

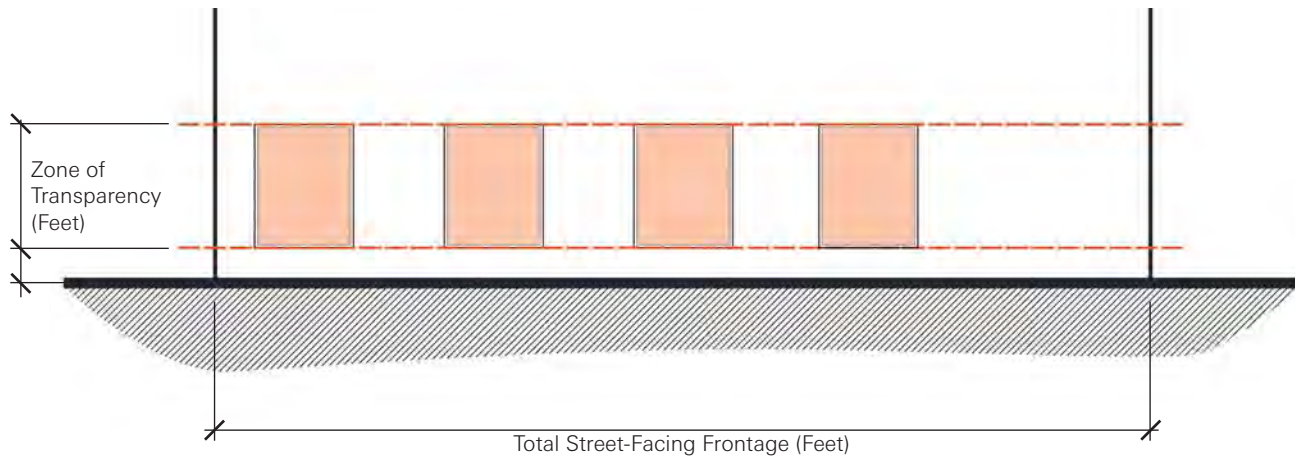
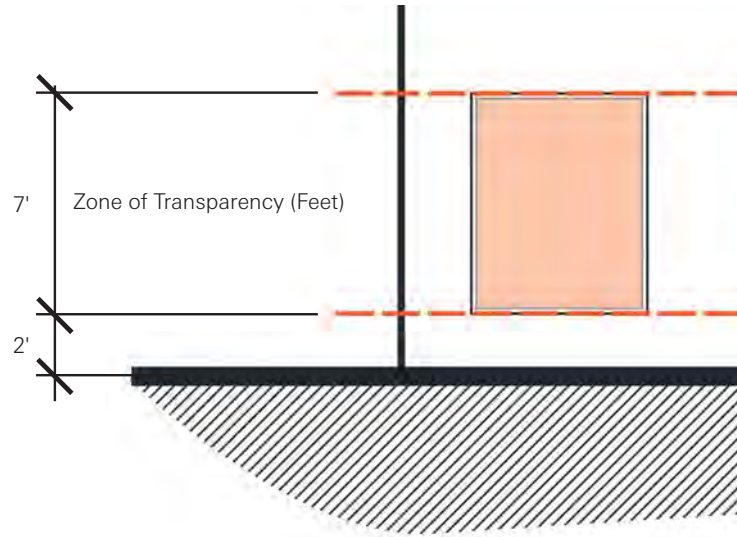
Sample: Canyon Subdistrict Street Frontage Build-To Range

I. Building Requirements per Street Frontage Type:

The following building criteria are dictated by the site's Street Frontage Type(s):

		STREET FRONTAGE TYPE		
		Storefront	Mixed Use	Parkway
	Minimum Setback	0'	5'	10'
	Min. Alley, Sidelot and Rear Lot Setbacks	0' Sidelot 5' Alley 0' Rear Yard	0' Sidelot 5' Alley 5' Rear Yard	10' Sidelot 5' Alley 5' Rear Yard
	Required Street Frontage Build-To Range <i>(as measured from the setback)</i>	90% at 0 to 5' Alt. to provide open space...	75% at 5 to 10' Alt. to provide open space...	50% at 10 to 20' Alt. to provide open space...
	Primary Entrance Location	For parcels with multiple street frontage types, the primary entrance must face a Storefront Street if present, otherwise a Mixed-Use Street. The primary entrance may face a Parkway Street only when other street frontage types are not present.		
	Garage Entry Location & Utility/Service Locations	Garage entries and utility or services locations shall be located in alleys. If no alley is present, they may be located on a Parkway Street. If a Parkway Street is not present, they may be located on a Mixed-Use Street. Garage entries and utility or service locations are not allowed on Storefront street frontages without Planning Director approval.		
	Lower-Story Building Materials	The Lower Stories, defined as the lower portion of the building until the first upper-story step-back of a minimum of 3 feet, must be constructed of masonry units (brick, stone, CMU, etc.) or metal panel units on street facing facades.		
	Ground-Floor Transparency	40%	25%	None
	Ground Floor Use Requirements	Maximum 25% Street-facing linear frontage for residential living space uses	None	

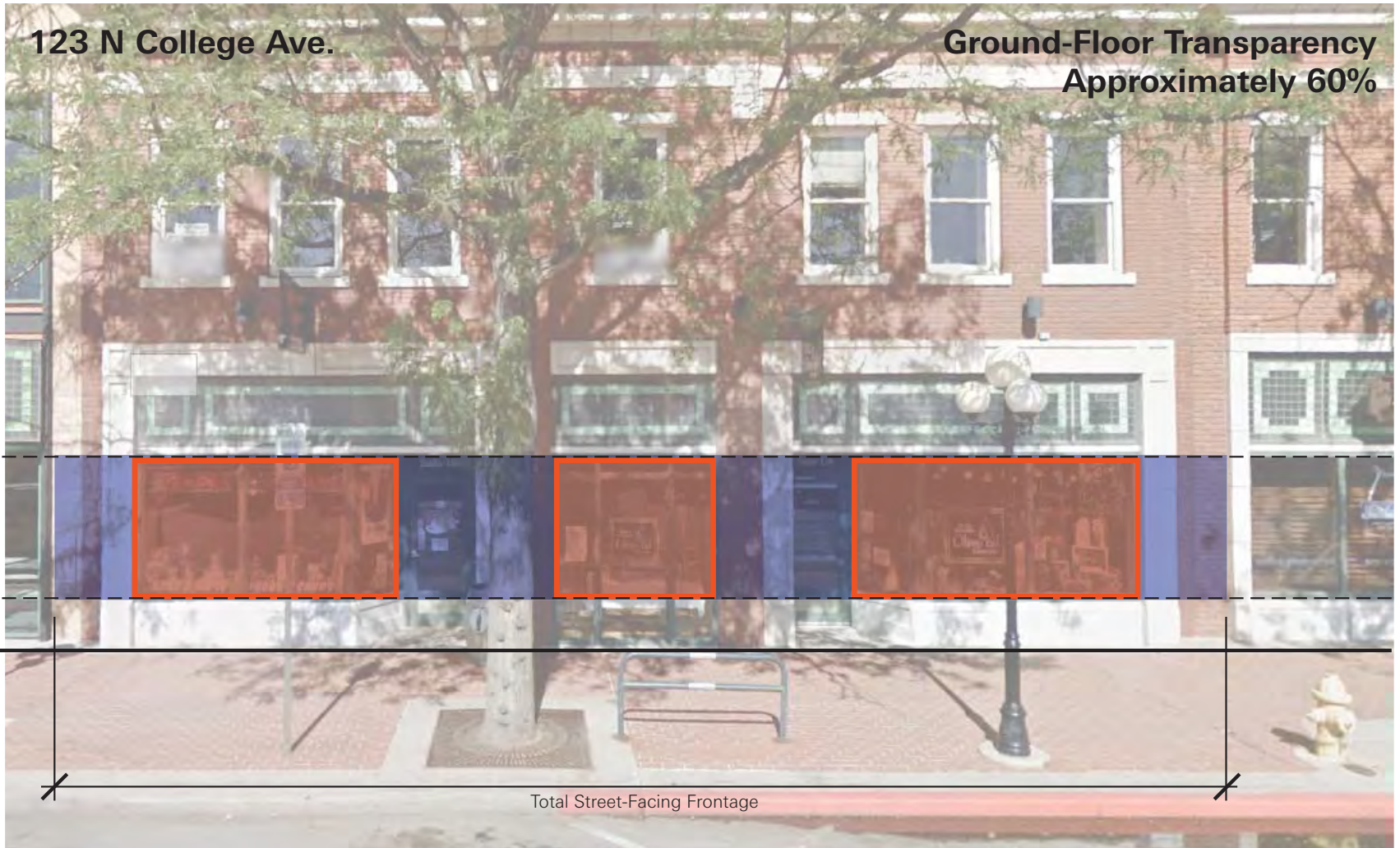
$$\left(\frac{\text{Total Transparent Window Area Provided in Zone of Transparency (SF)}}{\text{Total Street-Facing Frontage (Feet) x Zone of Transparency (Feet)}} \right) \times 100 = \text{Ground Floor Transparency Percentage}$$



123 N College Ave.

Ground-Floor Transparency
Approximately 60%

7'
Zone of
Transparency
2'

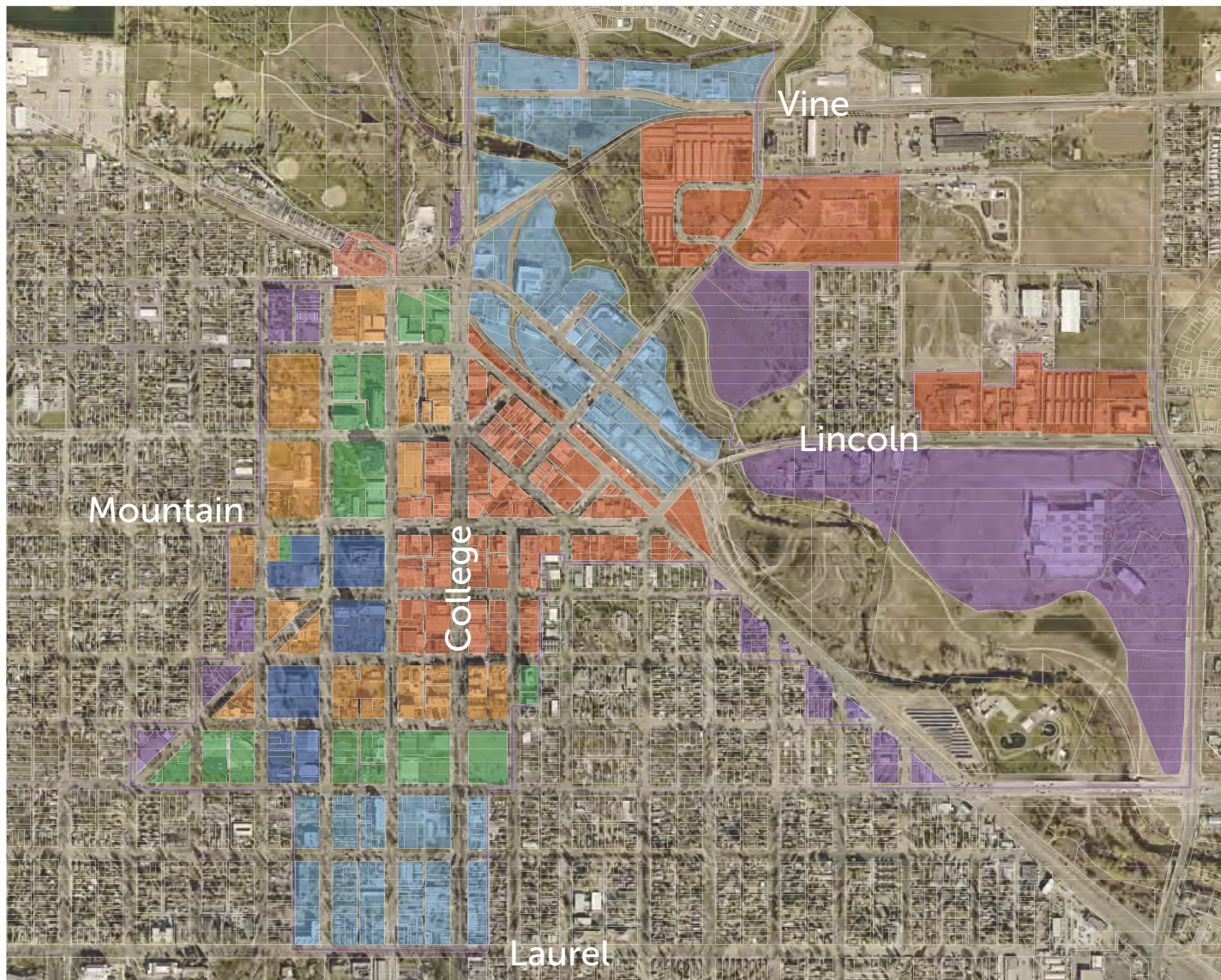


Total Street-Facing Frontage

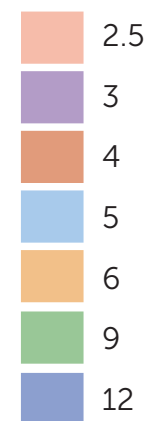
103 W Mountain Ave.

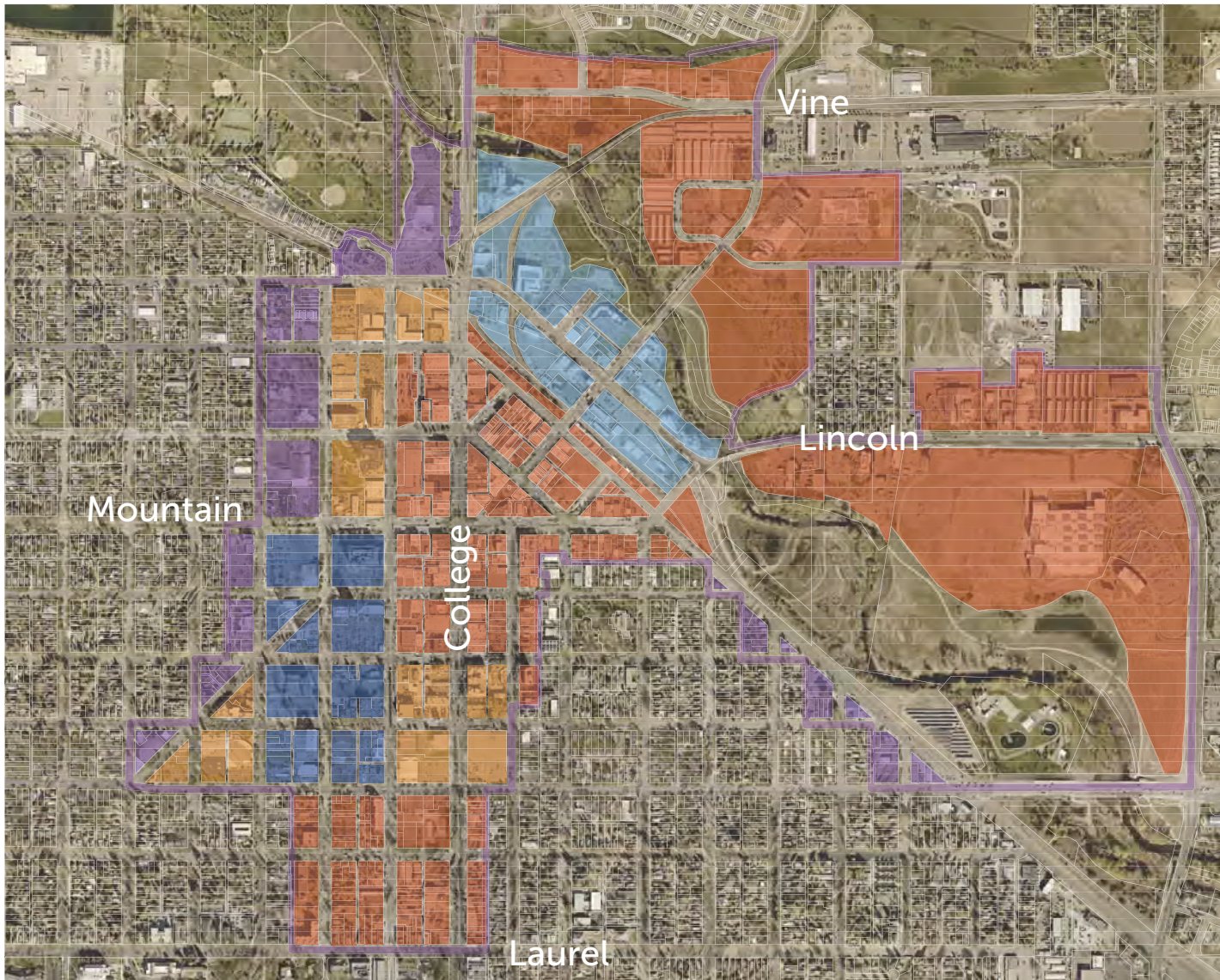
Ground-Floor Transparency
Approximately 31%



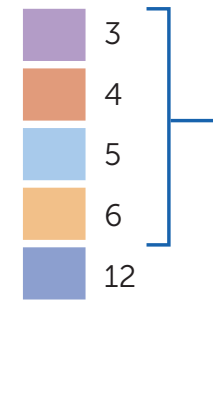


Current Max. Height
(Stories)





Proposed Max. Height (Stories)



Considering incentives to allow an additional story such as:

- Structured parking
- Public open space/Nature in the City
- Building mass mitigation
- Green building techniques
- Affordable units

III. Building Form:

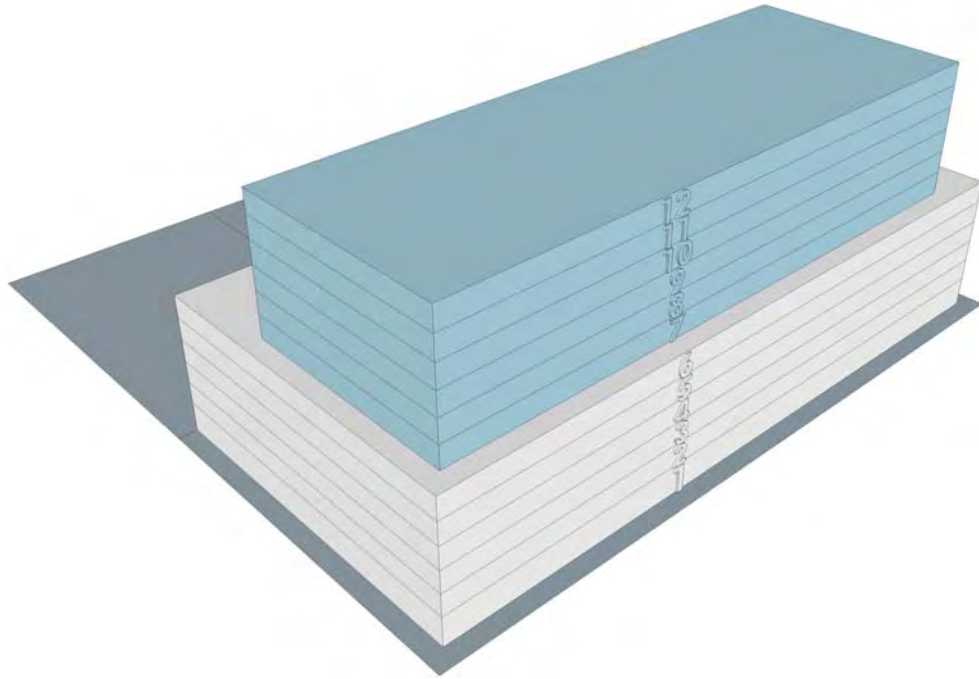
The following criteria regulate the building's form:

		MAXIMUM HEIGHT ALLOWANCE (per zoning map)				
		3 Stories	4 Stories	5 Stories	6 Stories	12 Stories
	Maximum Floor Plate Sizes	None Required			For contiguous zone lots over 60,000 SF, interior floor plates above the 6th story shall not exceed 40,000 SF.	
	Upper-Story Stepbacks:					
	5th-Story Stepback	None.		Buildings with 5 or more stories must have a 10’ stepback above the 4th story, measured from the street-facing setback, and must comply with the Contextual Heights Stepback requirements (below).		
	Contextual Heights Stepback	None.	Where a parcel with a maximum of 4-stories in height is located immediately across the street from a block with a 3-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 5-stories in height is located immediately across the street from a block with a 3- or 4-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 6-stories in height is located immediately across the street from a block with a 3-, 4- or 5-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 12-stories in height is located immediately across the street from a block with a 3-, 4- 5- or 6-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.
	Maximum Wall Length	For structures with a structure length over 130 feet, the maximum wall length for the base of the building (defined as the lower portion of the building below any required upper-story stepbacks) without a <i>Major Facade Plane Change</i> shall be 50 feet. A <i>Major Facade Plane Change</i> must be a minimum of 2 feet deep and a minimum of 2’ wide, measured in parallel with and perpendicular to the property line.				
	Building Articulation	Street-facing facades shall incorporate a minimum of 3 of the following articulation techniques: 1. Minor Facade Plane Changes of a minimum of 3 inches 2. Vertical Projections 3. Horizontal Projects (awnings, cornice articulation) 4. Coordinated window composition between ground floor and all upper floors 5. Balconies or terraces 6. Material Changes 7. Fenestration Detail Requirements, including window depth and sills or lintel requirements <i>*Note: Development Review Process will determine if building meets this criteria.</i>				

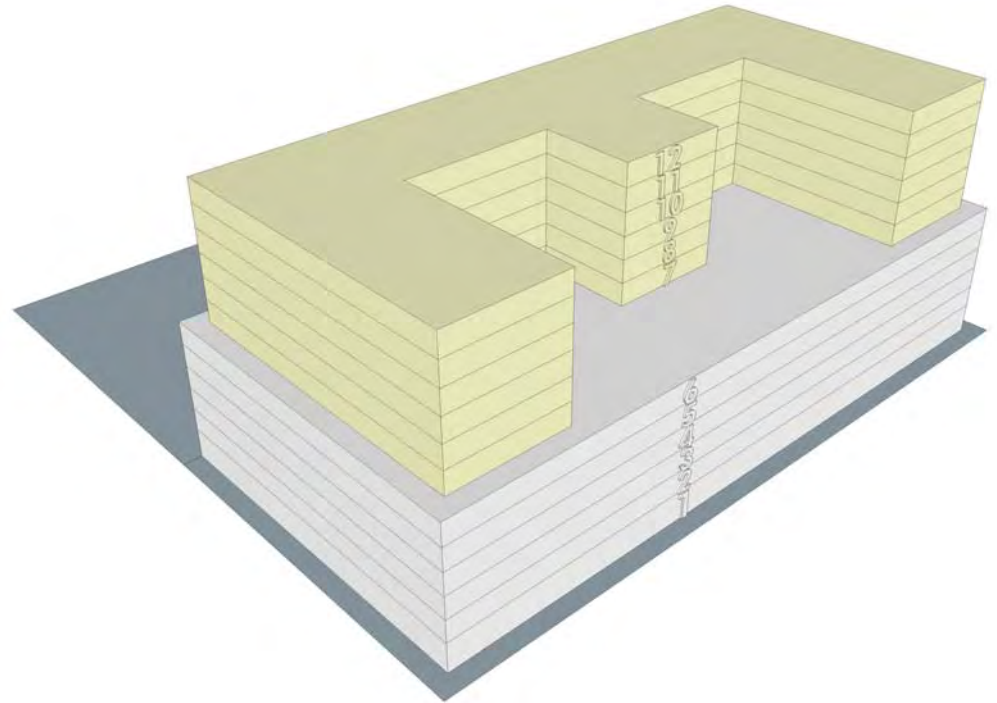
III. Building Form:

The following criteria regulate the building's form:

		MAXIMUM HEIGHT ALLOWANCE (per zoning map)				
		3 Stories	4 Stories	5 Stories	6 Stories	12 Stories
	Maximum Floor Plate Sizes	None Required			For contiguous zone lots over 60,000 SF, interior floor plates above the 6th story shall not exceed 40,000 SF.	
	Upper-Story Stepbacks:					
	5th-Story Stepback	None.		Buildings with 5 or more stories must have a 10’ stepback above the 4th story, measured from the street-facing setback, and must comply with the Contextual Heights Stepback requirements (below).		
	Contextual Heights Stepback	None.	Where a parcel with a maximum of 4-stories in height is located immediately across the street from a block with a 3-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 5-stories in height is located immediately across the street from a block with a 3- or 4-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 6-stories in height is located immediately across the street from a block with a 3-, 4- or 5-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 12-stories in height is located immediately across the street from a block with a 3-, 4- 5- or 6-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.
	Maximum Wall Length	For structures with a structure length over 130 feet, the maximum wall length for the base of the building (defined as the lower portion of the building below any required upper-story stepbacks) without a <i>Major Facade Plane Change</i> shall be 50 feet. A <i>Major Facade Plane Change</i> must be a minimum of 2 feet deep and a minimum of 2’ wide, measured in parallel with and perpendicular to the property line.				
	Building Articulation	Street-facing facades shall incorporate a minimum of 3 of the following articulation techniques: 1. Minor Facade Plane Changes of a minimum of 3 inches 2. Vertical Projections 3. Horizontal Projects (awnings, cornice articulation) 4. Coordinated window composition between ground floor and all upper floors 5. Balconies or terraces 6. Material Changes 7. Fenestration Detail Requirements, including window depth and sills or lintel requirements <i>*Note: Development Review Process will determine if building meets this criteria.</i>				



Sample Office Product:
Zone Lot > 60,000 SF
Upper Stories < 40,000 SF

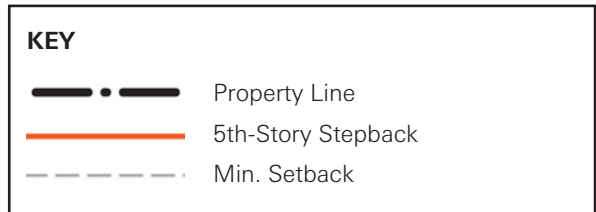
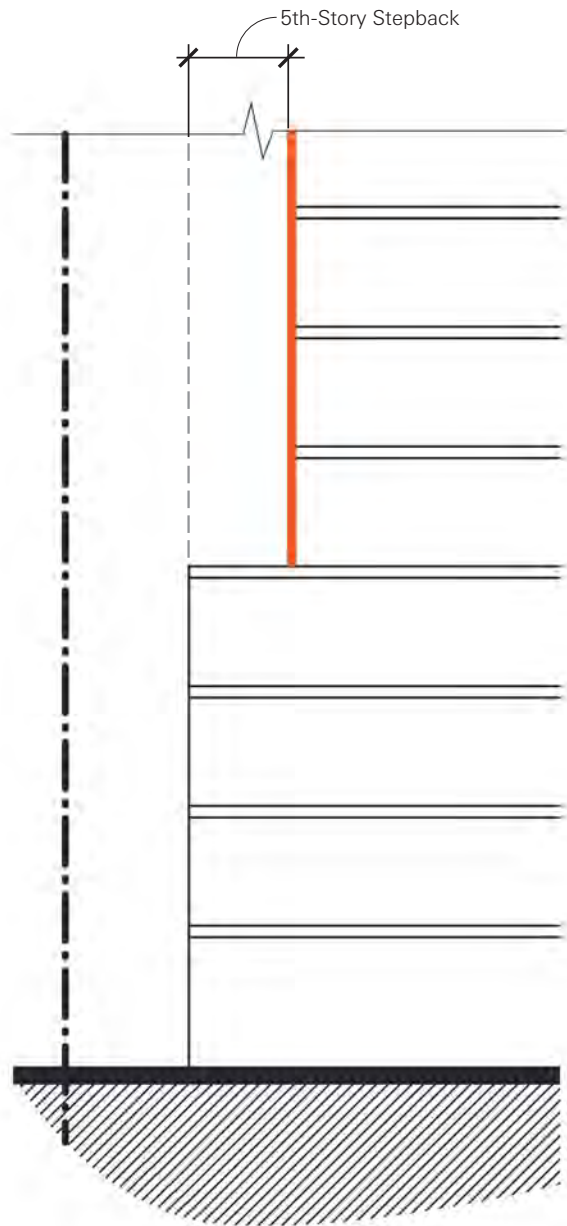


Sample Residential Product:
Zone Lot > 60,000 SF
Upper Stories < 40,000 SF

III. Building Form:

The following criteria regulate the building's form:

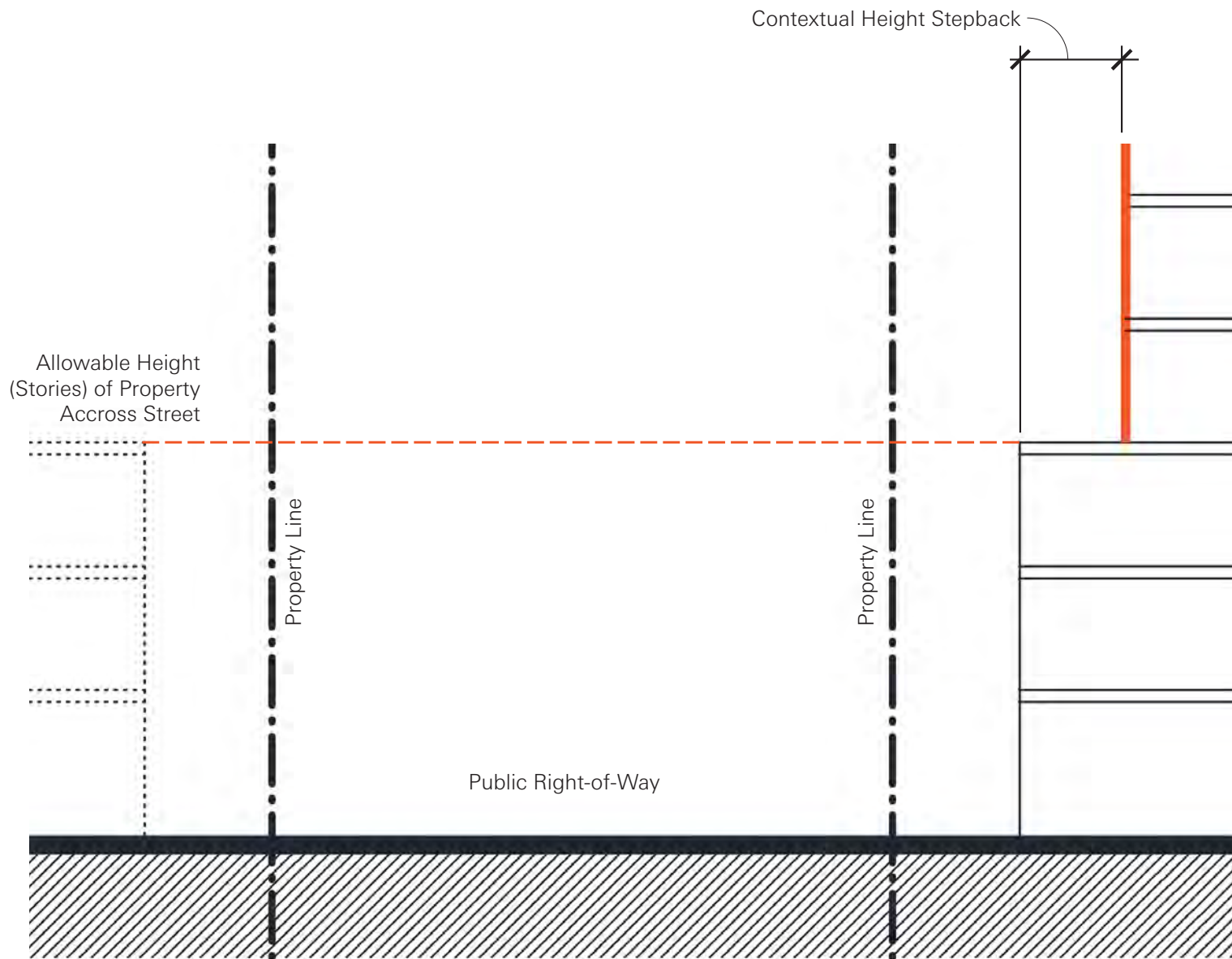
		MAXIMUM HEIGHT ALLOWANCE <i>(per zoning map)</i>				
		3 Stories	4 Stories	5 Stories	6 Stories	12 Stories
	Maximum Floor Plate Sizes	None Required			For contiguous zone lots over 60,000 SF, interior floor plates above the 6th story shall not exceed 40,000 SF.	
	Upper-Story Stepbacks:					
	5th-Story Stepback	None.		Buildings with 5 or more stories must have a 10’ stepback above the 4th story, measured from the street-facing setback, and must comply with the Contextual Heights Stepback requirements (below).		
	Contextual Heights Stepback	None.	Where a parcel with a maximum of 4-stories in height is located immediately across the street from a block with a 3-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 5-stories in height is located immediately across the street from a block with a 3- or 4-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 6-stories in height is located immediately across the street from a block with a 3-, 4- or 5-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 12-stories in height is located immediately across the street from a block with a 3-, 4- 5- or 6-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.
	Maximum Wall Length	For structures with a structure length over 130 feet, the maximum wall length for the base of the building (defined as the lower portion of the building below any required upper-story stepbacks) without a <i>Major Facade Plane Change</i> shall be 50 feet. A <i>Major Facade Plane Change</i> must be a minimum of 2 feet deep and a minimum of 2’ wide, measured in parallel with and perpendicular to the property line.				
	Building Articulation	Street-facing facades shall incorporate a minimum of 3 of the following articulation techniques: 1. Minor Facade Plane Changes of a minimum of 3 inches 2. Vertical Projections 3. Horizontal Projects (awnings, cornice articulation) 4. Coordinated window composition between ground floor and all upper floors 5. Balconies or terraces 6. Material Changes 7. Fenestration Detail Requirements, including window depth and sills or lintel requirements <i>*Note: Development Review Process will determine if building meets this criteria.</i>				



III. Building Form:

The following criteria regulate the building's form:

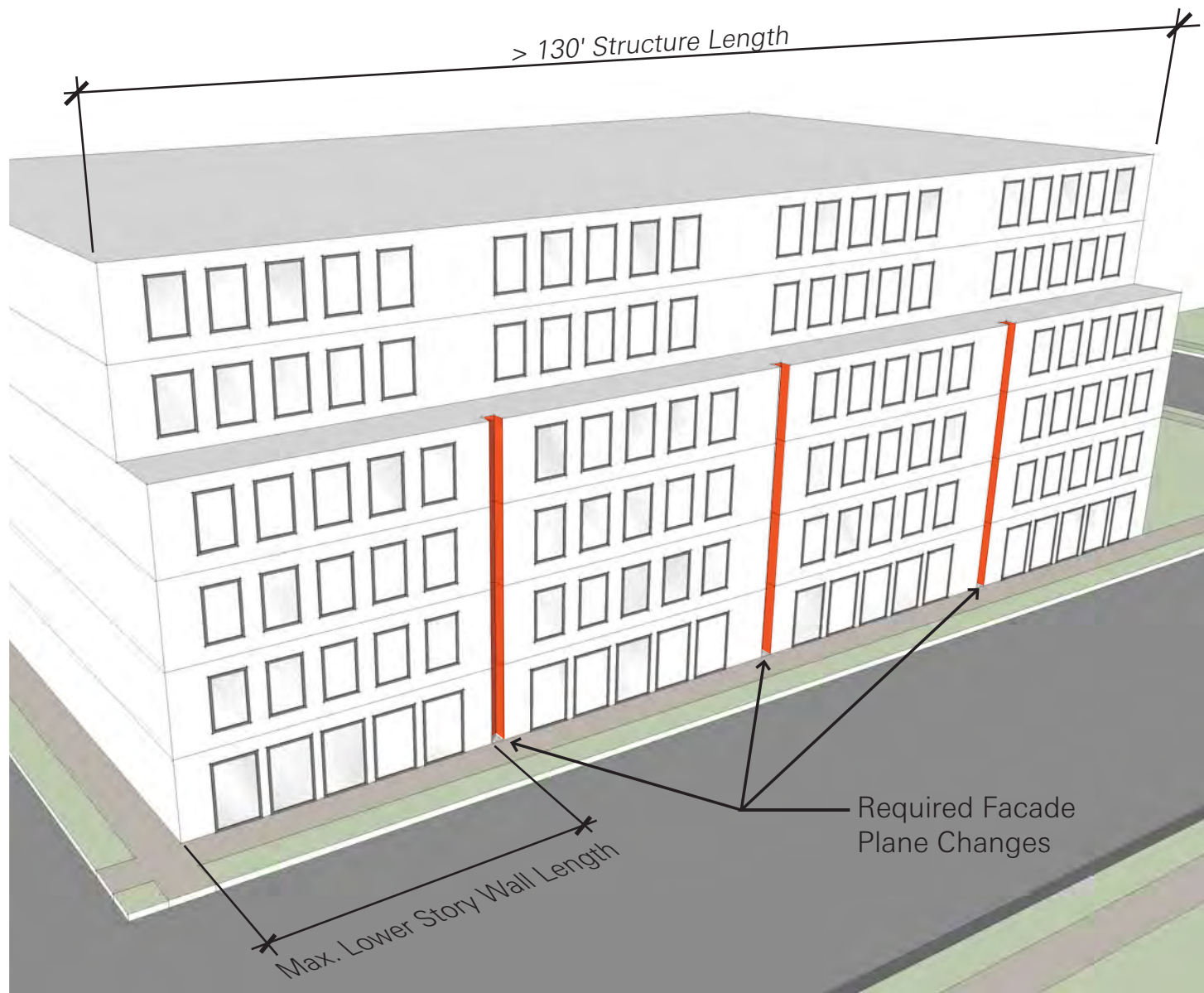
		MAXIMUM HEIGHT ALLOWANCE (per zoning map)				
		3 Stories	4 Stories	5 Stories	6 Stories	12 Stories
	Maximum Floor Plate Sizes	None Required			For contiguous zone lots over 60,000 SF, interior floor plates above the 6th story shall not exceed 40,000 SF.	
	Upper-Story Stepbacks:					
	5th-Story Stepback	None.		Buildings with 5 or more stories must have a 10’ stepback above the 4th story, measured from the street-facing setback, and must comply with the Contextual Heights Stepback requirements (below).		
	Contextual Heights Stepback	None.	Where a parcel with a maximum of 4-stories in height is located immediately across the street from a block with a 3-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 5-stories in height is located immediately across the street from a block with a 3- or 4-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 6-stories in height is located immediately across the street from a block with a 3-, 4- or 5-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 12-stories in height is located immediately across the street from a block with a 3-, 4- 5- or 6-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.
	Maximum Wall Length	For structures with a structure length over 130 feet, the maximum wall length for the base of the building (defined as the lower portion of the building below any required upper-story stepbacks) without a <i>Major Facade Plane Change</i> shall be 50 feet. A <i>Major Facade Plane Change</i> must be a minimum of 2 feet deep and a minimum of 2’ wide, measured in parallel with and perpendicular to the property line.				
	Building Articulation	Street-facing facades shall incorporate a minimum of 3 of the following articulation techniques: 1. Minor Facade Plane Changes of a minimum of 3 inches 2. Vertical Projections 3. Horizontal Projects (awnings, cornice articulation) 4. Coordinated window composition between ground floor and all upper floors 5. Balconies or terraces 6. Material Changes 7. Fenestration Detail Requirements, including window depth and sills or lintel requirements <i>*Note: Development Review Process will determine if building meets this criteria.</i>				



III. Building Form:

The following criteria regulate the building's form:

		MAXIMUM HEIGHT ALLOWANCE <i>(per zoning map)</i>				
		3 Stories	4 Stories	5 Stories	6 Stories	12 Stories
	Maximum Floor Plate Sizes	None Required			For contiguous zone lots over 60,000 SF, interior floor plates above the 6th story shall not exceed 40,000 SF.	
	Upper-Story Stepbacks:					
	5th-Story Stepback	None.		Buildings with 5 or more stories must have a 10’ stepback above the 4th story, measured from the street-facing setback, and must comply with the Contextual Heights Stepback requirements (below).		
	Contextual Heights Stepback	None.	Where a parcel with a maximum of 4-stories in height is located immediately across the street from a block with a 3-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 5-stories in height is located immediately across the street from a block with a 3- or 4-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 6-stories in height is located immediately across the street from a block with a 3-, 4- or 5-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 12-stories in height is located immediately across the street from a block with a 3-, 4- 5- or 6-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.
	Maximum Wall Length	For structures with a structure length over 130 feet, the maximum wall length for the base of the building (defined as the lower portion of the building below any required upper-story stepbacks) without a <i>Major Facade Plane Change</i> shall be 50 feet. A <i>Major Facade Plane Change</i> must be a minimum of 2 feet deep and a minimum of 2’ wide, measured in parallel with and perpendicular to the property line.				
	Building Articulation	Street-facing facades shall incorporate a minimum of 3 of the following articulation techniques: 1. Minor Facade Plane Changes of a minimum of 3 inches 2. Vertical Projections 3. Horizontal Projects (awnings, cornice articulation) 4. Coordinated window composition between ground floor and all upper floors 5. Balconies or terraces 6. Material Changes 7. Fenestration Detail Requirements, including window depth and sills or lintel requirements <i>*Note: Development Review Process will determine if building meets this criteria.</i>				



Example shows a 200' Building

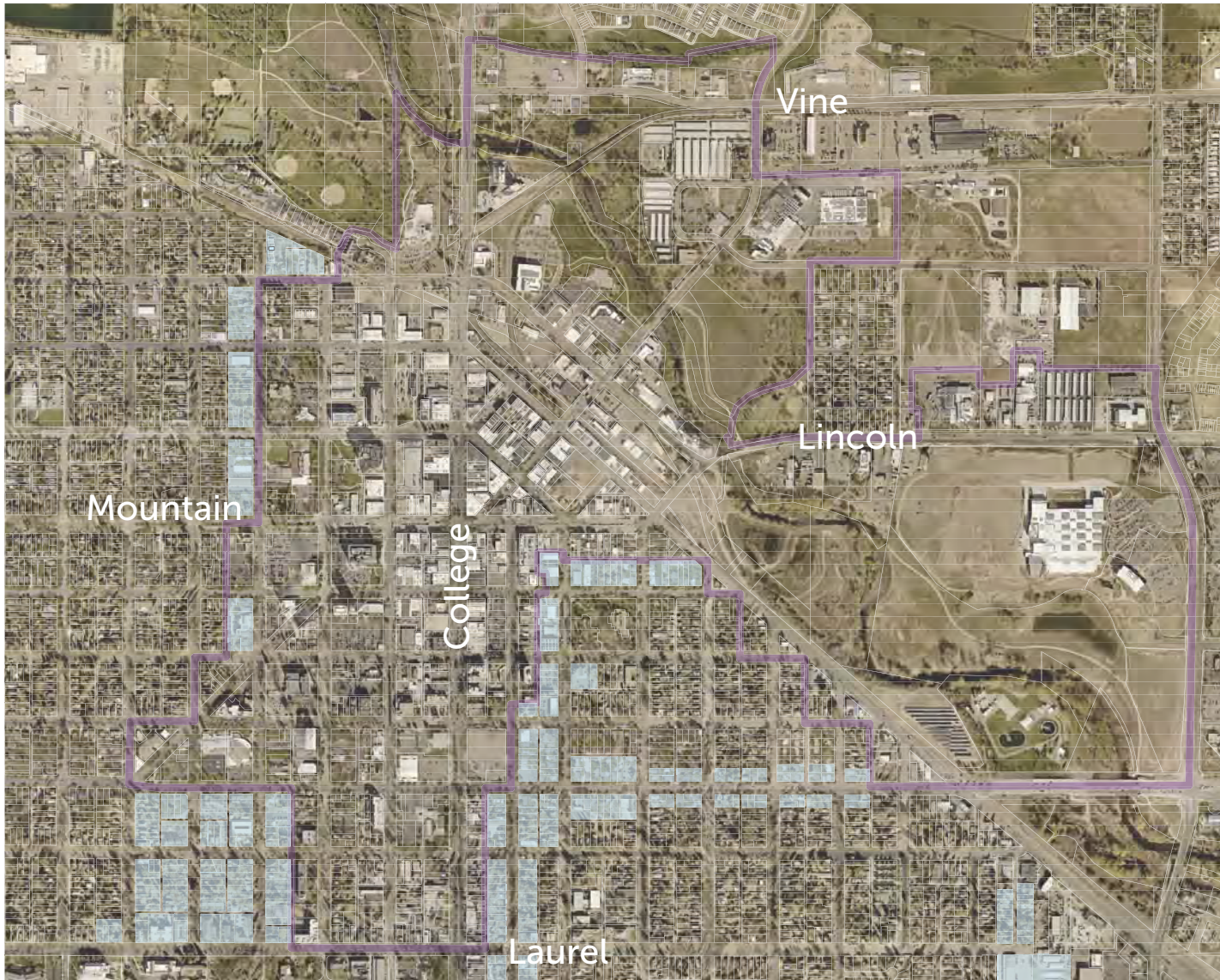
III. Building Form:

The following criteria regulate the building's form:

		MAXIMUM HEIGHT ALLOWANCE <i>(per zoning map)</i>				
		3 Stories	4 Stories	5 Stories	6 Stories	12 Stories
	Maximum Floor Plate Sizes	None Required			For contiguous zone lots over 60,000 SF, interior floor plates above the 6th story shall not exceed 40,000 SF.	
	Upper-Story Stepbacks:					
	5th-Story Stepback	None.		Buildings with 5 or more stories must have a 10’ stepback above the 4th story, measured from the street-facing setback, and must comply with the Contextual Heights Stepback requirements (below).		
	Contextual Heights Stepback	None.	Where a parcel with a maximum of 4-stories in height is located immediately across the street from a block with a 3-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 5-stories in height is located immediately across the street from a block with a 3- or 4-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 6-stories in height is located immediately across the street from a block with a 3-, 4- or 5-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.	Where a parcel with a maximum of 12-stories in height is located immediately across the street from a block with a 3-, 4- 5- or 6-story maximum height allowance, the building shall stepback by 10’ from the parcel’s ground floor setback on all floors above that limit across the street.
	Maximum Wall Length	For structures with a structure length over 130 feet, the maximum wall length for the base of the building (defined as the lower portion of the building below any required upper-story stepbacks) without a <i>Major Facade Plane Change</i> shall be 50 feet. A <i>Major Facade Plane Change</i> must be a minimum of 2 feet deep and a minimum of 2’ wide, measured in parallel with and perpendicular to the property line.				
	Building Articulation	Street-facing facades shall incorporate a minimum of 3 of the following articulation techniques: 1. Minor Facade Plane Changes of a minimum of 3 inches 2. Vertical Projections 3. Horizontal Projects (awnings, cornice articulation) 4. Coordinated window composition between ground floor and all upper floors 5. Balconies or terraces 6. Material Changes 7. Fenestration Detail Requirements, including window depth and sills or lintel requirements				
*Note: Development Review Process will determine if building meets this criteria.						

Sample Imagery:





NCB Standards

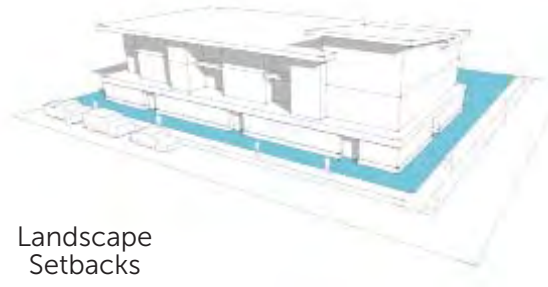
New standards will respond to the current neighborhood code standards as well as the new Downtown standards

HOUSING CONTINUUM

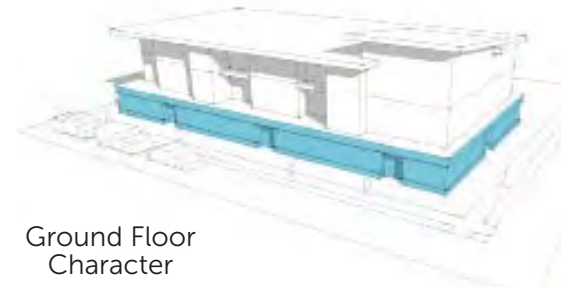


Image source: Opticos Design, MissingMiddleHousing.com

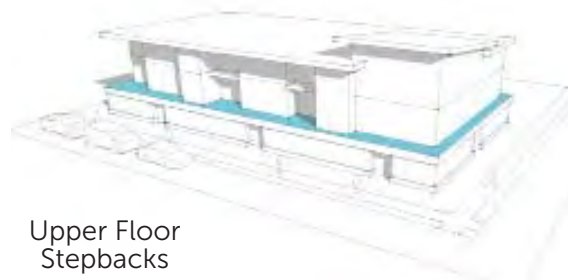
Design techniques to consider for the NCB transition area



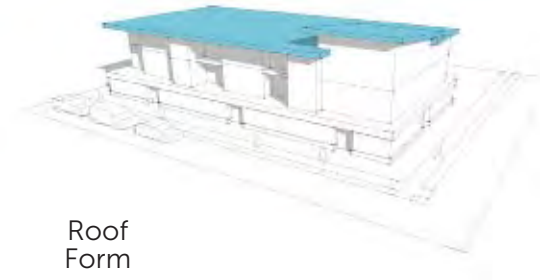
Landscape
Setbacks



Ground Floor
Character



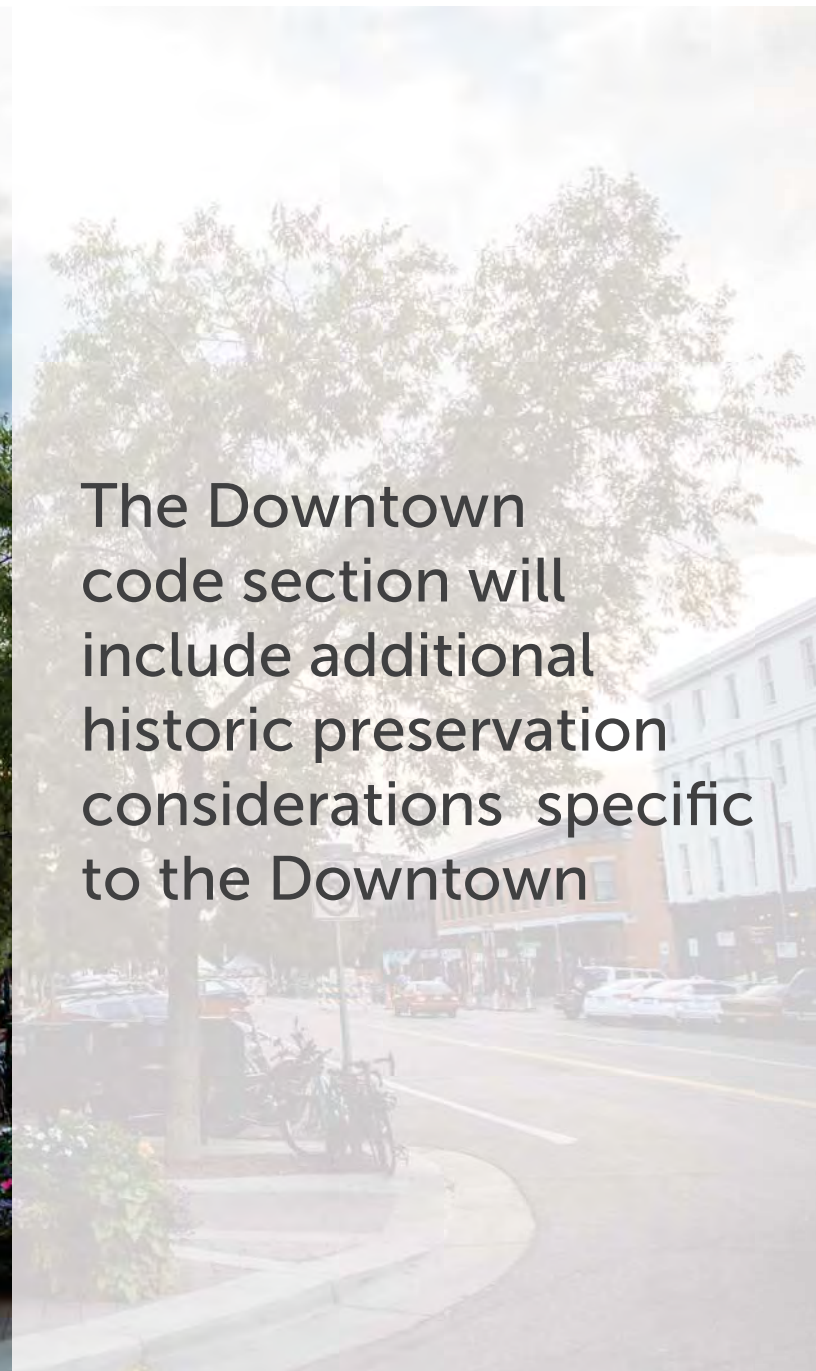
Upper Floor
Setbacks



Roof
Form



The Downtown
code section will
include additional
historic preservation
considerations specific
to the Downtown





Next Steps

