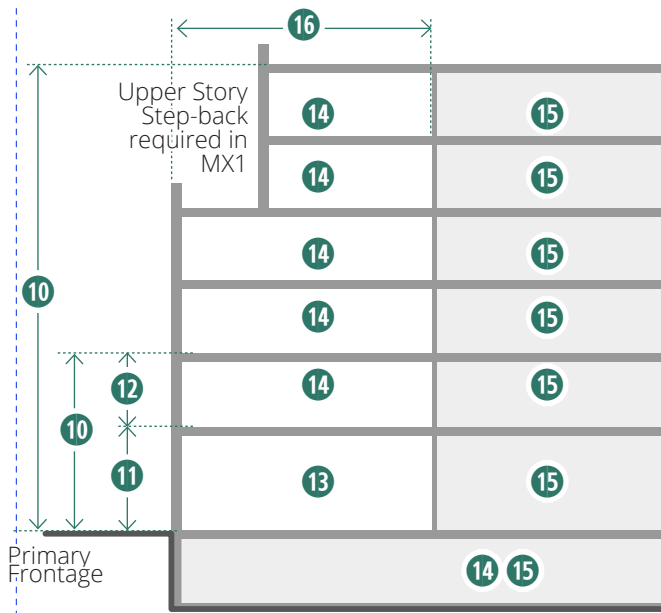


Figure 11-6(8) Storefront Building Section: Height & Use Requirements

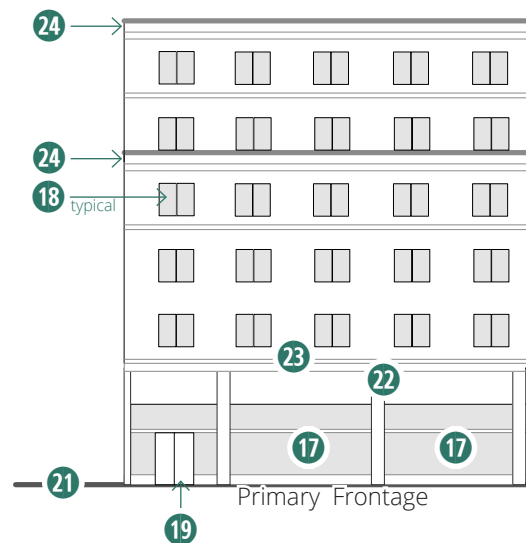


Figure 11-6(9) Storefront Building Elevation: Facade Design Requirements

11-6. Downtown Districts

General Building Type

11-6-11. GENERAL BUILDING TYPE

The following defines the requirements specific to this building type. Refer to [11-6-8](#) and [11-6-14](#) for requirements applicable to all building types.

		GX: General Mix	RX 1: Downtown Residential	RX 2: Residential Mix	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to Figure 11-6(10) .					
1	Minimum Primary Frontage Build-to Zone Coverage	80% required	80% required	60% required	One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards Primary Frontage build-to zone coverage.
2	Primary Frontage Build-to Zone	5' to 20'	12' to 25'	15' to 30'	In RX 1, the build-to zone shall be within 5 feet of the average of the setbacks of the residential buildings on the block face.
3	Non-primary Frontage Build-to Zone	5' to 15'	12' to 25'	5' to 20'	
4	Minimum Side Setback	10'; or minimum 25' if abutting a single family house			
5	Minimum Rear Setback	10'; 5' at alley; minimum 30' if abutting a single family house			
6	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	70% 25%	60% 25%	60% 15%	Refer to 11-6-7, Definitions for semi-pervious coverage.
7	Surface or Accessory Parking	Rear yard only	Rear yard only	Rear yard only	Refer to 11-6-18.F for screening requirements.
8	Refuse & Recycling, Utilities, & Loading Location	Rear yard only or internal to building			Refer to 11-6-18.F for screening requirements.
9	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear or side facade			If no alley exists or is required per 11-6-3 Regulating Plan, one driveway or garage entrance permitted off non-primary street or facade
HEIGHT Refer to Figure 11-6(11) .					
10	Overall: Minimum Height Maximum Height	2 stories 3.5 stories, plus additional 2 stories set back min. 12'	2 stories 5.5 stories	2 stories 4 stories	Refer to 11-6-14.B for explanation of measurement.
11	All Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 10'	Stories are measured floor to floor. Refer to 11-6-14.C for explanation of measurement.

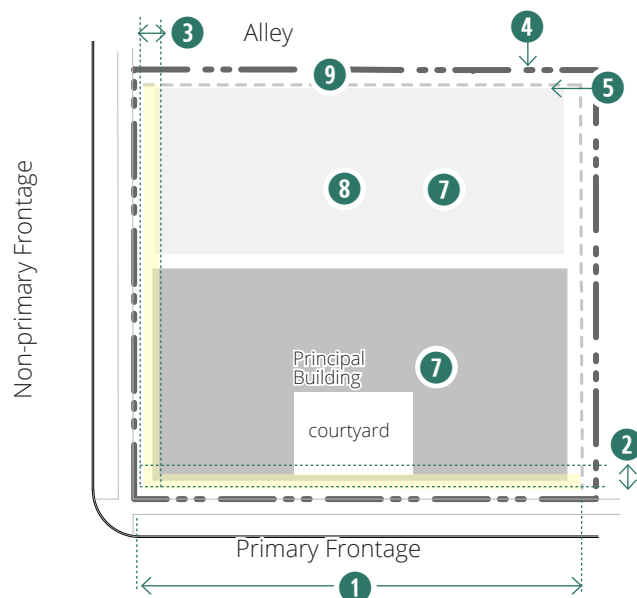


Figure 11-6(10) General Building: Building Siting

11-6. Downtown Districts

General Building Type

	GX: General Mix	RX 1: Downtown Residential	RX 2: Residential Mix	REFERENCES/ADDITIONAL REQUIREMENTS
USES Refer to Figure 11-6(11)				
12 All Frontages & Stories	All permitted uses			Refer to 11-6-20. Uses by District for permitted uses per zoning district
13 Parking within Building	Permitted fully in any basement and in rear of all other stories			Refer to Occupied Building Space requirement below.
14 Required Occupied Building Space	Minimum 20' deep on all full height floors from any primary street facade. Not required in any basement.			Refer to 11-6-7. Definitions for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to Figure 11-6(12) .				
15 Required Transparency Street Facades & Facades Visible from the Street	Minimum 15%, measured per story of all stories. Blank wall limitations required per 11-6-14.D.2 .			Refer to 11-6-14.D for information on measuring transparency.
16 Entrance Location & Number	Principal entrance required on Primary frontage facade; entrances required a minimum of one per every 90' of building facade			Refer to 11-6-16.G for Principal Entryway requirements.
17 Entryway Configuration	Entry doors shall be off a stoop, minimum 4' wide and 3' deep, OR a porch, minimum 8' wide & 5' deep.			Refer to 11-6-16.G for Principal Entryway requirements.
18 Entrance/Ground Story Elevation	80% of entrances and the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5' with visible basement (transparency required)			
19 Ground Story Street Facade Vertical Divisions	One 2" deep expression line per every 100' of facade width			
20 Street Facade Horizontal Facade Divisions	One 2" deep expression line within 3' of the top of the visible basement or the ground story, the bottom of any 5th story, and at any upper story setback			Refer to 11-6-7. Definitions for expression line and visible basement.
21 Permitted Cap Types	Parapet, pitched, flat; Maximum of one tower permitted within 15' of any street facade, and 2 additional towers permitted in the rear 30'.			Refer to 11-6-17 for definition of Cap Types, including towers, and other cap requirements.

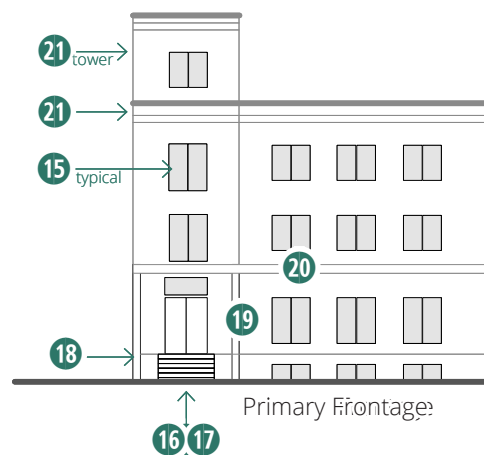
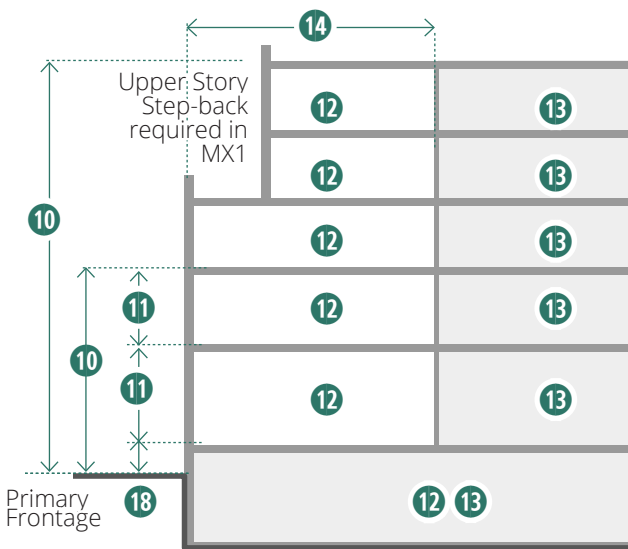


Figure 11-6(11) General Building: Height & Use Requirements

Figure 11-6(12) General Building: Facade Design Requirements

11-6. Downtown Districts

Row Building Type

11-6-12. ROW BUILDING TYPE

The following defines the requirements specific to this building type. For the purposes of the Row Building, a building consists of multiple vertical units. Refer to [11-6-8](#) and [11-6-14](#) for requirements applicable to all building types.

		RX 1: Downtown Residential	RX 2: Residential Mix	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to FIGURE 11-6(13) .				For the purposes of the Row Building, a building consists of multiple vertical units.
1	Minimum Primary Frontage Build-to Zone Coverage	80% required	60% required	Each unit shall have a facade located within the build-to zone, except 2 of every 3 units may front a courtyard or open space. A courtyard may contribute to the minimum Primary Frontage Build-to Zone Coverage. Refer to Entrance Location & Number for additional requirements.
2	Primary Frontage Build-to Zone	12' to 25'	15' to 30'	
3	Non-primary Frontage Build-to Zone	12' to 25'	5' to 20'	
4	Minimum Side Setback	7.5'; 15' abutting single family house	7.5'	
5	Minimum Rear Setback	10'; 5' at alley; minimum 30' if abutting a single family house		
6	Maximum Building Length Space between Buildings	Maximum 8 units or 160', whichever is less. Minimum 15'	Maximum 6 units or 120', whichever is less. Minimum 15'	
7	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	60% 25%	60% 15%	Refer to 11-6-7, Definitions for semi-pervious coverage.
8	Surface or Accessory Parking, Refuse & Recycling, Utilities, & Loading Location	Rear yard only or internal to building		Refer to 11-6-18.F for screening requirements.
9	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear facade of unit only		If no alley exists or is required per 11-6-3 Regulating Plan, a private alley is required with access off a non-primary street. If no other option exists, one access drive may be off a primary street.
HEIGHT Refer to FIGURE 11-6(14) .				
10	Overall: Minimum Height Maximum Height	2 stories 4 stories	2 stories 3 stories	Refer to 11-6-14.B for explanation of measurement.
11	All Stories: Minimum Height Maximum Height	9' 12'	9' 12'	Stories are measured floor to floor. Refer to 11-6-14.C for explanation of measurement.

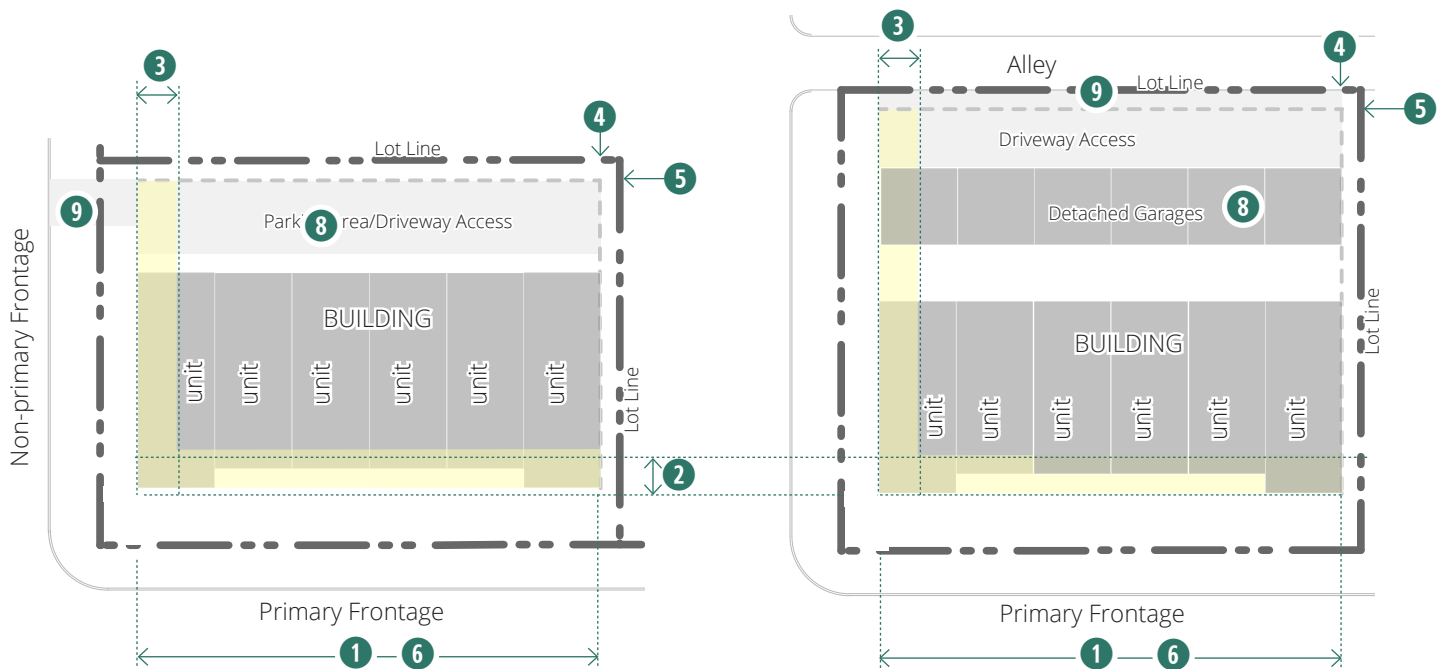


Figure 11-6(13) Row Building: Building Siting

11-6. Downtown Districts

Row Building Type

	RX 1: Downtown Residential	RX 2: Residential Mix	REFERENCES/ADDITIONAL REQUIREMENTS
USES Refer to FIGURE 11-6(14) .			
12 All Frontages & Stories	All permitted uses		Refer to 11-6-20. Uses by District for permitted uses per zoning district.
13 Parking within Building	Permitted fully in any basement and in rear of ground story		Refer to Occupied Building Space requirement below.
14 Required Occupied Building Space	Minimum 20' deep on all full height floors from any primary street facade. Not required in any basement. Not required in any basement.		Refer to 11-6-7. Definitions for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to FIGURE 11-6(15) .			
15 Required Transparency Street Facades & Facades Visible from the Street	Minimum 15%, measured per story of all stories. Blank wall limitations required per 11-6-14.D.2.		Refer to 11-6-14.D for information on measuring transparency.
16 Entrance Location & Number	One entrance required per unit on the Primary frontage facade, courtyard, or open space; minimum of one principal entrance required per 30' of facade.		Refer to 11-6-16.G for Principal Entryway requirements.
17 Entrance Configuration	Entry doors shall be off a stoop, minimum 4' wide and 3' deep, OR a porch, minimum 8' wide & 5' deep. No more than 2 entry doors may be located off each stoop or porch.		Refer to 11-6-16.G for Principal Entryway requirements.
18 Entrance/Ground Story Elevation on Primary Frontage Facade	80% of entrances and the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5' with visible basement (transparency required).		Refer to 11-6-7. Definitions for visible basement.
19 Ground Story Street Facade Vertical Divisions	One 2" deep expression line per every 100' of facade width or every 3 units, whichever is less		Refer to 11-6-7. Definitions for expression line and visible basement.
20 Street Facade Horizontal Facade Divisions	One 2" deep expression line within 3' of any visible basement		
21 Permitted Cap Types	Parapet, pitched, flat; one tower is permitted per building.		Refer to 11-6-17 for definition of Cap Types, including towers, and other cap requirements.

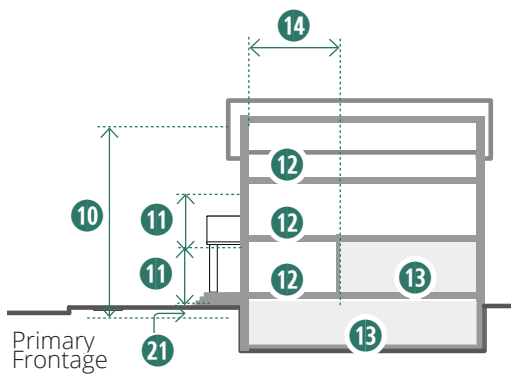


Figure 11-6(14) Row Building: Height & Use Requirements



Figure 11-6(15) Row Building: Facade Design Requirements

11-6. Downtown Districts

Civic Building Type

11-6-13. CIVIC BUILDING TYPE

The following defines the requirements specific to this building type. In all districts, development of this building type requires a special use permit. Refer to [11-6-8](#) and [11-6-14](#) for requirements applicable to all building types.

	ALL DISTRICTS	REFERENCES/ ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to FIGURE 11-6(16) .		
1 Minimum Primary Frontage Coverage	No requirement; 60% recommended	One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards Minimum Primary Frontage Coverage.
2 Primary Frontage Minimum <u>Setback</u>	20'	Note that setback is used in lieu of build-to zone for the Civic building to require a minimum landscape yard and to allow for more yard area along the street, if desired.
3 Non-primary Frontage Minimum <u>Setback</u>	15'	
4 Minimum Side Setback	15'	
5 Minimum Rear Setback	15'	
6 Maximum Building Length	None required	
7 Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	50% 20%	Refer to 11-6-7, Definitions for semi-pervious coverage.
8 Surface or Accessory Parking, Refuse & Recycling, Utilities, & Loading Location	Rear yard; limited side yard, limited front & corner side parking.	Limited Side Yard parking means one double or single loaded aisle, perpendicular to the street. Limited Front & Corner Side parking means head-in parking off the adjacent right-of-way. Refer to 11-6-18.F for screening requirements.
9 Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear or side facade	If no alley exists or is required per 11-6-3 Regulating Plan, one driveway or garage entrance permitted off non-primary street or facade
HEIGHT Refer to FIGURE 11-6(17) .		
10 Overall: Minimum Height Maximum Height	1 stories 3.5 stories	Refer to 11-6-14.B for explanation of measurement.
11 All Stories: Minimum Height Maximum Height	9' 18'; 24' on single story building	Stories are measured floor to floor. Refer to 11-6-14.C for explanation of measurement.

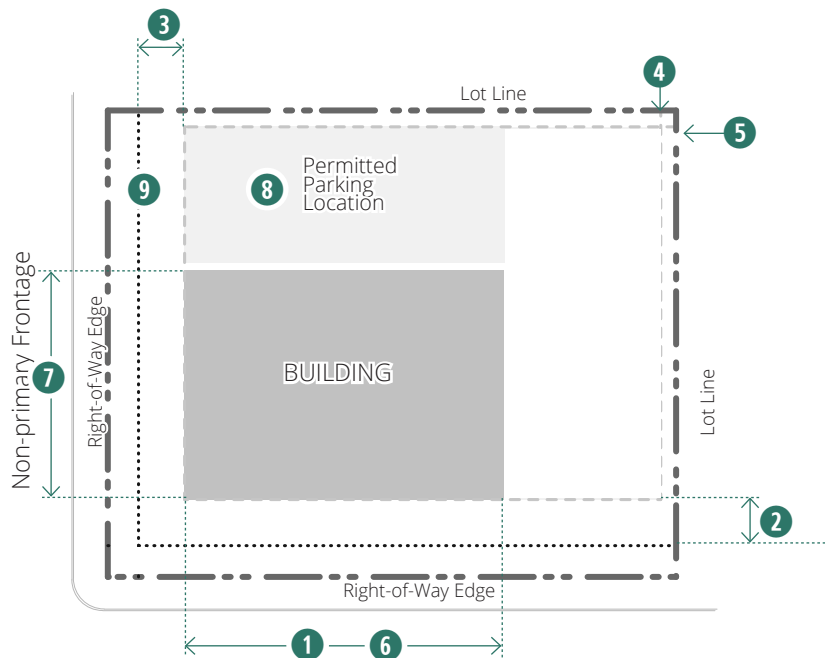


Figure 11-6(16) Civic Building: Building Siting

11-6. Downtown Districts

Civic Building Type

		ALL DISTRICTS	REFERENCES/ ADDITIONAL REQUIREMENTS
USES Refer to FIGURE 11-6(17) .			
12	All Frontages & Stories	Limited to public facilities, public recreation, and religious categories of uses	Refer to 11-6-20. Uses by District for permitted uses per zoning district.
13	Parking within Building	Permitted fully in any basement and in rear of all other stories	Refer to Occupied Building Space requirement below.
14	Required Occupied Building Space	Minimum 20' deep on all full height floors from any street facade. Not required in any basement.	Refer to 11-6-7. Definitions for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to FIGURE 11-6(18) .			
15	Required Transparency Street Facades & Facades Visible from the Street	Minimum 12%, measured per story of all stories. Blank wall limitations required per 11-6-14.D.2	Refer to 11-6-14.D for information on measuring transparency.
16	Entrance Location & Number	Principal entrance required on Primary frontage facade	Refer to 11-6-16.G for Principal Entryway requirements.
17	Entrance Configuration	No requirement other than principal entryway requirements	Refer to 11-6-16.G for Principal Entryway requirements.
18	Entrance/Ground Story Elevation	Principal entrance and 80% of the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5' with visible basement (transparency required)	Refer to 11-6-7. Definitions for visible basement.
19	Ground Story Street Facade Vertical Divisions	No requirement. One 2" deep expression line recommended per every 100' of facade width or every 2 units, whichever is less	Refer to 11-6-7. Definitions for expression line and visible basement.
20	Street Facade Horizontal Facade Divisions	No requirement. One 2" deep expression line recommended within 3' of any visible basement.	
21	Permitted Cap Types	Parapet, Pitched, Flat, other with minor design exception; One tower permitted per building.	Refer to 11-6-17 for definition of Cap Types, including towers, and other cap requirements.

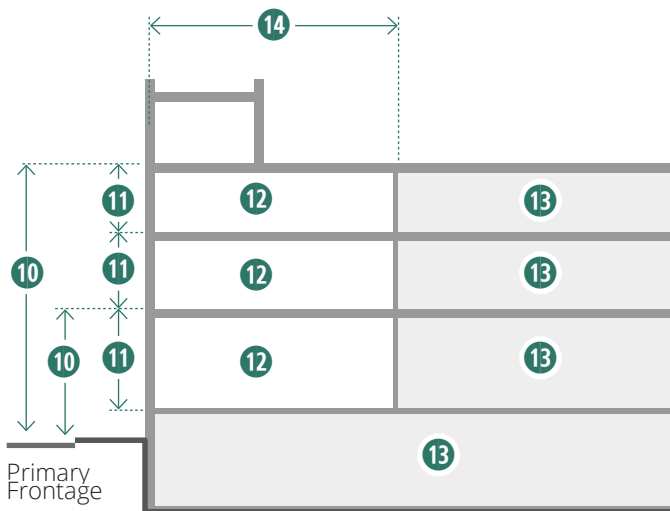


Figure 11-6(17) Civic Building: Height & Use Requirements

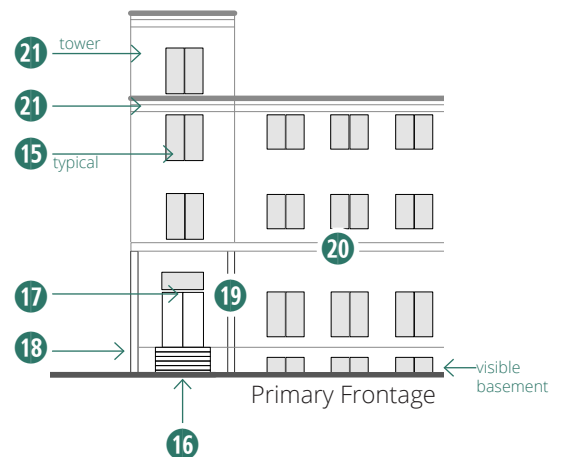


Figure 11-6(18) Civic Building: Facade Design Requirements

11-6. Downtown Districts

Measurement of Building Type Requirements

11-6-14. MEASUREMENT OF BUILDING TYPE REQUIREMENTS

The following explains and further defines the standards outlined on the tables on the previous pages, specific to each building type, refer to [11-6-10](#) through [11-6-13](#).

A. Minimum Primary Frontage Lot Line Coverage.

The minimum percentage of building facade along the Primary Frontage of a lot is designated on each building type table.

- a. **Measurement.** The width of the principal structures (as measured within the build-to zone along the frontage edge) is divided by the length of the frontage parallel to the property line following the street. Refer to [Figure 11-6\(20\) Minimum Primary Frontage Lot Line Coverage](#).
- b. **Courtyards.** Where noted by building type, courtyards, per [11-6-7. Definitions](#), located along the facade in the build-to zone count towards the minimum coverage.

- c. **Civic Space Type.** Open spaces per civic space type requirements are exempt from minimum Primary frontage lot line coverage.

1. Build-to Zone.

The build-to zone is designated separately for each frontage on each building type table. Refer to [Figure 11-6\(19\) Build-to Zones](#).

- a. **Measurement.** The build-to zone for all frontages is measured from the property line parallel to the frontage, unless otherwise noted. When additional streetscape area is required, the build-to zone is measured from the edge of the required streetscape onto the site.
- b. **Encroachments.** Awnings, balconies, and building mounted signage may extend beyond the build-to zone into any yard area, but may not extend into the street right-of-way.

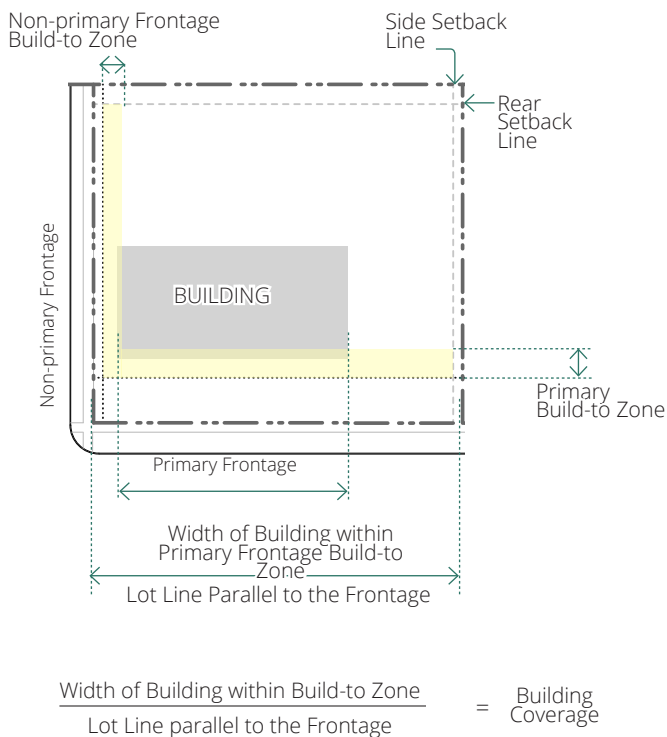


Figure 11-6(20) Minimum Primary Frontage Lot Line Coverage

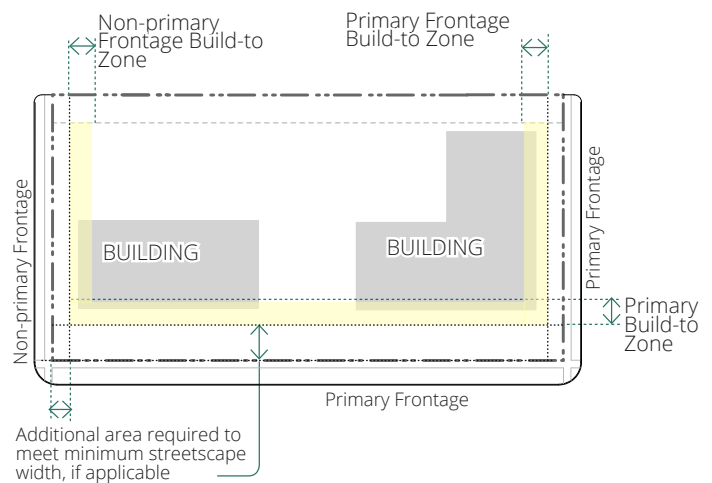


Figure 11-6(19) Build-to Zones

11-6. Downtown Districts

Measurement of Building Type Requirements

B. Ground Story and Upper Stories, Minimum and Maximum Height. (Refer to Figure 11-6(21) Measuring Stories with Floor-to-Floor Height).

1. **Minimum Overall Height.** Minimum heights require a minimum number of stories on the Primary frontage facades of the building. The building must meet the minimum required height for the first 30 feet of occupied building space measured from the Primary frontage facade into the building.
2. **Maximum Overall Height.** Maximum heights are specified both in number of stories and overall dimension. This requirement applies to the entire building.
 - a. **Towers.** Where noted, towers may exceed the overall maximum height per 11-6-17. Cap Types.
 - b. **Cap Type.** Where noted, certain cap types may allow additional height.
3. **Two Half Stories.** Refer to 11-6-7 for definition of a half story. A building incorporating both a half story within the roof and a visible basement shall

count the height of the two half stories as one full story.

4. **Set-Back Upper Stories.** Where upper stories are designated to be set back from lower stories, the following applies:
 - a. **Primary Frontage.** The designated upper stories shall be set back from any primary frontage facade, even if the building is at a corner where both streets are designated as primary.
 - b. **Measurement.** The set back dimension shall be measured from the portion of the facade closest to the street.

C. Minimum & Maximum Height per Story. Each story is measured with a range of permitted floor-to-floor heights. Refer to Figure 11-6(21) Measuring Stories with Floor-to-Floor Height.

1. **Measurement.** Floor height is measured in feet between the floor of a story to the floor of the story above it. Minimum and maximum floor-to-floor heights are required to be met on floors along facades, a minimum of 80 percent of each story.
2. **Single Story Buildings & Top Floor Measurement.** For single story buildings and the uppermost story of a multiple story building, floor-to-floor height shall be one foot less than noted per building type and measured from the floor of the story to the ceiling.
3. **Mezzanines as a Story.** Mezzanines may be included within the floor-to-floor height of any story, included in the calculation of stories. Mezzanines occupying more than 30 percent of the floor area below and extending above the story's allowable floor-to-floor height shall count as an additional story.
4. **Taller Spaces.** Spaces exceeding the allowable floor-to-floor heights of the building type are not permitted on primary frontage facades. These spaces are unlimited on interior lots and non-primary frontage facades.

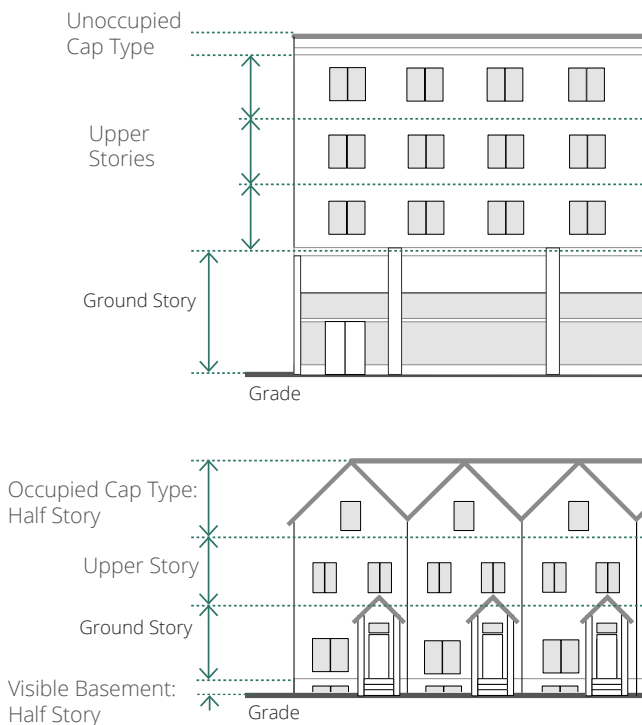


Figure 11-6(21) Measuring Stories with Floor-to-Floor Height

11-6. Downtown Districts

Measurement of Building Type Requirements

D. Minimum Required Transparency. Per the requirements of each building type, a minimum amount of transparency is required on all stories of all facades.

1. Measurement. Minimum facade transparency is measured from floor-to-floor of each story separately. Refer to [Figure 11-6\(22\) Measuring Minimum Facade Transparency](#). Transparency, defined in [11-6-7. Definitions](#), includes windows and any glass in doors that is highly transparent with low reflectance. The measurement may include the frame, mullions, and muntins, but shall not include trim or casing.

2. Blank Wall Segments. No more than a 15-foot wide section, measured horizontally, and no more than 30 percent of any story shall be without transparency.

a. **Exception.** When a facade of any story is located within 3 feet of a parallel building facade, no minimum transparency is required for that story.

3. Minimum Ground Story Transparency. When required by the building type, ground story transparency shall be measured between 2 feet and either 8 or 10 feet, as noted, from the average grade at the base of the facade. Minimum ground story transparency supersedes the overall minimum transparency required for the building type.

4. Tall Stories. Stories that are 18 feet or taller in height shall be counted as 2 stories for the purpose of calculating minimum facade transparency, with each horizontal half of the story calculated separately.

5. Mezzanines. Mezzanines that qualify as a story shall include transparency meeting the upper story transparency requirements. Refer to [11-6-14.C3 Mezzanines as a Story](#).

6. Half Stories. All half stories located within roof structure and visible basements are required to meet the minimum transparency.

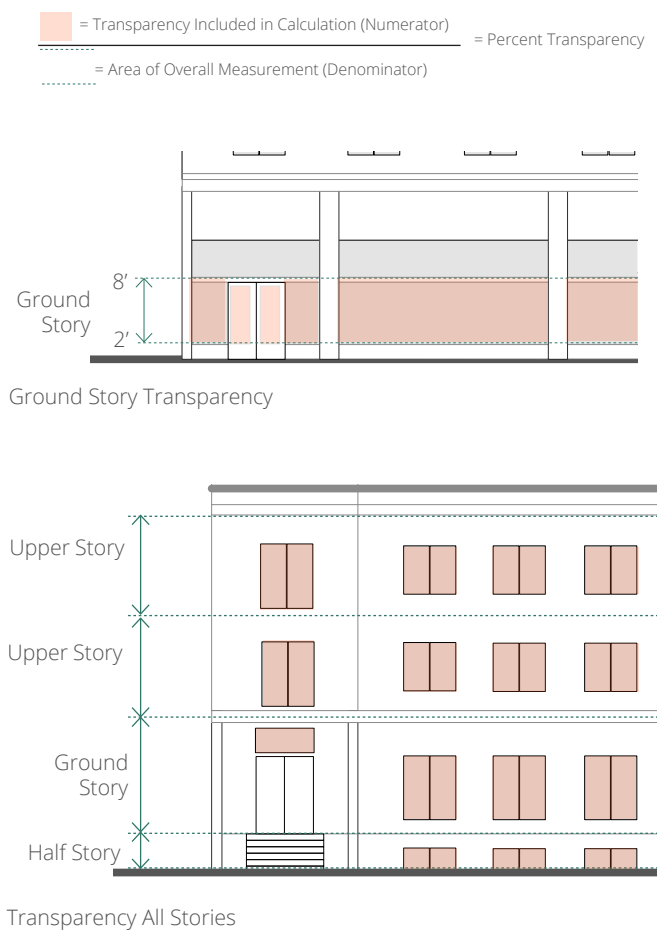


Figure 11-6(22) Measuring Minimum Facade Transparency

11-6. Downtown Districts

Materials & Color

11-6-15. MATERIALS & COLOR

The following establishes building design requirements applicable for all building types, unless otherwise stated.

A. Intent. The intent of the following requirements is to require well-tested, high quality, durable, natural materials intended for the majority of finished surfaces, while permitting a wider range of materials for details.

B. Major Materials. A minimum of 80 percent of each street facade, not including window and door areas, shall be constructed of major materials.

1. Simplicity of Surface Materials. A minimum of 60 percent of each facade, not including window and door areas, shall be constructed of one major materials.

2. Side and Rear Facades. Permitted major materials shall turn the corner from the street facade onto the side or rear facade for no less than 30 feet along the adjacent facade. Refer to Limited Use Major Materials for materials permitted on side and rear facades.

3. Permitted Major Materials. Major materials shall be generally natural, finish materials in small-

scaled units. The following are acceptable major facade materials. Refer to [Figure 11-6\(23\) Major Materials](#).

- a. Stone
- b. Brick
- c. Cement-based stucco
- d. Glass curtain wall
- e. Architectural metal panels
- f. Wood and composite wood rainscreen system

4. Prohibited Major Materials. The following materials are not permitted for use as major materials.

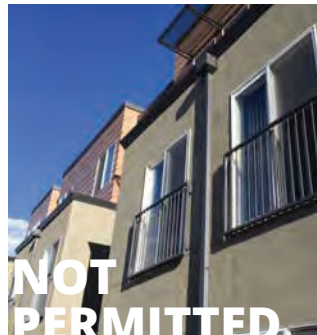
- a. Exposed, unfinished concrete
- b. Synthetic stucco (using foam insulation board)
- c. Unfinished wood except as listed above
- d. Glass block
- e. Vinyl siding
- f. Plastic, fiberglass and acrylic panels



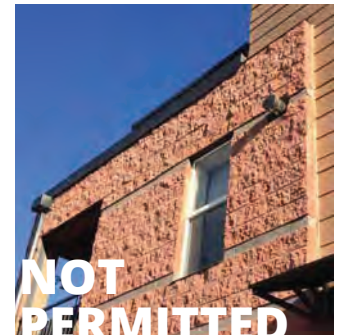
Brick with Metal Details



Architectural Metal Panels



NOT PERMITTED.
Synthetic Stucco



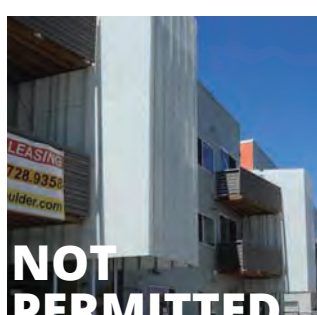
NOT PERMITTED.
Concrete Masonry Units



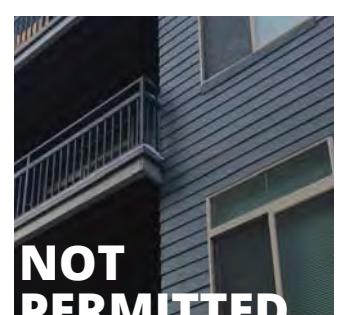
Stone with Cast Stone Details



Glass Curtain Wall



NOT PERMITTED.
Plastic Panels



NOT PERMITTED.
Vinyl Siding

Figure 11-6(23) Major Materials.

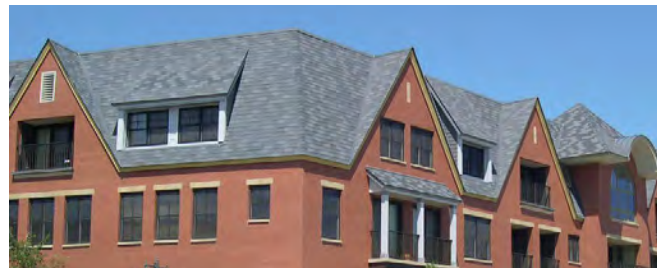
11-6. Downtown Districts

Materials & Color

- 5. Limited Use Major Materials.** The following materials are prohibited except consistent with the following:
- a. **Economy Bricks.** Brick types larger than 3 inches in height are permitted as major materials on interior side, rear, alley, and rail corridor facades.
 - b. **Fiber Cement Board.** Fiber cement lap siding or shingles (such as HardiePlank or HardieShingle or similar) are permitted on all facades without limitation on the Row building type only.
 - c. **Wood Lap Siding and Shingles.** Painted wood lap siding and wood shingles are permitted on all facades without limitation on the Row building type only.
 - d. **Cement-Based Stucco.** Cement-based stucco is permitted on all stories above the ground story, and on ground story facades facing rear yards, alleys, or the rail corridor.
 - e. **Concrete Masonry Units (CMU).** Burnished, glazed, or honed concrete masonry units (CMU) or blocks are permitted as major materials on facades facing rear, alley, and the rail corridor.
- C. Minor Materials.** Minor materials are limited to trim, details, and other accent areas that combine to less than 20 percent of the total surface of each facade.
- 1. **Major Materials.** All permitted major materials may serve as minor facade materials.
 - 2. **Permitted Minor Materials.** Permitted minor materials include the following:
 - a. Fiber cement and wood trim pieces
 - b. Metal for beams, lintels, trim, exposed structure, and other ornamentation
 - c. Burnished, glazed, or honed concrete masonry units (CMU) or block for columns, trim, and details, and no surfaces except storefront knee walls.
 - d. Split-face, honed, or glazed concrete masonry units with a height less than 4.5 inches for surfaces less than 10 percent of the facade surface
 - e. Cast stone concrete elements
 - f. Vinyl for window trim and soffits
 - g. Glass curtain wall

h. Cement-Based Stucco for surfaces

- 3. Limited Use Minor Materials.** The following materials are permitted as minor surface materials on upper floor facades only:
- a. Synthetic stucco or exterior insulation and finishing systems (EIFS), such as Dryvit
 - b. Fiber cement lap siding or shingles (such as HardiePlank or HardieShingle or similar) on all buildings. Refer to 11-6-15.A.5.b. for fiber cement siding on the Row building type.
- D. Roof Materials.** Acceptable roof materials include dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.
- E. Other Materials with Approval.** Other high quality materials, not listed, may be requested with a minor design exception during the design review approval process. Samples and examples of successful, high quality local installations shall be provided by the applicant.



Roof Materials: Asphalt Composite Shingles



Roof Materials: Metal



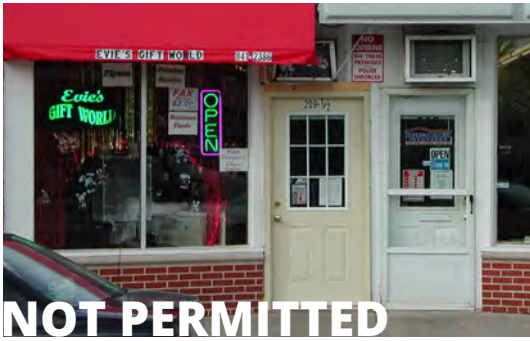
Roof Materials: Ceramic Tile

Figure 11-6(24) Roof Materials.

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Building Facade Elements

- F. Appropriate Grade of Materials.** Commercial quality doors, windows, and hardware shall be used on all building types with the exception of the Row Building and the Yard Building. Refer to [Figure 11-6\(25\)](#).
- G. Color.** Dominant building colors shall be from a historic palette from any major paint manufacturer. Other colors may be utilized for details and accents, but shall not exceed a total area larger than 10 percent of the facade surface area.



Residential Grade Doors on Commercial Buildings.



Commercial Grade Doors & Windows on Commercial Buildings.

Figure 11-6(25) Commercial Grade Doors & Windows.

11-6-16. BUILDING FACADE ELEMENTS

The following establishes building design requirements applicable to all building types, unless otherwise stated.

- A. Windows.** Windows on all buildings shall be constructed per the following requirements as shown in [Figure 11-6\(26\) Vertically Oriented Windows with Expressed Lintels](#). The following requirements apply to all buildings in the downtown districts.
 - 1. Amount.** Percent of transparency is required per building type.
 - 2. Recessed.** On all buildings, all windows, with the exception of ground story storefront systems, shall be recessed with the glass a minimum of 2 inches back from the facade surface material or adjacent trim.
 - 3. Vertically Oriented.** All windows shall be vertically oriented with the following exceptions:
 - a. Flat Cap Type.** When the flat cap type (refer to [11-6-17. Cap Types](#)) is utilized, horizontally oriented windows are permitted for 30 percent of the total transparency area of each story above the ground story.
 - b. Rear & Side Facades.** On rear and side facades, up to 50 percent of the total transparency area of each story may include horizontally oriented windows.
 - c. Exception.** Horizontally oriented windows exceeding 40 percent or more of the level of transparency for any story may be requested through the minor design exception process.



Figure 11-6(26) Vertically Oriented Windows with Expressed Lintels

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Building Facade Elements

- 4. **Visibility through Glass.** Reflective glass and glass block are prohibited on street facades. Refer to [11-6-7. Definitions](#) for permitted reflectance of window and door glass.
 - 5. **Operable Windows.** A minimum of 50 percent of the windows on each story of each facade shall be operable.
 - 6. **Expressed Lintels.** Lintels shall be expressed above all windows and doors, whether by a change in brick coursing or a separate element.
- B. Doors.** Doors located on primary facades shall have at least 30 percent glass and shall be painted, stained, or otherwise finished consistent other trim.
- C. Awnings.** Refer to [Figure 11-6\(27\) Examples of Permitted Awnings.](#)
- 1. **Material.** All awnings shall be canvas or metal. Plastic awnings are prohibited.
 - 2. **Shapes.** Waterfall or convex, dome, and elongated dome awnings are not permitted.
 - 3. **Lighting.** Backlit awnings are not permitted.
 - 4. **Supports.** Frames shall be metal and shall be wall mounted. Support poles are not permitted unless utilized for outdoor eating areas over 8 feet in depth.
 - 5. **Clearance.** All portions of any awning shall provide at least 8 feet of clearance over any walkway and shall not extend over any driveway.
 - 6. **Multiple Awnings on the Facade.** When more than one awning is mounted on a facade, the awning types and colors shall be coordinated by matching the color, shape, material, or other element.
- D. Security Grills.** Interior and exterior security bars, grills, mesh or similar obstructions, whether permanently or temporarily affixed, shall not cover any exterior door or more than ten percent of any individual window or contiguous window area.
- E. Balconies.** The installation or construction of balconies on street facades is encouraged, but not required. Refer to [Figure 11-6\(28\) Examples of Balconies.](#)
- 1. **Applicability.** These provisions apply to locations where balconies are incorporated into the facade design facing any street or public way.
 - 2. **Size.** Balconies shall be a minimum of 4 feet deep and 5 feet wide.
 - 3. **Balcony Structure.** Balconies shall be integral to the facade. Balconies on stepped-back stories



Metal Awning

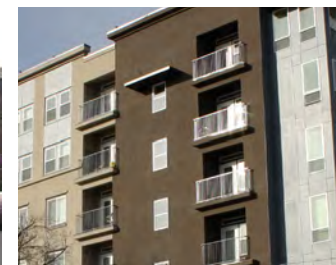
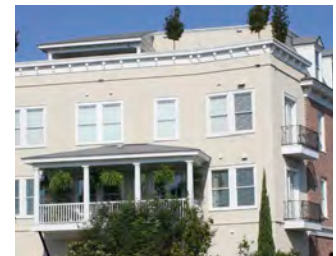


Canvas Awning

Figure 11-6(27) Examples of Permitted Awnings.



Balconies: Covers More than 40 Percent of Facade



Balconies Appropriately Attached to or Incorporated into Facade.

Figure 11-6(28) Examples of Balconies.

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Building Facade Elements

may be independently secured, extending from the facade. Balcony structure shall not include more than one balcony.

- 4. Facade Coverage.** A maximum of 40 percent of the primary and non-primary frontage facades, calculated separately for each facade, may be covered by balconies. The balcony area is calculated by drawing a rectangle around the platform/floor of balcony, any columns or indentions, and any ceiling/upper balcony.

F. Shutters. If installed, shutters on any facing facade, whether functional or not, shall meet the following requirements:

- 1. Size.** All shutters shall be sized for the windows, so that if the shutters were to be closed, they would not be too small for complete coverage of the window.
- 2. Materials.** Shutters shall be wood, metal, or fiber cement. Vinyl shutters are not permitted. Other "engineered" woods may be approved through a minor design exception during the design review process with an approved sample and examples of successful, high quality local installations, installed a minimum of 5 years earlier and showing no degradation or wear of the material.

G. Principal Entryway. Refer to [Figure 11-6\(29\) Examples of Defined Principal Entryway](#). Principal entrances to buildings or units shall be clearly delineated through one or more of the following:

- 1. Cap or Canopy.** The entryway shall be covered by a cap or canopy differentiating it from the overall building cap.
- 2. Sidelights and Transom.** Sidelights and/or transom windows shall be included around the entryway.
- 3. Extended Articulation.** The entryway shall be included in a separate bay of the building extended up at least two stories.
- 4. Other Design Options.** The zoning administrator may approve different design options that add emphasis and draw attention to the entryway through a minor design exception during site plan review.



Inappropriately Scaled Shutters.



Appropriately Scaled Shutters.

Figure 11-6(30) Shutters.



Figure 11-6(29) Examples of Defined Principal Entryway.

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Building Facade Elements

H. Building Facade Variety. All buildings 100 feet in width or greater along any primary street frontage shall fulfill the following requirements:

1. **Increments.** Each primary frontage facade shall be varied in segments less than or equal to 90 feet. Refer to [Figure 11-6\(31\) Example of Facade Variety](#).
2. **Requirements.** Each facade segment shall vary by the type of dominant material, or color, scale, or orientation of that material, and at least two of the following:
 - a. The proportion of recesses and projections.
 - b. The location of the entrance and window placement, unless storefronts are utilized
 - c. Cap type, plane, or material, unless otherwise stated in the building type requirements
 - d. Building heights

I. Rear Parking Facade Design. The following applies in all locations where a public building entrance occurs on the rear or side facade adjacent to a parking lot. Refer to [Figure 11-6\(32\) Rear Parking Facade Examples](#).

1. **Entrance Type.** The entrance configuration for the building type shall be utilized.
2. **Materials.** The street facade materials and color requirements, above, shall be met for the portions of the facade with a public entrance.
3. **Transparency Requirement.** Public building entrance facade area, minimum 20 feet wide, shall utilize one of the following:
 - a. On Storefront buildings, a minimum 45 percent transparency is required for the ground floor facade entrance, and the door shall be a minimum of 45 percent transparent.
 - b. On any other building, the minimum transparency required for upper floors of the street facade shall apply to the rear ground floor entrance area, and the door shall be a minimum of 45 percent transparent.
4. **Awnings and signage are encouraged.** When awnings and signage are utilized on the front facade, that treatment is required to be continued on similar facades on rail right-of-way facades.



Figure 11-6(31) Example of Facade Variety



Figure 11-6(32) Rear Parking Facade Examples

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Building Facade Elements

J. Fuel Stations & Car Washes. Fueling stations and car washes require a special use permit (refer to Article VII) and shall meet the following. Refer to [Figure 11-6\(33\) Example of a Fueling Station](#) for one illustration of a compliant Fuel Station.

- 1. Location of Pumps.** Any fueling pumps shall be located in the rear or interior side yard.
- 2. Convenience Store/Building.** A building, such as those typically associated with a fueling station, shall be located in the build-to zone and shall occupy any corner. The building shall fulfill all requirements of the building type with the exception of the Minimum Primary Build-to Zone Coverage and the Minimum Height Requirement.
- 3. Car Wash Facility.** Any car wash facility shall be located in the rear of the lot. Vehicle entrance doors may be located on the rear facade, non-primary street facade, or an interior facade not visible from the primary street. Vehicular entrances are prohibited on the primary street facade, unless otherwise approved through a minor design exception.
- 4. Additional Drive Entrance.** One driveway entrance, in addition to the driveways permitted by building type, is permitted on the lot, maximum width 22 feet. With a minor design exception, the driveway may be located on the primary street.

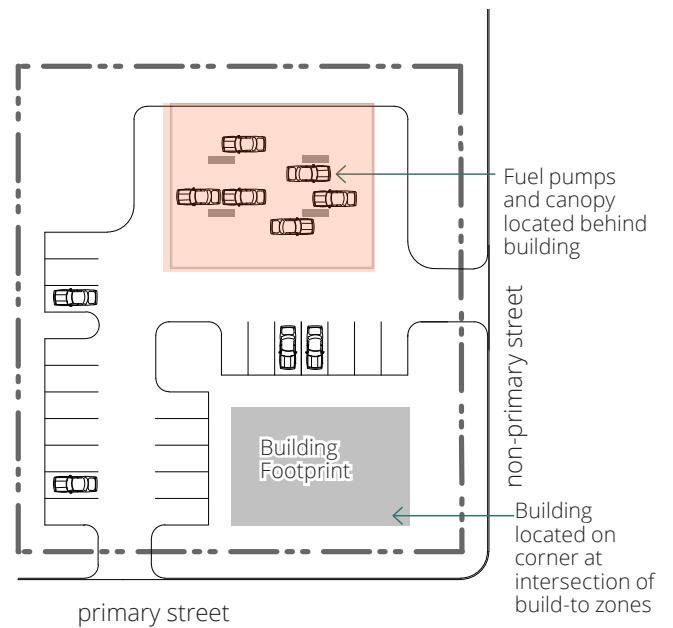


Figure 11-6(33) Example of a Fueling Station

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Cap Types

11-6-17. CAP TYPES

The major components of any roof shall meet the requirements of one of the cap types permitted per building type. Roofs for bay or bow windows and dormers are not required to meet a cap type.

A. Other Cap Types. Special cap designs may be approved through an design exception during the design review process. See [11-6-5. Site Plan Approval Process](#).

B. Pitched Cap Type. (Refer to [Figure 11-6\(34\) Examples of Pitched Cap Type](#)). This cap type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

1. Pitch Measure. The roof may not be sloped less than a 4:12 (rise:run) or more than 14:12. Slopes less than 4:12 are permitted to occur on second story or higher roofs.

2. Configurations.

- a. Hipped, gabled, and combination of hips and gables with or without dormers are permitted.

- b. Butterfly (inverted gable roof) and shed roofs are permitted with a maximum height of 8 feet, inclusive of overhang.

- c. Gambrel and mansard roofs are not permitted.

3. Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. (Refer to [Figure 11-6\(34\) Examples of Pitched Cap Type](#)).

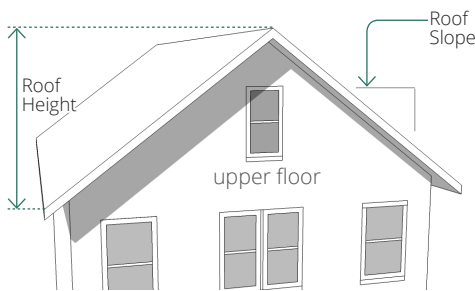
4. Roof Height. Roofs without occupied building space and/or dormers shall have a maximum height on Primary and Non-primary Frontage facades equal to no more than 1.5 times the upper story floor to floor height utilized on the building.

5. Occupied Building Space. Occupied building space may be incorporated behind this cap type. If used, the space counts as a half story.

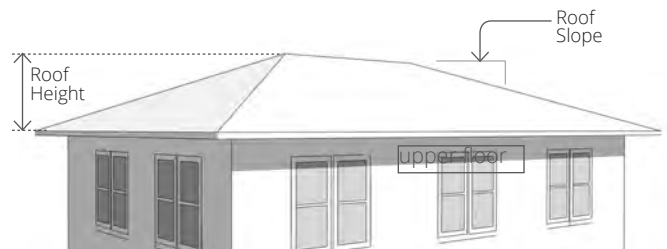
6. Rooftop Appurtenances. Any rooftop appurtenances shall be recessed within the pitched roof with no visibility on any street elevation drawing.



Parallel Pitched



Pitched Cap Type (Gable Roof)



Low Pitched Roof Cap Type (Hip Roof)

Figure 11-6(34) Examples of Pitched Cap Type

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Cap Types

C. Parapet Cap Type. (Refer to [Figure 11-6\(35\) Example of a Parapet Cap Type](#)). A parapet is a low wall projecting above a building's roof along the perimeter of the building.

- 1. Parapet Height.** Height is measured from the top of the upper story to the top of the parapet. Minimum height is 2 feet with a maximum height of 6 feet. Horizontal Expression Lines. An Expression Line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- 2. Occupied Building Space.** Occupied building space shall not be incorporated behind this cap type.
- 3. Rooftop Appurtenances.** Any rooftop appurtenances shall be located towards the rear or interior of the parapet roof. The parapet shall screen the mechanicals from the elevation of the sidewalk across the street

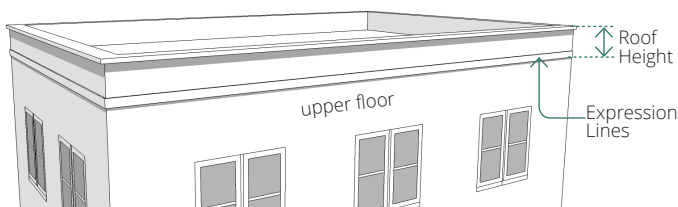


Figure 11-6(35) Example of a Parapet Cap Type

D. Flat Cap Type. (Refer to [Figure 11-6\(36\) Example of a Flat Cap Type](#)). This cap type has an essentially flat roof with overhanging eaves.

- 1. Configuration.** The roof shall have no visible slope from the street and eaves are required on all Primary and Non-primary Frontage facades.
- 2. Eave Depth.** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
- 3. Eave Thickness.** Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of 6 inches thick.
- 4. Interrupting Vertical Walls.** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - a. No more than one-third of the front facade may consist of an interrupting vertical wall.
 - b. Vertical walls shall extend no more than 8 feet above the top of the eave.
- 5. Occupied Building Space.** Occupied building space shall not be incorporated behind this cap type.
- 6. Rooftop Appurtenances.** Any rooftop appurtenances shall be located behind the interrupting vertical wall with no visibility on any street elevation drawing.

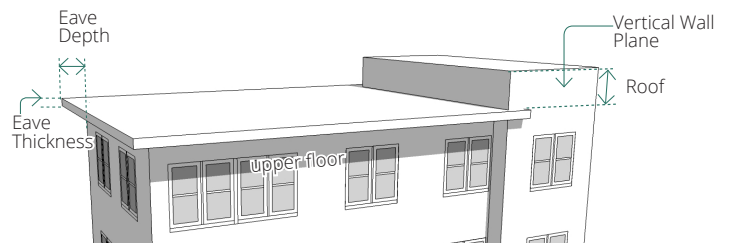


Figure 11-6(36) Example of a Flat Cap Type

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Cap Types

E. Towers. A tower is a vertical element, polygonal (simple), rectilinear or cylindrical in plan that shall be used with other cap types. Refer to [Figure 11-6\(37\) Example of a Tower.](#)

- 1. Quantity.** The number of towers permitted on each building type is specified in the building type tables. Tower locations are typically limited to allowing towers associated with the facade design and visible from the street, and those more functional towers located beyond the facade.
- 2. Tower Height.** Maximum height, measured from the top of the parapet or eave to the top of the tower shaft not including the cap, is the equivalent of the height of one upper floor of the building to which the tower is applied.
- 3. Tower Width.** Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- 4. Tower Spacing.** Towers shall be generally spaced from other towers a minimum of 60 feet and specifically by a minimum of 120 feet along a Primary or Non-primary Frontage facade.
- 5. Transparency.** Towers that meet the minimum floor-to-floor to height of the building primary and are located within 30 feet of a facade and shall meet the minimum transparency requirements of the building.
- 6. Horizontal Expression Lines.** An Expression Line is required between the 4th and 5th stories of any tower and at the cap of the tower.
- 7. Occupied Building Space.** Towers may be occupied by the same uses allowed in upper

stories of the building type to which it is applied, unless otherwise stated.

- 8. Rooftop Appurtenances.** No rooftop appurtenances are permitted on tower roofs.
- 9. Tower Cap.** The tower may be capped by the parapet, pitched, or flat roof cap types.

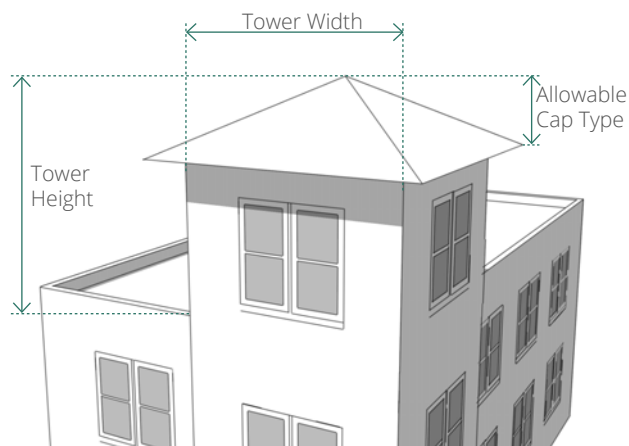


Figure 11-6(37) Example of a Tower

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Landscape Requirements

11-6-18. LANDSCAPE REQUIREMENTS

The following establishes general landscape requirements applicable to all building types in the downtown districts.

A. General Installation Requirements. The installation of landscape shall adhere to the following standards.

- 1. National Standards.** All landscape shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
- 2. Seasonal Preclusion of Installation.** If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to 1.5 times the installation costs as estimated by a qualified professional. Complete installation is required within 9 months of the issuance of the occupancy permit or the cash escrow or letter of credit may be forfeited.
- 3. Condition of Planting Materials.** The landscape materials used shall be free from visible signs of disease, infestation, or physical defect at the time of planting.
- 4. Selection of Materials.** Landscape materials shall be appropriate for the conditions of the location, including sun and wind exposure, air quality, salt exposure, soil type, expected moisture content of soil, and slope. Plant material shall be native or naturalized to the area, and shall not be considered invasive or potentially invasive.
- 5. Compost, Mulch, and Organic Matter.** Compost, mulch, and organic matter shall be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
- 6. Establishment.** All installed plant material shall be fully maintained, including watering, fertilization, and replacement as necessary. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.

B. Ground Plane Vegetation Requirements. All areas on the lot not dedicated to building footprint, parking spaces, parking drives, sidewalks, or patios/decks/porches shall be covered by one of the following.

1. Planting Bed. Planting beds shall include shrubs, ornamental grasses, ground cover, vines, or perennials. A minimum of 60 percent of the bed area shall be covered in plant material. The remaining portion of the bed shall be covered with non-living permeable materials, such as mulch or landscape aggregate.

2. Grass. Seeded, plugged, or sodded grass shall be established within 90 days of planting or the area must be reseeded, replugged, or resodded.

C. Tree Installations. Refer to the list of permitted tree types, available at City Hall.

1. Tree Measurement. New trees shall be measured at 6 inches above the mean grade of the tree's trunk when 4 inch caliper or less and 12 inches for tree trunks above 4 inches, and noted as caliper inches throughout this ordinance.

2. Tree Maintenance. Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.

3. Species Composition. Trees planted on a site shall be any combination of permitted species with the following exceptions.

- a. One genus shall not comprise more than 30% of trees planted on a site.
- b. One species shall not comprise more than 10% of trees planted on a site.
- c. Exceptions to this provision may be granted by the zoning administrator.

4. Tree Size. All trees to be installed to meet the requirements of this section shall be a minimum of 1.5 inch caliper at the time of installation.

5. Trees Close to Sidewalks & Curbs. No trees may be planted closer to any curb or sidewalk than as follows unless a permeable surface is provided:

- a. Medium trees: three feet.
- b. Large trees: four feet.

6. Permeable Surface. For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this ordinance.

- a. At least seventy 70% of the canopy limits of preserved trees should have a permeable surface.
- b. Planted trees have a suggested minimum permeable area of 225 square feet for

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Landscape Requirements

medium trees and 400 square feet for large trees.

- c. Permeable area for one tree cannot count toward that of another tree.

7. Structural Soil. When the canopy of the tree at maturity would extend over pavement, structural soil or an approved equal method is required underneath that pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits (source: Cornell University, Urban Horticulture Institute).

8. Irrigation Systems. Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.

- a. All irrigation systems shall be designed to minimize the use of water.
- b. Non residential landscape irrigation shall have an automatic clock-activated permanent system.
- c. The irrigation system shall provide sufficient coverage to all landscape areas.
- d. The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
- e. All systems shall be equipped with a back-flow prevention device.
- f. All mechanical systems including controllers and back-flow prevention devices shall be properly screened from public view.
- g. Any irrigation system shall remain in good repair.

D. Maintenance of Landscape. All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.

- 1. All required landscape shall be maintained to adhere to all requirements of this ordinance.
- 2. **Replacing Unhealthy Landscaping.** Unhealthy landscaping shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that

shows dead branches over a minimum of 25 percent of the normal branching pattern.

- 3. **Maintenance Responsibility.** The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.
- 4. **Maintain Quality and Quantity.** Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
- 5. **Fences and Other Barriers.** Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
- 6. **Tree Topping.** Tree topping is not permitted. When necessary, crown reduction thinning or pruning is permitted.
- 7. **City Inspection.** All landscaped areas regulated by this ordinance may be inspected by the city.

E. Street Trees . Street trees are required along all street frontage, unless otherwise determined by the zoning administrator.

- 1. **Minimum Street Tree Requirements.** The following standards apply to the installation of street trees.
- 2. **Clear Branch Height.** Minimum clear branch height is 6 feet; in commercial districts, minimum clear branch height is eight feet.
- 3. **Street Tree Type.** Medium and large shade trees are permitted to be installed as street trees.
- 4. **Street Tree Spacing.** Unless otherwise determined by the city, each lot is required to have one tree for every 40 feet of street frontage with a minimum of one street tree per street frontage.
- 5. **Spacing.**
 - a. Large trees must be spaced a minimum of 30 and a maximum of 60 feet on center.
 - b. Medium trees must be spaced a minimum of 20 and a maximum of 40 feet on center.
- 6. **Tree Wells.** In commercial districts, where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.
 - a. For tree wells adjacent to sidewalks five feet wide or less, open pit is not permitted.
 - b. The opening must be covered with a tree grate or pervious pavement.

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Landscape Requirements

- c. The opening in a tree grate for the trunk must be expandable.

F. Frontage Buffer. The frontage buffer is required in all locations in the downtown districts where vehicular areas are adjacent to or visible from any street right-of-way, except alleys. Refer to [Figure 11-6\(38\) Frontage Buffer Illustration](#).

1. FRONTAGE BUFFER REQUIREMENTS	
a. Buffer Depth & Location	
Depth	Minimum 7' from street facing property line for parking areas or minimum 7' from the sidewalk for other uses covered by this section.
Driveways/ Walkways	This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.
b. Buffer Landscape Requirements	
Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer
Shade Trees	Medium or large shade tree required at least every 40', located on the street side of the fence. Where feasible in the opinion of the zoning administrator, spacing should alternate between trees on the lot and trees in the public right of way.
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas
Hedge Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48".
Existing Vegetation	May be credited toward buffer area
c. Fence	
Location	2' from back of curb of vehicular area for parking areas or 3' from hedge trunk for other uses covered by this section.
Materials	Steel or colored PVC; masonry columns (maximum width 2'6") and base (maximum 18" height) permitted
Minimum Height	3'
Maximum Height	4'
Colors	Black, gray, or dark green
Opacity	Minimum 30%; maximum 60%
Gate/Opening	One gate permitted per street frontage; opening width maximum 6'

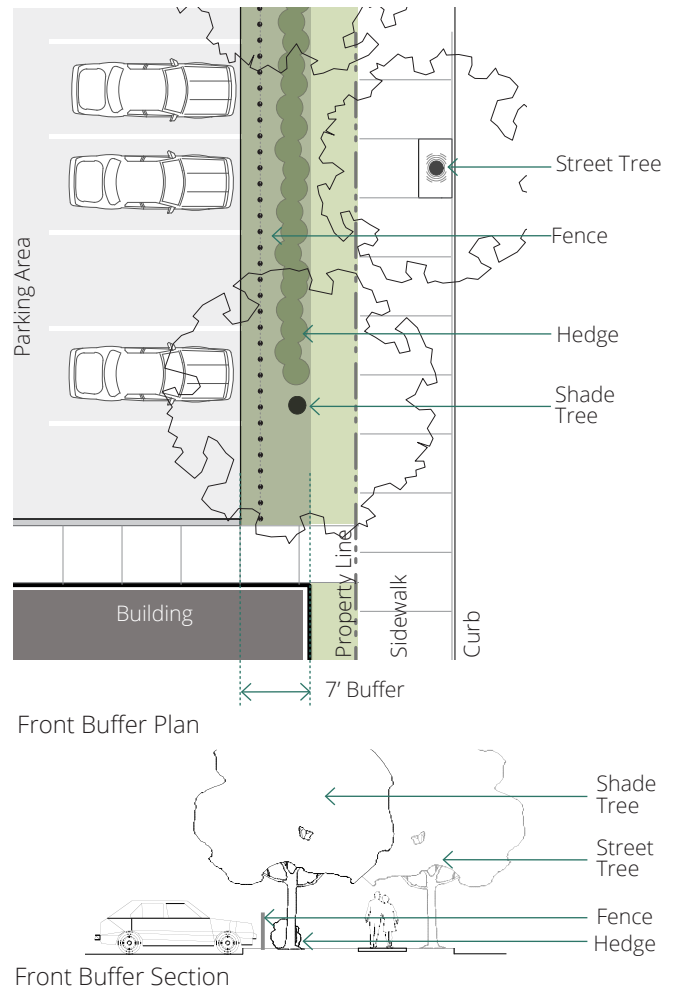


Figure 11-6(38) Frontage Buffer Illustration

11-6. Downtown Districts

Landscape Requirements

G. Interior Parking Lot Landscape. The following applies to all off-street, open air parking lots of more than 10 spaces. Refer to [Figure 11-6\(39\) Parking Lot Landscape Illustration](#).

1. **Other Internal Parking Lot Areas.** Internal areas not dedicated to parking spaces, loading, or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650' thereafter. Pavement that is diagonally striped and not intended for use as a parking space or drive is not permitted.
2. **Existing Vegetation.** Existing vegetation may be credited toward these requirements.
3. **Definitions.**
 - a. Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.
 - b. Freestanding rows or bays of parking are those not abutting the parking lot perimeter

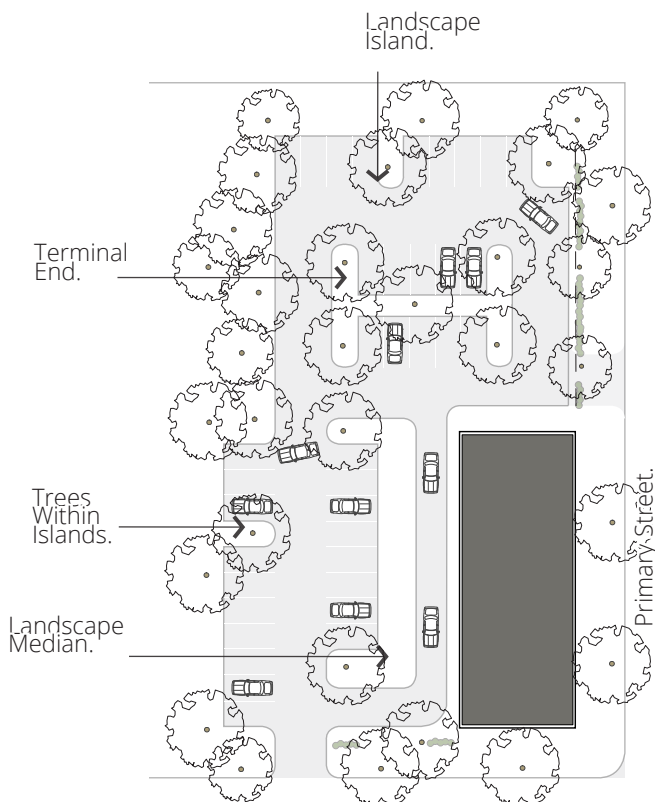


Figure 11-6(39) Parking Lot Landscape Illustration

or building face, and may have a single or double row of parking.

4. INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS

a. Landscape Island Requirements

Terminal End Islands	Terminal ends are required for every free standing row or bay of parking
Interim Islands	There shall be no more than 8 continuous parking spaces in a row without a landscape island.
Minimum Width	5'; Islands less than 10' in width must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement

b. Landscape Median

Recommended Median Location	Recommended in each free-standing bay of parking along the length of the bay
Minimum Width	5'; Medians less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement

c. Tree Requirements

Required Trees Within Islands	Minimum of 1 medium or large shade tree per island
Requirements per Parking Space	Each parking space must be located within 50' of a tree planted within parking lot interior Minimum of 1 shade tree must be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces
Tree Shade Goal	Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Refer to Figure 11-6(40) for calculation.

TREE SIZE	ESTIMATED CANOPY AT MATURITY (SQ FT)	ESTIMATED HEIGHT AT MATURITY (FT)
Very Small	150	under 15'
Small	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

Figure 11-6(40) Tree Canopy at Maturity Table

11-6. Downtown Districts

Streetscape Requirements

11-6-19. STREETScape REQUIREMENTS

For all developments in downtown districts, the following streetscape is required.

A. Streetscape Location. Streetscape occupies the full pedestrian realm of any street right-of-way and the front yard of all developments.

B. Non-Storefront Developments. For all residential and office developments without storefronts, the following minimum landscape is required on all street frontages.

1. Parkway Planting. The parkway area between the back of curb and the sidewalk shall be planted with street trees and ground plane vegetation. Stormwater accommodations, lighting, and signage may be located in this area.

2. Street Yards. The front and corner side yard areas shall be planted with a minimum of 40 percent planting bed. The remaining area may be grass or patio area.

C. Storefront Developments. For all developments with storefront on the front facade, the following streetscape and landscape is required along all street frontages.

1. Streetscape Required. The entire area from building face to back of curb shall be designed as a combination of hardscape, tree wells, and/or bed areas.

2. Standard Specifications. Streetscape shall meet any standards defined by the city for sidewalk, curb, access, and parkway construction. The zoning administrator, at his/her discretion, may request additional requirements or waive any requirements.

3. Streetscape Design Submittal. A consistent streetscape design shall be submitted for approval with site plan review for all new streets within the development and any existing streets. At a minimum, the streetscape design submittal shall include the following:

- a. **Street Trees.** Trees meeting the minimum requirements of 11-6-18.E. Street Trees, shall be included in the streetscape design, with details related to tree pits, tree grates, and tree planting.
- b. **Pavement Design.** Paving materials and pattern is required for each street. Pavement design shall include the minimum sidewalk widths required by the city and any

extension of the sidewalk to the back of curb included on the private lot.

- c. **Street Furnishings.** For a full block development, benches and/or seatwalls, planters, planter fences, tree grates, tree guards, and trash receptacles shall be specified and quantities and locations listed for each street. For each block face, a minimum of two benches and one trash receptacle is required.
 - d. **Bicycle Racks.** Bicycle racks shall be supplied to meet the minimum bicycle parking requirements of the blockface uses. If rear bicycle parking is utilized, a minimum of 50% of the required ground floor use bicycle parking shall be supplied within the streetscape, coordinated with the zoning administrator.
 - e. **Landscape Design.** Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and open tree wells.
 - f. **Lighting.** Pedestrian and vehicular lighting shall be specified and locations and quantities noted. All lighting shall meet any requirements of the City Standards and Specifications Manual. Cut sheets and samples shall be submitted upon request of the zoning administrator.
 - g. **Stormwater Facilities.** Any stormwater facilities proposed for the right-of-way shall be included in the streetscape design. Facilities such as stormwater planter or parkway swales may be included. Maintenance responsibilities and processes shall be included.
 - h. **Identity Elements.** Any other elements designed to establish the identity of each street, such as banners mounted on lightpoles, pavement markers, artwork, or wayfinding signage, shall be included in the streetscape design submittal.
- 4. Streetscape Design Continuation.** The approved streetscape design for each street may be utilized by the city for the extension of any street outside the development to provide district continuity.

11-6. Downtown Districts

Uses by District

11-6-20. USES BY DISTRICT

A. General Use Provisions

The following establishes a simplified set of uses permitted within the Building Types of each downtown district.

- 1. Uses by District.** Permitted, conditional, and special use approval uses available in each zoning district are shown in [Figure 11-6\(41\) Permitted Uses by District](#).
- 2. Use Definitions.** Uses and use categories listed in Table 8.103 A-1 are defined in this section under Use Requirements for each category.
- 3. Permitted Use (“●”).** These uses are permitted by-right in the City Green Districts in which they are listed in all locations within the building, unless otherwise noted.
- 4. Permitted in Upper Stories Only (“◐”).** These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the upper stories of a structure, in the ground story provided that they are located beyond a depth of at least 30 feet from the front facade, or within any basement.
- 5. Requires Special Use Approval (“○”).** These uses require a special use approval from the board of zoning appeals (refer to Section 11-3A-4 Special Use Standards) in order to occur in the districts in which they are listed. The use must meet any applicable conditional standards associated with the use as well as meet the requirements of the special use approval. The use may occur anywhere in the building, unless otherwise specified.
- 6. Permitted with Conditions (“◑”).** These uses are permitted in the districts in which they are listed, provided that they are developed utilizing the listed development conditions and standards. These conditions, combined with the building type requirements, are intended to help alleviate any negative impacts associated with the use, making it appropriate in a district where it otherwise might not have been appropriate. The use may occur anywhere in the building, unless otherwise specified.
- 7. Prohibited Use.** A blank cell or an unlisted use in the use table indicates that the land use is prohibited in that district. Refer to section 11-9-8 for a list of uses not permitted in any zoning district.

- 8. City Determination.** When a proposed land use is not explicitly listed in [Figure 11-6\(41\) Permitted Uses by District](#), the zoning administrator or his/her designee shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics and external impacts of a listed use that it should be treated as the same use. Any such determination may be appealed to the Zoning Board of Appeals.

B. Permitted Use Table

See [Figure 11-6\(41\) Permitted Uses by District](#) for the list of permitted uses, uses permitted with conditions, and uses requiring a special use approval in the City Green Districts.

C. Residential & Lodging Use Requirements

A category of uses that include several residence types:

- 1. Residential.** One or more dwelling units located within the principal structure of a lot, in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit or have individual entrances from the outside. Includes independent senior living facilities.
- 2. Residential Care.** A facility offering temporary or permanent lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities and includes some level of assistance with daily activities. Includes such uses as assisted living facilities, rest homes, group homes, nursing homes, and hospice care.
- 3. Hotel/Inn.** A facility offering temporary lodging to the general public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building.

D. Civic Use Requirements

A category of uses related to fulfilling the needs of day-to-day community life, congregation, and social interaction.

- 1. Assembly.** A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting, generally with little or no relationship to commerce. Includes places of worship, community centers, convention centers, clubs and lodges, and performing arts venues. General assembly uses occupying 5,000 gross square

11-6. Downtown Districts

Uses by District

	DISTRICTS						
	MX 1: MAIN STREET MIX-USE	MX 2: NEIGHBORHOOD MIXED-USE	CX: CORRIDOR MIXED-USE	GX 4: GENERAL MIX	RX 1: DOWNTOWN RESIDENTIAL	RX 2: RESIDENTIAL MIX	P: OPEN SPACE/CIVIC
Residential & Lodging Uses Category							
Residential	●	●	●	●	●	●	
Residential Care			●	●	●	●	
Hotel/Inn	●	●	●	●	●	●	
Civic Uses Category							
Assembly	●	○	○	○	○	○	○
Fire /Police Station		●	●	●	●	●	○
Library, Museum	●	●	●	●	●	●	○
Post Office with limited distribution	●	●	●	●			
Transit Station excluding yards & maintenance	○			○			
Schools: Elementary, Secondary						○	○
Retail Uses Category							
Neighborhood Retail (less than 5,000 sf)	●	●	●	●			
General Retail	○	○	●				
Automobile Sales, New			●				
Service Uses Category							
Neighborhood Service (less than 5,000 sf)	●	●	●	●	○		
General Service		○	●	○			
Automobile Fueling Station (no repairs)			○				
Automobile Service & Repairs		○	○				
Employment Agency	●	●	●	●			
Daycare for Children	●	●	●	●	●	○	○
Outdoor Entertainment			●				
Smoke and/or Vape Shop	○	○	○				
Tattoo and/or Piercing Parlor	○	○	○				
Veterinary Services	●	●	●	●			
Office Category							
Office	●	●	●	●			
Craftsman	●	●	●	●			

	DISTRICTS						
	MX 1: MAIN STREET MIX-USE	MX 2: NEIGHBORHOOD MIXED-USE	CX: CORRIDOR MIXED-USE	GX 4: GENERAL MIX	RX 1: DOWNTOWN RESIDENTIAL	RX 2: RESIDENTIAL MIX	P: OPEN SPACE/CIVIC
Other Category							
Medical Cannabis Cultivation Center			○				
Medical Cannabis Dispensing Facility			○				
Infrastructure Category							
Parking Lot (Surface) as Principal Use	○	○	○	○	○	○	○
Parking Structure as Principal Use	○	○	○	○	○	○	○
Public or Private Utility & Service Uses	○	○	○	○	○	○	○
Park, Playground	●	●	●	●	●	●	●
Accessory Uses							
Alternative Energy Generation	●	●	●	●	●	●	○
Drive-Through			○	○			
Home Occupation	●	●	●	●	●	●	
Outdoor Dining	●	●	●	●			
Accessory Parking Lot	●	●	●	●	●	●	○
Accessory Parking Structure	●	●	●	●	●	●	○
Utility Structures	●	●	●	●	●	●	○

KEY

- Permitted
- Permitted in Upper Stories Only
- Permitted with Conditions
- Requires Special Use Approval

Figure 11-6(41) Permitted Uses by District

11-6. Downtown Districts

Uses by District

feet or less are permitted by right in designated districts. General assembly uses over 5,000 gross square feet require a special use approval ("O") in designated districts.

2. **Fire/Police Station.** A facility providing public safety and emergency services; training facilities, and locker rooms. Limited overnight accommodations may also be included. Fire/Police Stations are permitted in applicable districts with the following conditions ("O"):
 - a. Garage doors are permitted on the front facade.
 - b. Exempt from maximum driveway widths.
3. **Library, Museum.** A facility open to the general public housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include accessory food service and a gift shop.
4. **Post Office with Limited Distribution.** A publicly accessed facility for the selling of supplies and mail-related products and the small scale collection, sorting, and distribution of mail and packages within the building. Truck distribution and parking is limited to no more than 3 trucks.
5. **Transit Station.** A building or structure primarily used as part of a transit system for the purpose of loading, unloading, or transferring passengers from one mode to another. May include a station building, platforms, park and ride lots, bus stops, and other similar facilities. Transit Stations are permitted with special use approval ("O").
6. **Schools: Elementary, Secondary.** An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service. Parking facilities may be provided for faculty, administration, staff, and visitors, but not students.

E. Retail Use Requirements

A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.

1. **Neighborhood Retail.** A use in this category occupies a space of less than 5,000 square feet. Neighborhood retail includes such uses as those listed in [Figure 11-6\(42\) List of Typical Uses in Retail Category](#).
2. **General Retail.** A use in this category includes all Neighborhood Retail uses occupying a space

of 5,000 square feet or more and such uses as those listed in [Figure 11-6\(42\) List of Typical Uses in Retail Category](#).

3. **Automobile Sales, New.** A retail establishment selling new automobiles, vans, light weight trucks, and/or motorcycles. May include parts sales or repair shops only when part of a dealership selling new vehicles on the same site. Does not include a fueling station, which is separately defined. The following conditions apply:
 - a. An allowable building type shall be utilized. Refer to 11-6-8 for permitted building types by district.
 - b. Vehicles shall not be displayed in front of the building.

F. Service Use Requirements

A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.

1. **Neighborhood Service.** A use in this category occupies a space of less than 5,000 square feet. Neighborhood service includes such uses as those listed in [Figure 11-6\(43\) List of Typical Uses in Service Category](#).
2. **General Service.** A use in this category includes all Neighborhood Service uses occupying a space of 5,000 square feet or more and such uses as those listed in [Figure 11-6\(28\) List of Typical Uses in Service Category](#).
3. **Automobile Fueling Station.** An establishment for the dispensing of fuel to a motor vehicle. May include up to 3 service islands for fueling, a convenience store, and an air and water station. Service islands shall be located in the rear. The auto service station use requires a special use approval ("O").
4. **Automobile Service & Repairs.** A facility that provides for the repair, washing, and service of automobiles, not including fueling. The following standards apply:
 - a. Repair and wash facilities for semi-trucks, recreational vehicles, boats, and other oversized vehicles are not permitted.
 - b. Vehicular service bays, including garages and car wash bays shall not be located fronting a primary street.

11-6. Downtown Districts

Uses by District

Neighborhood Retail (less than 5,000 square feet)

Antique Shop
Apparel, Shoe, and/or Accessory Store
Art and/or Educational Supply Store
Art Gallery
Bakery, Retail
Bicycle & Accessory Sales
Book and/or Stationery Store
Camera & Photographic Supply Store
Candy and/or Ice Cream Store
Carpet & Rug Store
China and/or Glassware Store
Coin and/or Stamp Store
Drug and/or Cosmetics Store
Electronics, Small, & Phone Sales
Fabric and/or Sewing Supply Store
Florist
Food Store, Grocery Store, Seafood/Meat Market & Delicatessen, Fruit & Vegetable Market
Frame Shop
Furrier Shop
Games & Video Store
Garden Supply & Nursery
General Merchandise Store
Gift Shop
Hardware Store
Hobby Shop
Home Furnishings & Accessory Store
Jewelry, Watch, Clocks, & Gem Store
Leather Goods & Luggage Store
Liquor & Package Goods Store
Medical Appliance & Supply Store [includes hearing aids]
Music or Musical Instrument Store
News Dealer & Newsstand
Office Equipment, Machines, & Supply Store
Optical Goods Store
Paint & Wallpaper Store
Pet and/or Pet Supply Store
Sporting Goods Stores
Toy and/or Baby Supplies Shops
Used Merchandise Store

Figure 11-6(42) List of Typical Uses in Retail Category

General Retail

All Neighborhood Retail (5,000 square feet and over)
Appliance (Household) Store
Auction House
Auto Supply Store
Department Stores
Floor Covering Showroom & Sales
Commercial Equipment & Supply [includes electrical, plumbing, HVAC, home glass/mirror sales]
Motorcycle & Scooter Sales (new with accessory used)

Neighborhood Service (less than 5,000 square feet)

Arcade
Barber & Beauty Shops
Copy Shop and/or Mail Service
Credit Agencies other than Banks
Currency Exchange
Dance, Acting, & Music Schools
Dry Cleaning & Laundry Establishments
Eating & Drinking Places
Financial Depository Institutions (chartered, including ATMs)
Launderette, automatic, self-service
Locksmith Shops
Medical & Dental Clinics
Pet Grooming
Physical Fitness Center & Gyms
Repairs, Rental, or Servicing of any article permitted for sale in the district
Spas, Beauty Treatment, and/or Tanning Salon
Tailor & Dressmaker Shop
Theater, live or movie
Travel & Ticket Agency

General Service

All Neighborhood Services (over 5,000 square feet)
Banquet Hall
Bowling Alley
Catering Service
Funeral Home
Party Equipment & Supply Rentals
Skating Rink
Repair, Rental, or Servicing of any article, the sale of which is a permitted use in the district, unless otherwise noted

Figure 11-6(43) List of Typical Uses in Service Category

Office

Accounting Office
Agents for Talent
Appraisers
Architecture, Engineering, or Design Office
Auctioning Service
Broadcasting & Telecommunications Studio
Business or Professional
Building Contractor (office only)
Business Consulting
Call Centers
Computer Programming & Support
Detective Services
Educational Services
Insurance Office
Government Offices
Legal Services
Management Services
Medical & Dental Laboratory
Photography Studios
Physical Therapy Facilities
Public Relations & Advertising
Property Development
Radio & Television Stations & Studios
Real Estate Office
Recording or Sound Studios
Research & Development Laboratory
Research Agency
Social Services
Surveying
Tax Return Preparation Service
Transportation Services
Vocational Schools & Training Centers

Figure 11-6(44) List of Typical Uses in Office Category

11-6. Downtown Districts

Uses by District

- c. Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors in the rear yard only and not more than 2 days continuously.
- d. All repairs and washing activities must occur inside the building.
- e. Outdoor storage of supplies is permitted only in the rear of the lot, screened from view of any adjacent property.

5. Employment Agency. A facility for the temporary or permanent employment for workers other than office workers. Refer to G.1 below, Office, for employment agencies for professional or office workers. Workers awaiting pick-up for work shall be waiting in a designated area in the rear of the building or within the building.

6. Daycare for Children. A facility providing for the care of children during the day with no overnight facilities. A special use approval is required ("O").

7. Outdoor Entertainment. A facility that offers commercial, primarily outdoor entertainment and recreation opportunities, including such uses as batting cages, go-cart tracks, miniature golf, outdoor skating rinks. A special use approval is required ("O") for a facility without a permitted building type.

8. Veterinary Services. A facility providing medical care for small and large animals on a commercial basis. May provide 24 hour accommodation of animals receiving medical or grooming services, but does not include kennels. Includes such uses as animal hospitals and clinics. A special use approval is required ("O").

G. Employment Use Requirements

A category of uses that provides spaces for a variety of employment uses, such as office spaces, training facilities, and studio space for crafting.

1. Office. A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed in [Figure 11-6\(44\) List of Typical Uses in Office Category](#).

2. Craftsman. A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet. Craftsman includes such uses as those found in

[Figure 11-6\(45\) List of Typical Uses in Craftsman Category](#). The following conditions apply:

- a. This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited to vans and small trucks. Distribution access shall be from the rear.
- b. The maximum overall gross floor area is limited to 4,000 square feet, unless otherwise noted.
- c. The showroom or retail outlet shall be located in the front storefront of the building and shall occupy a minimum of 25% of the gross floor area.

H. Other Category

A category of uses for the medical cannabis cultivation centers and dispensing facilities.

1. Definitions.

- a. **Medical Cannabis Cultivation Center.**
A facility operated by an organization or business that is registered by the department of agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis, or as further defined by the Illinois compassionate use of medical cannabis pilot program act and/or rules promulgated thereunder, as amended.
- b. **Medical Cannabis Dispensing Facility.**
A facility operated by an organization or business that is registered by the department of financial and professional

Craftsman

Art, Sculptor & Composer Studio	Jewelry, Watches, & Clocks
Apparel & Finished Fabric Products	Leather Products
Bakery (wholesale)	Musical Instruments & Parts
Botanical Products	Pottery & Ceramics
Brewery, Distillery, Winery	Shoes & Boots
Brooms & Brushes	Signs, Awnings, Banners & Graphics
Canning & Preserving Food	Smithing
Engraving	Taxidermists
Fabricated Metal Products	Textiles
Film Making	Toys & Athletic Goods
Furniture & Fixtures	Trophy Shop
Glass	Upholstery
	Woodworking

Figure 11-6(45) List of Typical Uses in Craftsman Category.

11-6. Downtown Districts

Uses by District

regulation to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients, or as further defined by the Illinois compassionate use of medical cannabis pilot program act and/or rules promulgated thereunder, as amended.

2. Restrictions. The following restrictions apply to all medical cannabis cultivation centers and dispensing facilities as described.

- a. All medical cannabis cultivation centers and medical cannabis dispensing facilities, as defined in section 11-6-20.H, shall at all times comply with all requirements and restrictions, including, without limitation, geographic location restrictions, as set forth in the compassionate use of medical cannabis pilot program act and/or rules promulgated thereunder, as amended or as modified by applicable law, and shall at all times comply with the terms and conditions of any special use permit that may be granted in accordance with this title.
- b. All medical cannabis cultivation centers and medical cannabis dispensing facilities, as defined in section 11-6-20.H, shall at all times comply with all other zoning requirements and restrictions, including, but not limited to, lot size, building height, lot coverage, setbacks, stormwater management, public utilities and parking, contained in this title and applicable to the location of said facilities. (Ord. 13-O-65, 12-3-2013)

I. Infrastructure Use Requirements

A category of uses for the provision of public and private infrastructure to support other uses. Infrastructure uses typically do not include a principal building meeting the building type requirements. Accessory structures may be included.

- 1. Parking Lot.** A lot that does not contain a permitted building and is solely used for the parking of vehicles. Parking lots require a special use approval ("O"). The following standards apply:
 - a. **Corner Lots.** A corner lot should not be used as a parking lot.
 - b. **Abutting Parking Lots.** Two parking lots should not be located directly abutting to one another.

- c. **Single Family.** Parking lot should not be associated with a single family use.
- d. **Distance.** Parking lot should be within a quarter mile (or 1,320 feet) of the principal entrance to the associated use unless:
 - (1) At least 75% of the spaces are dedicated for public use.
 - (2) An approved joint parking agreement is in place.
- e. **Pedestrian Access.** Lot should be connected to associated use by a dedicated, public pedestrian pathway.
- f. **Commercial Vehicles.** Parking lots for commercial vehicles are not permitted in downtown districts.

2. Parking Structure. A parking structure on a lot that does not contain a permitted building type and is solely used for the parking of vehicles. In the districts where a parking lot requires a special use approval ("O"), the following additional guidelines apply:

- a. **Corner Lots.** A corner lot should not be used for a parking structure.
- b. **Abutting Parking Lots.** Two principal use parking facilities (lots or structures) should not be located directly abutting to one another.
- c. **Primary.** No facade of the parking structure should be located on a primary street. For Parking Structures located on a Primary Street, a permitted building type shall be utilized, requiring occupation of the building in the front 30 feet of the facade on any primary street.
- d. **Distance.** Parking structure should be within 1,320 feet or a quarter mile walking distance of the principal entrance to the associated use unless one of the following applies:
 - (1) At least 75% of the spaces are dedicated for public use.
 - (2) An approved parking agreement is in place.
- e. **Pedestrian Access.** Structure should be connected to any associated use by a dedicated, public pedestrian pathway.
- f. **Commercial Vehicles.** Parking structures for commercial vehicles are not permitted in these districts.

11-6. Downtown Districts

Uses by District

3. Public Utility & Service Uses. A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems. In all districts, utilities and infrastructure require a special use approval ("O").

4. Park. A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Park uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. In the districts where parks and playgrounds are permitted with conditions ("O"), the following apply:

- a. **Parking.** Parking lots are not permitted in parks in any district except by special use approval.
- b. **Stormwater Accommodations.** Parks that incorporate stormwater management on a site or district scale are encouraged.
 - (1) Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
 - (2) Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy.
- c. **Kiosk.** This use may involve small scale food and beverage service, no more than 200 square feet in space, located in a kiosk, with no service access, and by special use approval.

J. Accessory Use and Structure Requirements

A category of uses that are not permitted to serve as the principal use on a zoning lot. These uses are incidental to and customary in connection with the principal building or use and located on the same lot with such principal building or use.

- 1. General Accessory Uses located in Article IX.** Refer to Section 9-102 of Article IX for a list of permitted accessory structures and uses in addition to the following accessory uses.
- 2. Alternative Energy Generation.** Alternative energy generation includes structures for solar, wind, and geothermal. The following conditions apply:
 - a. Roof or Building Mounted Solar panels are permitted with the following requirements:

- (1) Panels mounted at the same angle of the roof or flush on the building facade are permitted on any roof or building face.
- (2) Panels projecting off the roof or building at a different angle are limited to the rear and side facing roofs, unless solar access is limited in these locations.
- (3) Panels shall not extend more than 10 feet above the surface of the roof to which they are attached. On pitched roofs, panels shall not extend more than three feet.

b. **Roof Mounted Small Wind Energy Systems** are permitted with the following requirements:

- (1) Maximum rated capacity of 5 kW is permitted per turbine.
- (2) One turbine is permitted for each 750 square feet of roof area.
- (3) Maximum height is fifteen 15 feet above the surface of the roof.

c. **Geothermal Energy** is permitted in any yard with the following requirements:

- (1) Any related above ground structure shall be located in a side or rear yard with a maximum height of ten 10 feet, subject to all requirements of the building type.

3. Drive-through Facility. In the districts where drive-through structures are permitted by special use approval ("O"), the following applies. Refer to [Figure 11-6\(46\) Recommended Drive-Through Facility Layout](#) for one illustration of the following requirements.

- a. **Structure/Canopy.** Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from the front lot line.
- b. **Stacking Lanes.** Stacking lanes shall be located perpendicular to the front lot line or behind the building.
- c. **Materials.** The canopy and structure shall be constructed of the same materials utilized on the building.

4. Home Occupation. Refer to 11-2-3 Definitions for the definition and limitations of home occupations.

11-6. Downtown Districts

Uses by District

- 5. **Accessory Parking Lot.** An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking lot locations are regulated by building type regulations, refer to Building Types.
- 6. **Accessory Parking Structure.** A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking structures within the buildings are regulated per building type, refer to Building Types. Separate parking structures accessory to the principal building shall meet the following requirements:
 - a. **Location.** The parking structure shall be located behind the principal building and shall not be visible from the front lot line.
 - b. **Materials.** Any portion of the parking structure fronting a non-primary street or visible from any street or the river shall meet the materials and color requirements of [11-6-15. Materials & Color](#).
 - c. **Ramps.** Drive ramps sloped more than 1:20 shall not be located on a street facade.
 - d. **Entrances.** Entrance locations shall meet the access requirements of the building type.
 - e. **Height.** The height of the separate structure must be lower than any part of the principal structure by a minimum of 6 feet.
- 7. **Outdoor Seating.** Outdoor seating areas are allowed as accessory uses and must comply with the Municipal Code.
- 8. **Utility Structures.** Utility structures includes all communication, cisterns and rainwater collection, and mechanical equipment. In the districts where utility structures are permitted with conditions ("6"), the following applies:
 - a. The equipment shall be located on a lot with a building and is a secondary use for the site.
 - b. **Roof Mounted Location.** Roof mounted equipment shall be located per one of the following:
 - (1) **Pitched Roof.** Locate the equipment on a rear facing surface of the roof, if feasible for communication purposes.
 - (2) **Flat Roof.** Locate the equipment towards the rear portion of the roof, where visibility is limited from the street to the maximum extent possible.
 - c. **Ground Mounted Location.** Ground mounted equipment is limited to the rear yard. Equipment may be located in the side yard if the equipment is screened from the street with an opaque wall, of the same or similar material of the street facade of the building.
 - d. **Height.** The height of the equipment is either a maximum of 12 feet or the maximum that is not visible from any street sidewalk, whichever is greater.

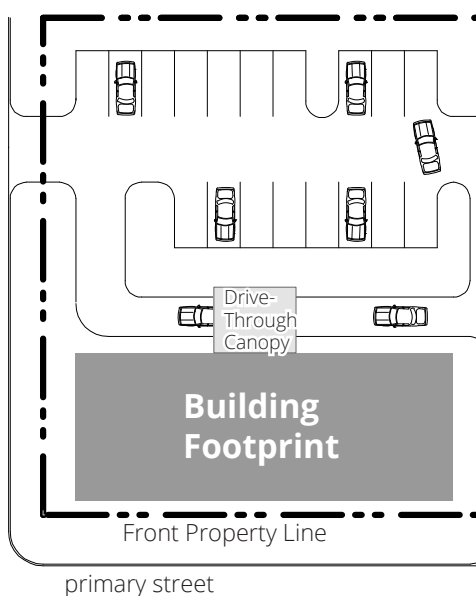


Figure 11-6(46) Recommended Drive-Through Facility Layout

11-6. Downtown Districts

Off-Street Parking Requirements

11-6-21. OFF-STREET PARKING REQUIREMENTS

A. General Requirements

1. **Applicability.** This section shall apply to all new development and changes in use or intensity of use for existing development in any downtown district.
2. **General Requirements.** Off-street parking spaces shall be provided in conformance with Chapter 8 of Title 11 Zoning Regulations, with the following revisions:
 - a. **Required Off-Street Parking.** The requirements for number of off-street spaces in 11-8-5 apply with the exception of those uses in [Figure 11-6\(47\) Downtown District Off-Street Specific Parking Requirements](#).
3. **Assessment in Lieu of Spaces.** Refer to Chapter 8 of Title 11 Zoning Regulations, for the process for requesting a reduction in off-street spaces and assessment in lieu of provision of parking spaces.

B. Multiple Use Reductions.

The following reductions may be taken for multiple non-residential uses.

1. **Shared Vehicular Parking.** An arrangement in which two or more non-residential uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements.
 - a. **General Provisions.** The Zoning Administrator may permit up to 100% percent of the parking required for a daytime use to be supplied by the off-street parking spaces provided for a nighttime or Sunday use and vice versa.
 - b. **Approval.** In order to approve a shared parking arrangement, the Zoning

Administrator must find, based on competent evidence provided by the Applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.

- c. **Description of Uses with Weekday, Nighttime, and Sunday Peak Parking.**
 - (1) The following uses are considered predominantly weekday uses: office and industrial uses and other similar uses as authorized by the Zoning Administrator.
 - (2) The following uses are typically considered predominantly nighttime or Sunday uses: entertainment uses, eating and drinking establishments, assembly uses, auditoriums accessory to schools and other similar uses with peak activity at night or on Sundays, as authorized by the Zoning Administrator.
2. **Mixed Use Vehicular Parking.** When two or more categories of non-residential uses share a parking lot and are located on the same lot or adjacent lots, the following applies:
 - a. **General Provisions.** Cooperative parking will be approved in accordance with the following:
 - (1) A 25% percent reduction is permitted when four or more use categories are involved.
 - (2) A 15% percent reduction is permitted when three use categories are involved.
 - (3) A 10% reduction is permitted when two use categories are involved.
 - b. **Uses in Different Buildings.** The Zoning Administrator may approve the cooperative agreement if any of the uses are not located in the same structure or building.
 - c. **Location of Cooperative Parking.** Any cooperative parking must be within 1000 feet from the entrance of the use to the closest parking space within the cooperative parking lot, measured along a dedicated pedestrian path.
 - d. **Off-Site Cooperative Parking Agreement.** An agreement approved by the city attorney providing for cooperative use of off-site parking spaces, executed by the parties involved, shall be reviewed by the Zoning Administrator.

LAND USE	OFF-STREET PARKING REQUIREMENT (OFF-STREET VEHICULAR SPACES)
Single-family dwellings	2/unit
Multifamily	1.25/unit
Restaurant and food establishments; fast food, drive-ins and carryout establishments	1 / 100 square feet of floor area

Figure 11-6(47) Downtown District Off-Street Specific Parking Requirements

11-6. Downtown Districts

Off-Street Parking Requirements

- (1) Off-site cooperative parking arrangements shall continue in effect only as long as the agreement remains in force.
- (2) If the agreement is no longer in force, then parking must be provided as otherwise required in this section.

C. Parking Credits. Off-street parking requirements may be reduced by achieving one or all of the following credits.

1. On-Street Parking Credit. For all non-residential uses, on-street parking spaces that meet the following shall be credited against the parking requirement.

- a. Spaces shall be designated on-street parking available 24 hours of every day.
- b. On-street space must be located a minimum of 50% adjacent to the property line of the lot.

2. Public Parking Credit. For all non-residential uses, public parking spaces located within 1000 feet of any property line may be credited against the parking requirement at a rate of one credit for every three public parking spaces.

3. Transit Credit. For all uses, vehicular parking requirements may be reduced with proximity to any commuter rail station or transit line. Proximity is measured from any point along the property line to the platform or transit stop.

- a. Within 1/4 mile. A reduction of 15% percent of the required off-street parking.

4. Motorcycle and Scooter Parking. In parking lots containing more than 10 parking spaces, the provision of motorcycle or scooter parking spaces may be credited toward satisfying the minimum off-street parking requirements

- a. **Rate.** One motor vehicle parking space may be credited for each 2 motorcycle or scooter parking spaces.
- b. **Maximum Credit.** The maximum credit allowed under this provision is 2 spaces or 10% of the total minimum motor vehicle parking requirement for the subject property, whichever is greater.
- c. **Configuration.** To receive credit, each motorcycle and scooter space must have a concrete surface and minimum dimensions of 4 feet by 8 feet.

5. Long-term Bicycle Parking. Each 6 long-term bicycle parking spaces is credited as one motor vehicle space.

- a. Long-term bicycle parking spaces provided to receive parking credit must be provided in the building or in a weather-protected area. Long-term bicycle parking spaces must be protected from access by unauthorized persons.
- b. Long-term bicycle parking spaces provided to receive parking credit must:
 - (1) Consist of bike racks or lockers anchored so that they cannot be easily removed;
 - (2) Allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;
 - (3) Be designed so as not to cause damage to the bicycle;
 - (4) Facilitate easy locking without interference from or to adjacent bicycles; and
 - (5) Have minimum dimensions of 2 feet in width by 6 feet in length, with a minimum overhead vertical clearance of 7 feet. Bicycle lockers are exempt from overhead clearance requirements.

6. Car-Share and Bike-Share Parking Credit. The vehicular parking requirements can be reduced with the inclusion of car-share parking spaces as follows.

- a. Per each car-share parking space provided, required parking spaces shall be reduced by four spaces. Required parking spaces may be reduced up to 40%.

LAND USE	BICYCLE SPACES
Multifamily	1/2 Vehicular Spaces for buildings with 8+ units
Civic/Institutional	1/10 Vehicular Spaces, min. of 4
Retail	1/10 Vehicular Spaces
Services	1/10 Vehicular Spaces
Office	1/10 Vehicular Spaces

Figure 11-6(48) Downtown District Bicycle Parking Requirements

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Off-Street Parking Requirements

- b. The number of required motor vehicle parking spaces may be reduced by 2 spaces for uses that provide space for a city-approved bike-share program facility with a minimum of 10 bicycle parking docks.
- c. **Approval.** Applicant must provide documentation of an agreement with a car-share company. If this agreement should terminate at any point, applicant shall be required to provide parking as otherwise required herein.

7. Other Parking Reductions. Additional reductions may be approved by the Zoning Administrator with the submittal of a parking study illustrating the reduction.

D. Bicycle Parking.

1. Required Bicycle Parking. [Figure 11-6\(48\) Downtown District Bicycle Parking Requirements](#) indicates the minimum bicycle parking ratio for a given use.

- a. Bicycle parking is not required for uses not listed.
- b. Bicycle parking is not required for uses less than 2,500 square feet in size.
- c. No use, other than Civic is required to accommodate more than 20 bicycles.
- d. With approval of the Zoning Administrator, a fee in lieu of providing spaces may be permitted for physically constrained sites.

2. Bicycle Parking Design. Bicycle parking (refer to [Figure 11-6\(48\)](#)) Required Bicycle Parking for quantity required) shall be designed and located as follows.

3. Dimensions.

- a. Required bicycle parking spaces shall have minimum dimensions of two feet in width and six feet in length.
- b. An aisle a minimum of five feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.
- c. A minimum of two feet shall be provided beside each parked bicycle to allow access. This access may be shared by adjacent bicycles.
- d. Racks shall be installed a minimum of two feet from any wall or other obstruction.

4. Location. Bicycle parking should be located within 50 feet of the entrance of the use.

- a. Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.
- b. Spaces located within individual dwelling units may not be counted toward bicycle parking requirements.
- c. Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.

5. Racks and Structures. Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two points.

6. Surface. The parking surface shall be designed and maintained to be mud and dust free. The use of rock or gravel areas for bicycle parking is permitted provided that edging materials, so that the bicycle parking area is clearly demarcated and the rock material is contained.

7. Signage. If required bicycle parking for public use is not visible from the street, Signs must be posted indicating their location.

8. Maintenance and Lighting. Areas used for required bicycle parking must be well-lit with acceptable drainage to be reasonably free of mud and standing water. Accessory off-street parking for bicycles shall include provision for secure storage of bicycles. Such facilities shall provide lockable enclosed lockers or racks or equivalent structures in or upon which a bicycle may be locked by the user.

9. Long Term Parking. For multifamily residential uses, half of the bicycle parking spaces should be provided as long term parking, safe and secure from vandalism and theft, and protected from the elements.