



# Code Update Process For: Downtown Neighborhood Conservation Buffer (NCB)



# Code Update Objectives

- Retain and enhance our sense of place
- Strengthen compatibility and transition standards
- Promote individual subdistrict character
- Increase clarity and predictability; Simplify standards when possible
- Strengthen graphic representation
- Strengthen standards geared towards pedestrians



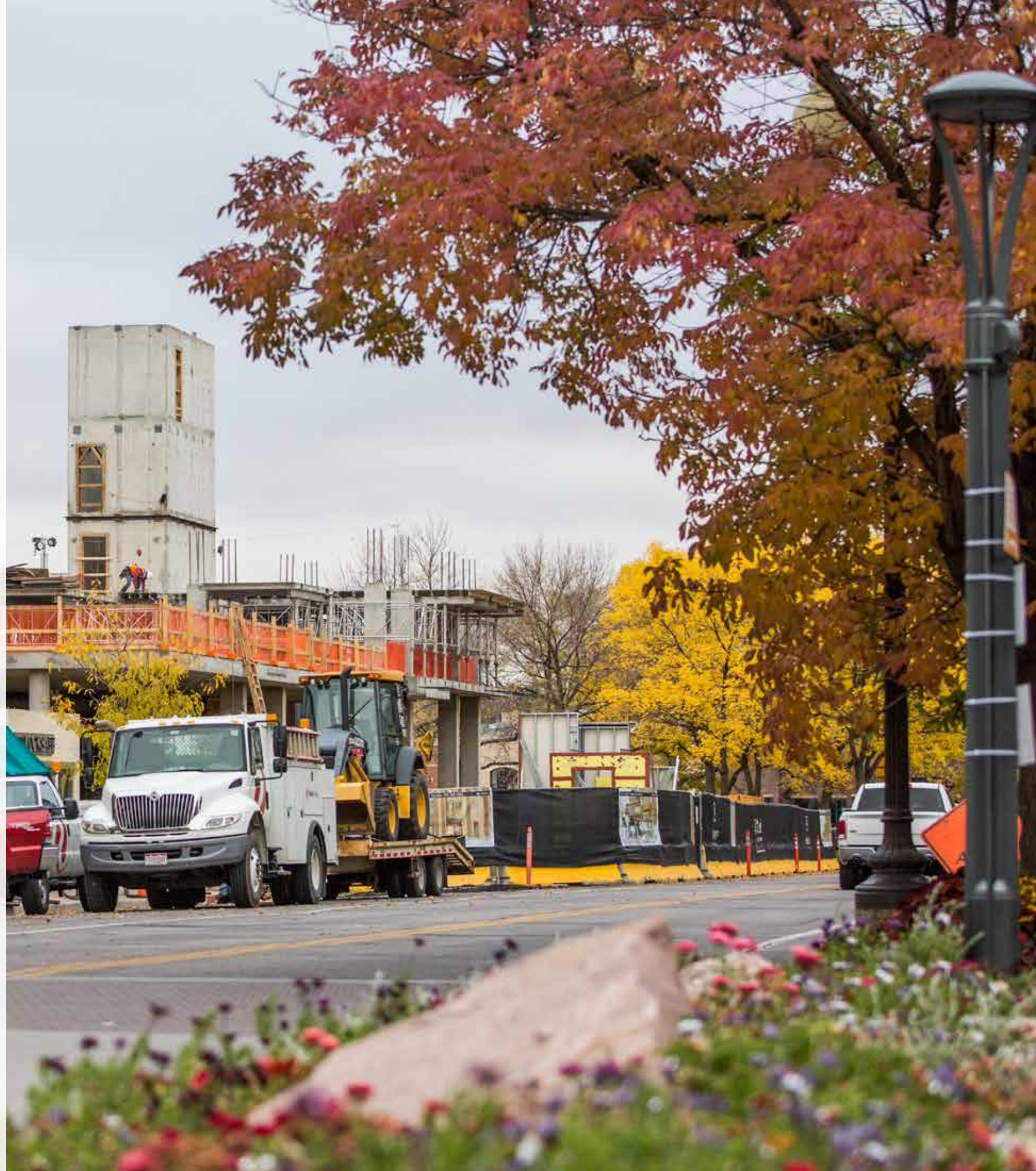


The pedestrian  
experience is  
paramount  
throughout  
Downtown



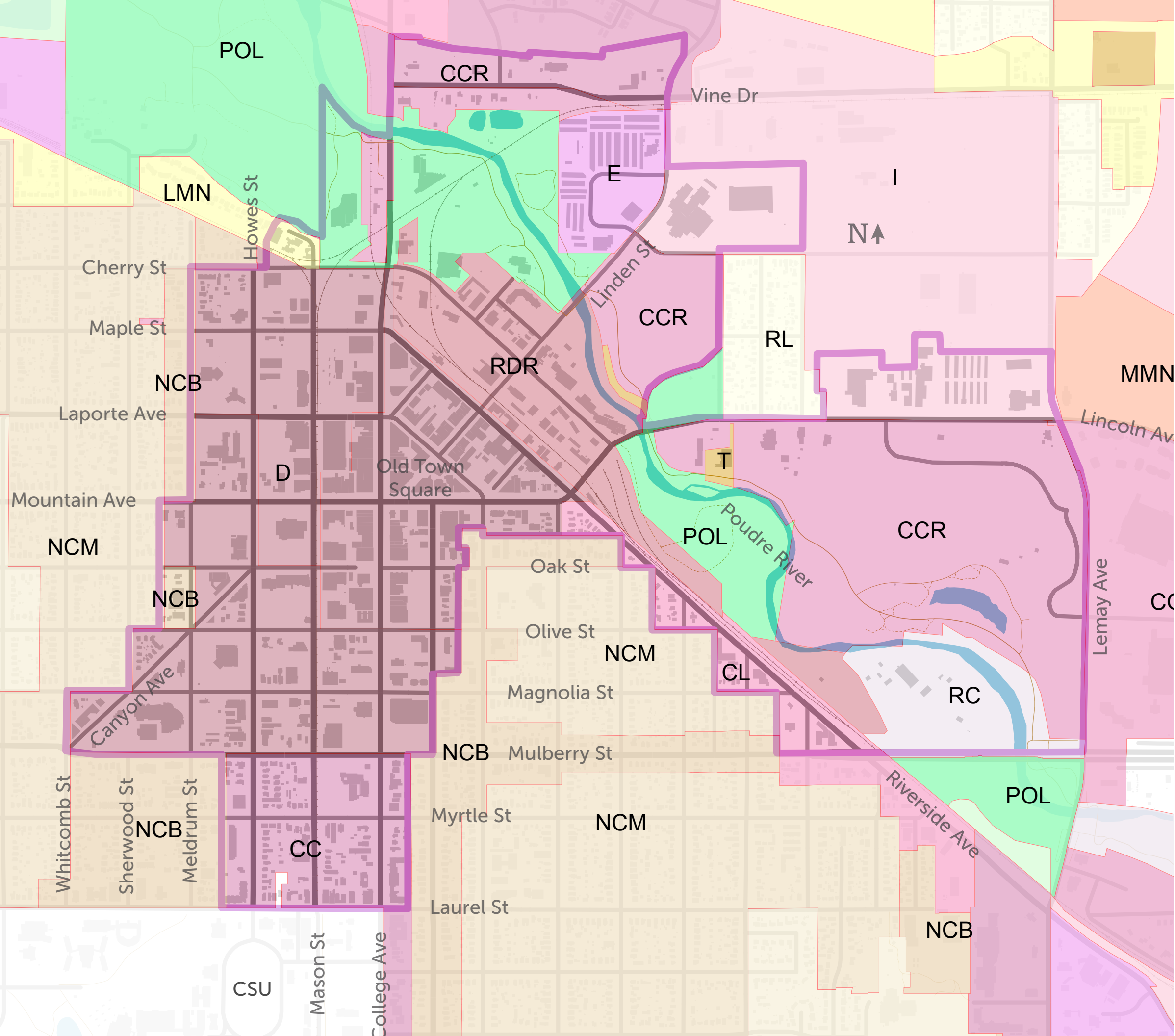
## Organizing Structure for the Downtown (D) Code:

- Character Subdistricts
- Street Character Type
- Building Form
- Site Requirements

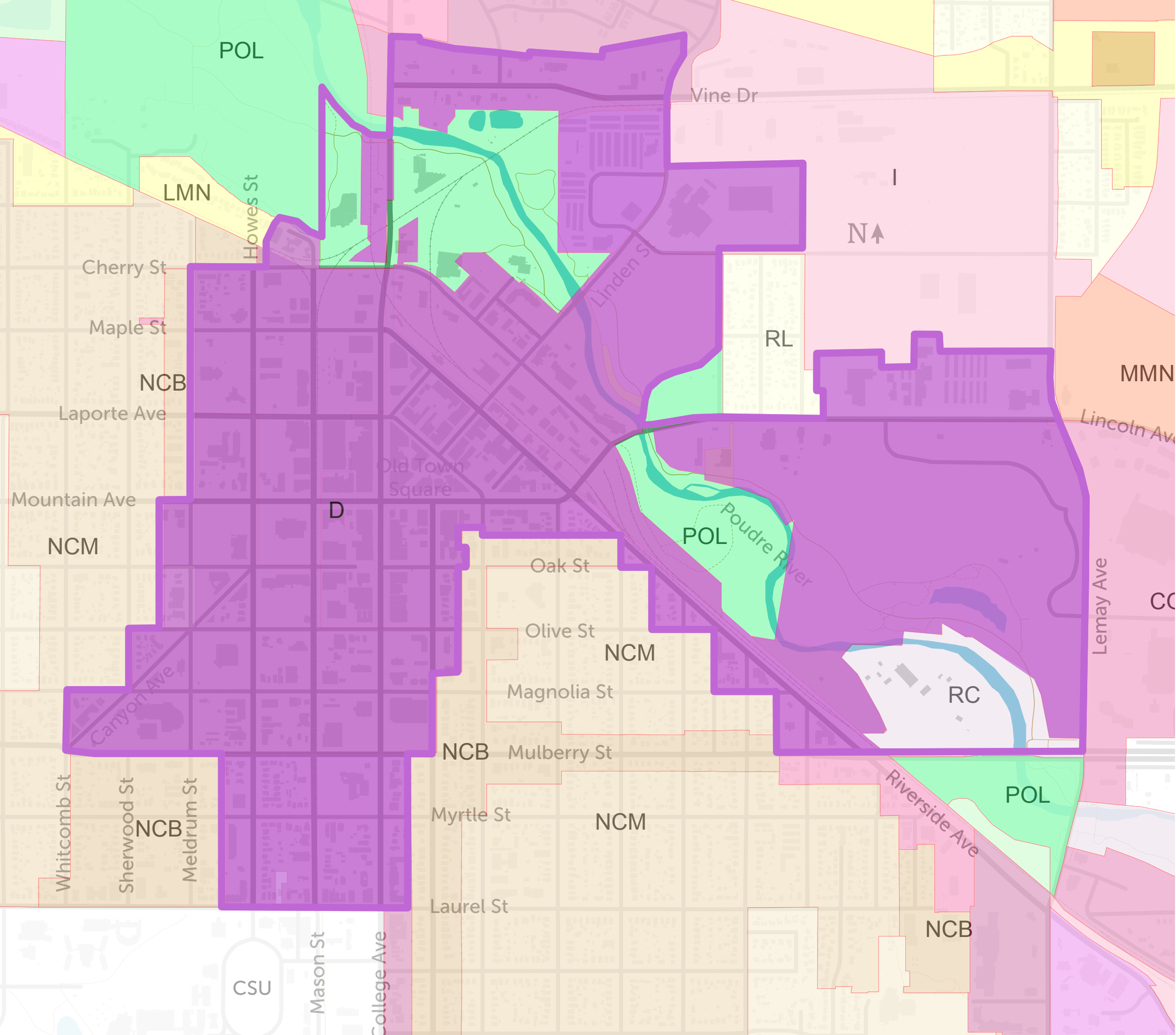




# Current Zoning

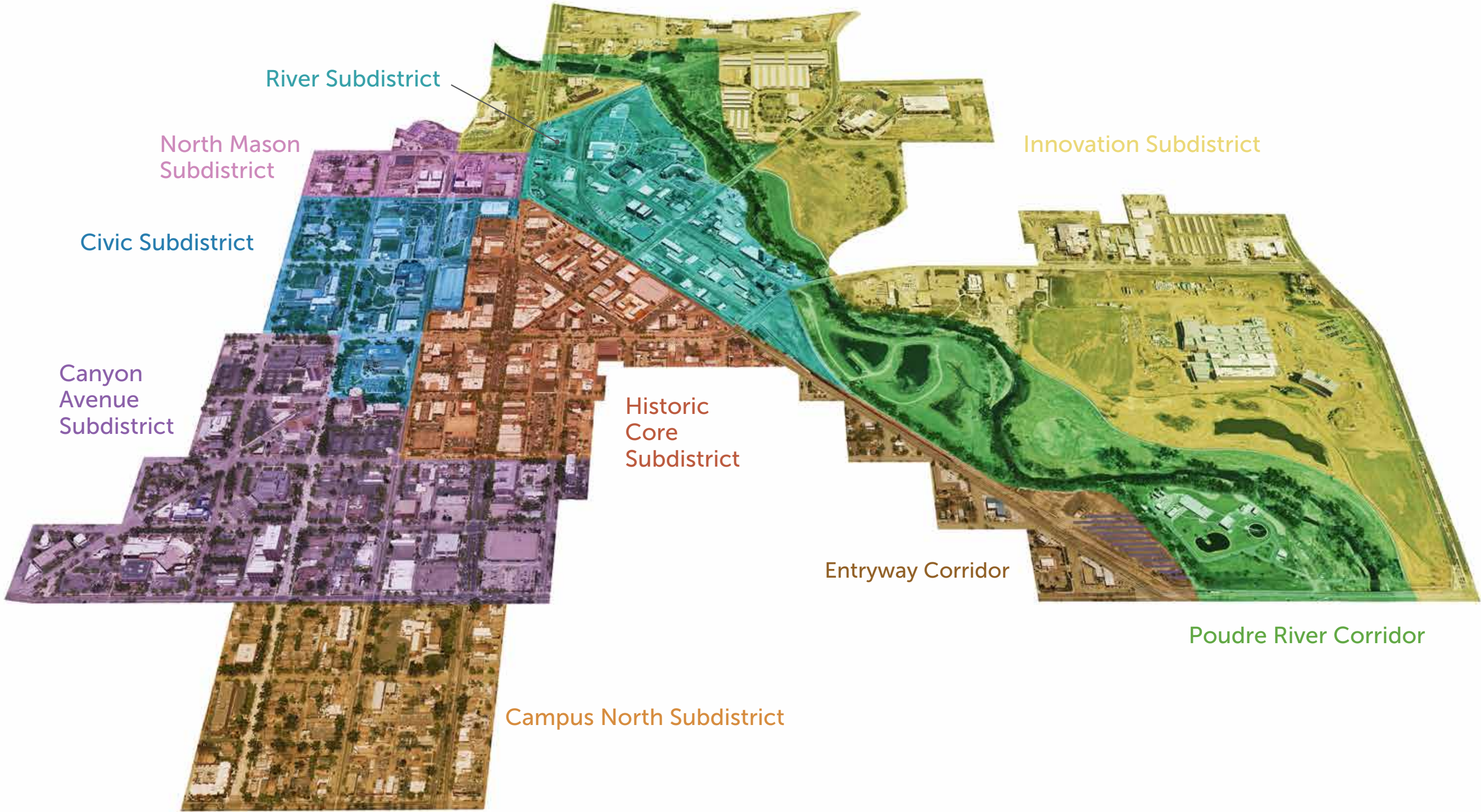


# Proposed Zoning





**Subdistrict Regulation** Promote Subdistrict Defining Character Traits



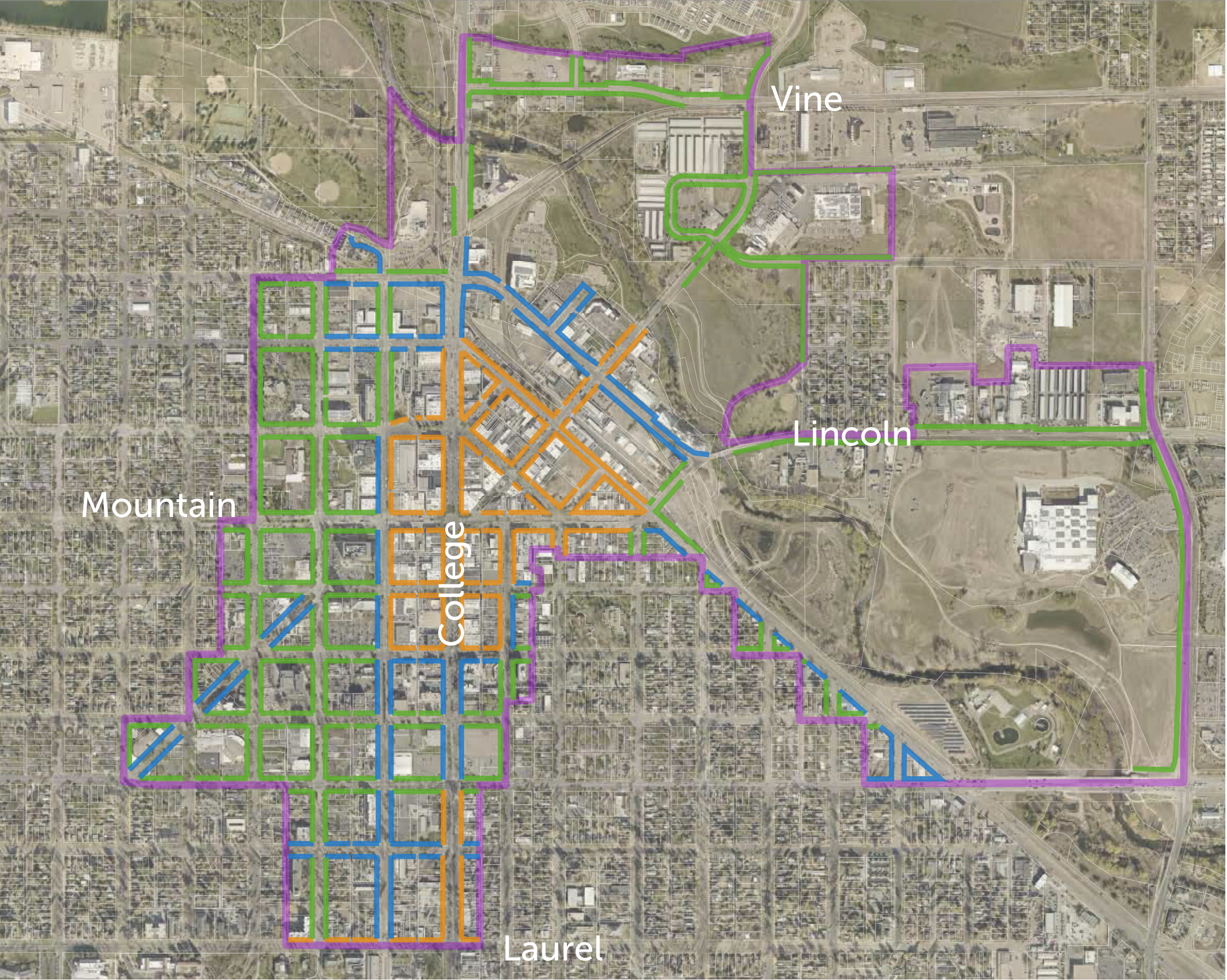


## R-D-R Standard:

4.17(d)(3)(c) **Character and Image.** New buildings shall be designed to demonstrate compatibility with the historical agricultural/industrial characteristics of the District in order to promote visual cohesiveness and emphasize positive historical attributes. Such characteristics include simple rectilinear building shapes, simple rooflines, juxtaposed building masses that directly express interior volumes/functions, visible structural components and joinery, details formed by brickwork, sandstone, sills, lintels, headers and foundations and details formed by joinery of structural materials.



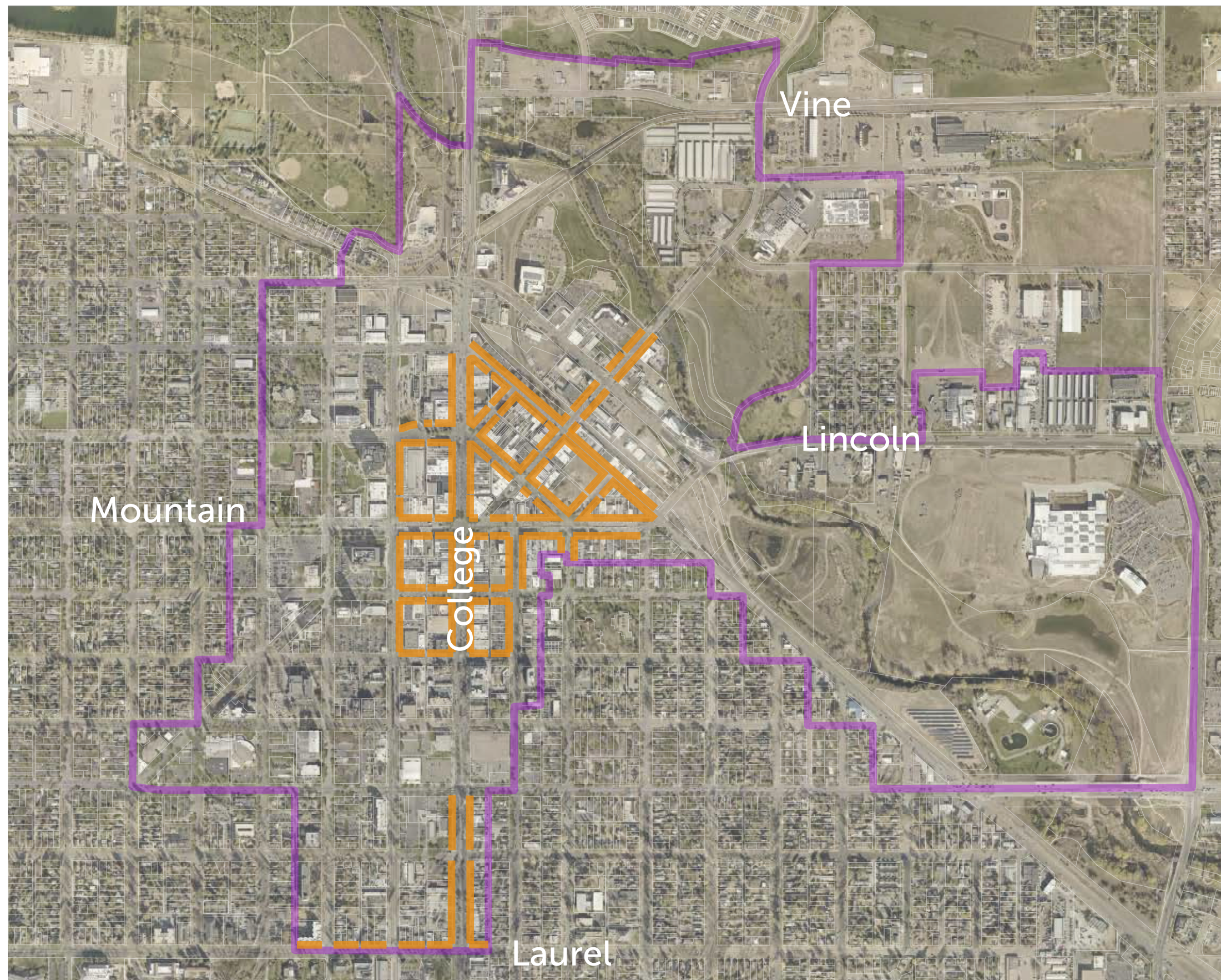




Street Character Type

- Storefront
- Mixed Use
- Parkway





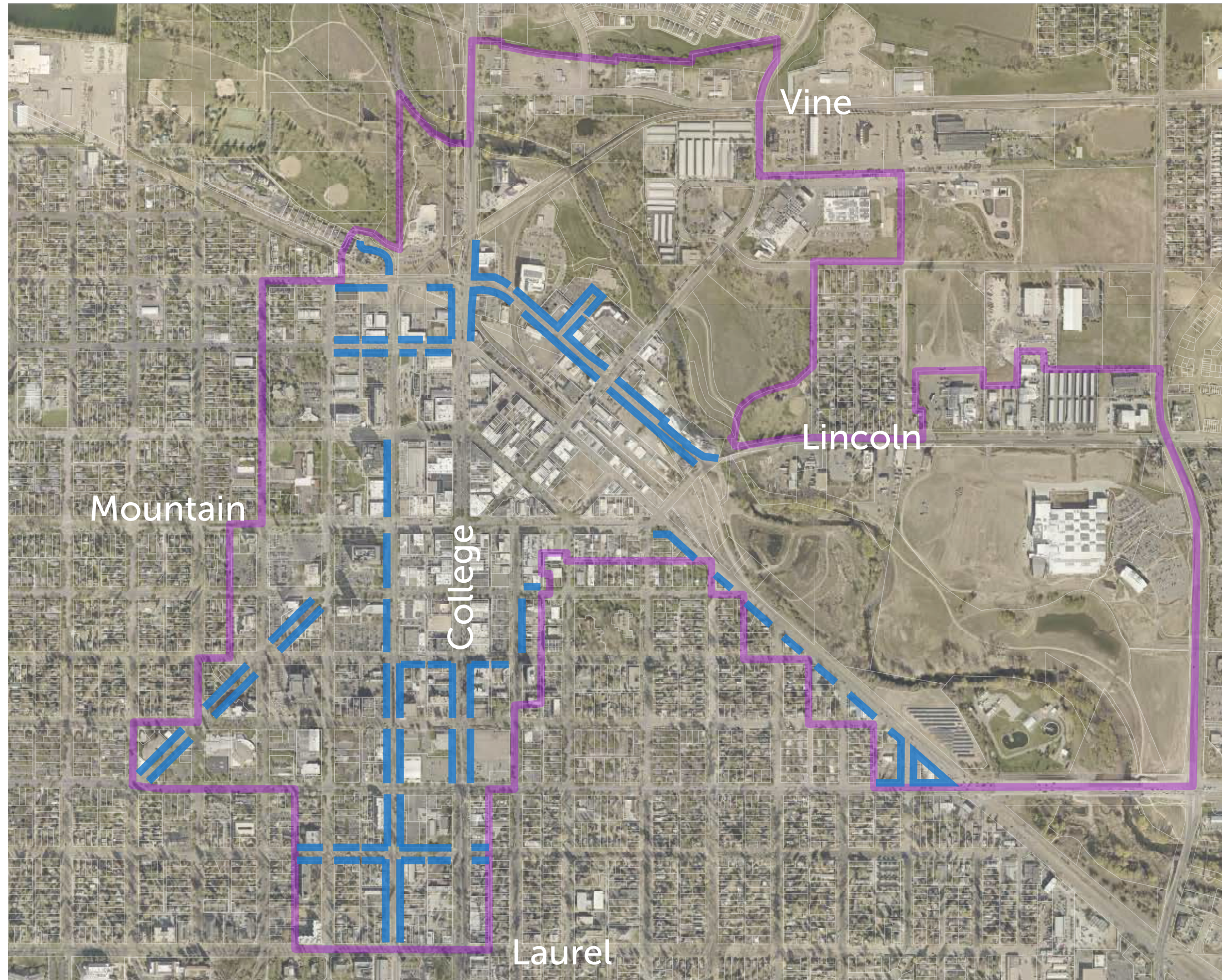
## Street Character Type

— Storefront

- 0-5' Setback
- Ground floor commercial facing street
- High building detail/transparency facing street







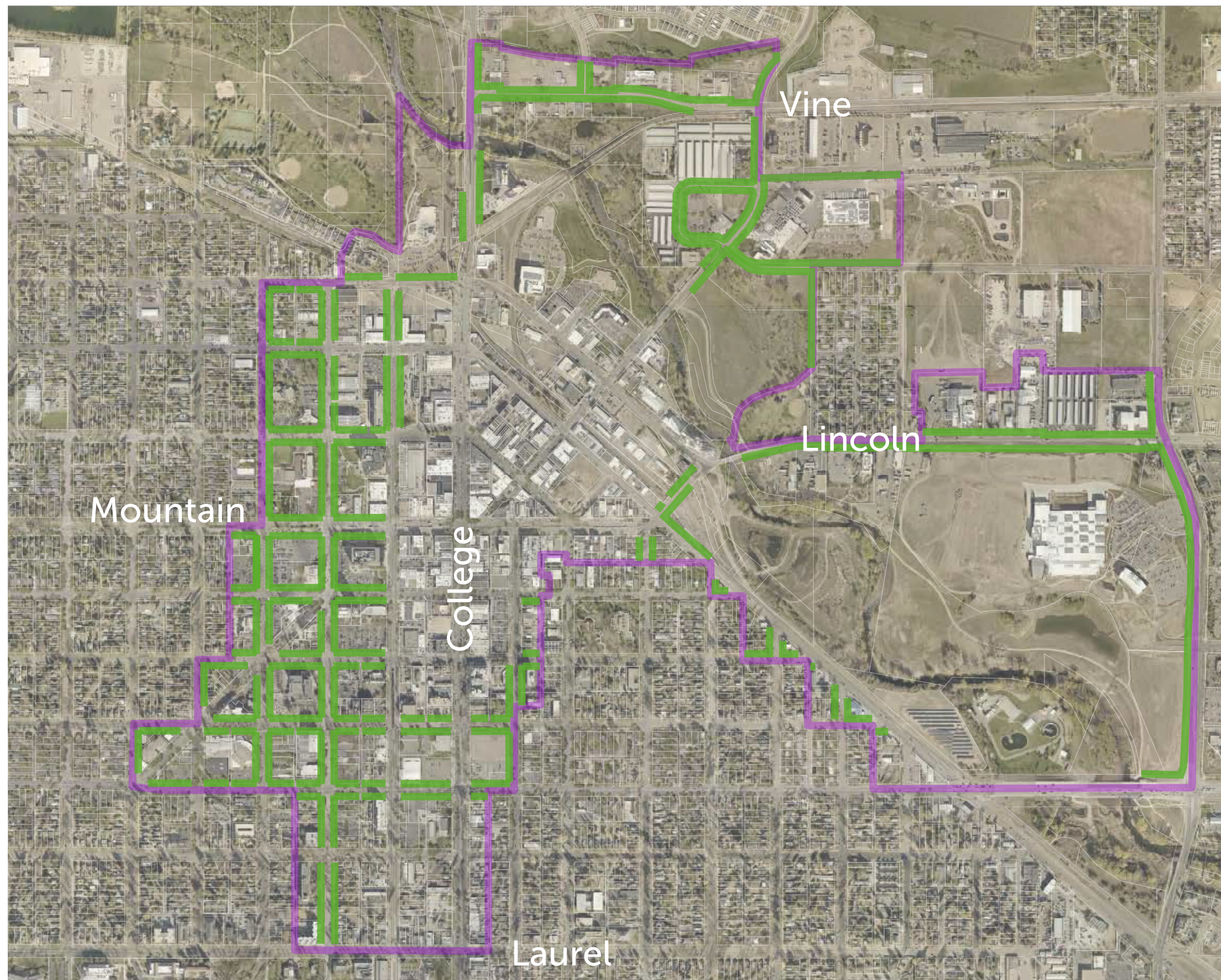
## Street Character Type

— Mixed Use

- 5-10' Setback
- Setback can be landscaped or paved
- No ground floor use requirement







## Street Character Type

— Parkway

- 10'+ Setback
- Landscaped setback
- No ground floor use requirement





# I. Building Requirements per Street Character Type:

The following building criteria are dictated by the site’s Street Character Type(s):

		STREET CHARACTER TYPE		
		<u>Storefront</u>	<u>Mixed Use</u>	<u>Parkway</u>
	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 Miked-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	60%	40%	25%
	Ground Floor Use Requirements	Maximum 25% Street-facing linear frontage for residential living space uses	None	



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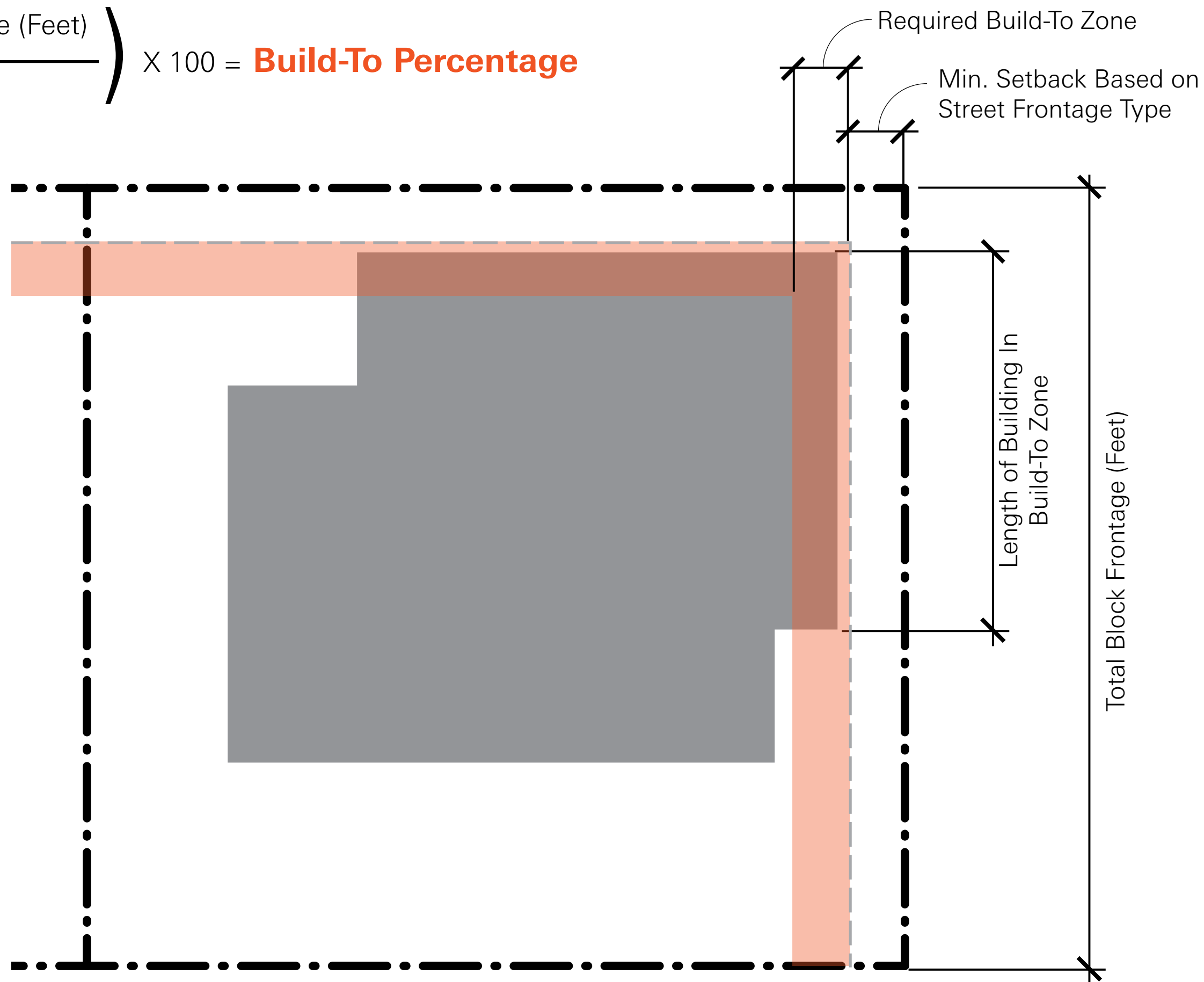
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$$\left( \frac{\text{Length of Building in Build-To Zone (Feet)}}{\text{Total Block Frontage (Feet)}} \right) \times 100 = \text{Build-To Percentage}$$

# KEY

-  Property Line
-  Build-To Line
-  Min. Setback



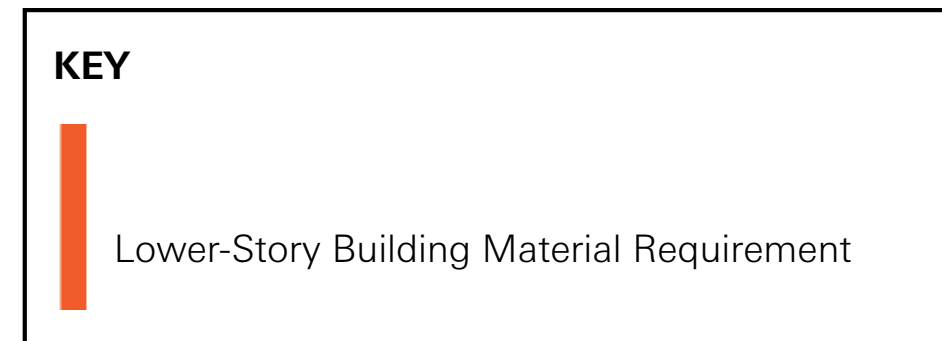
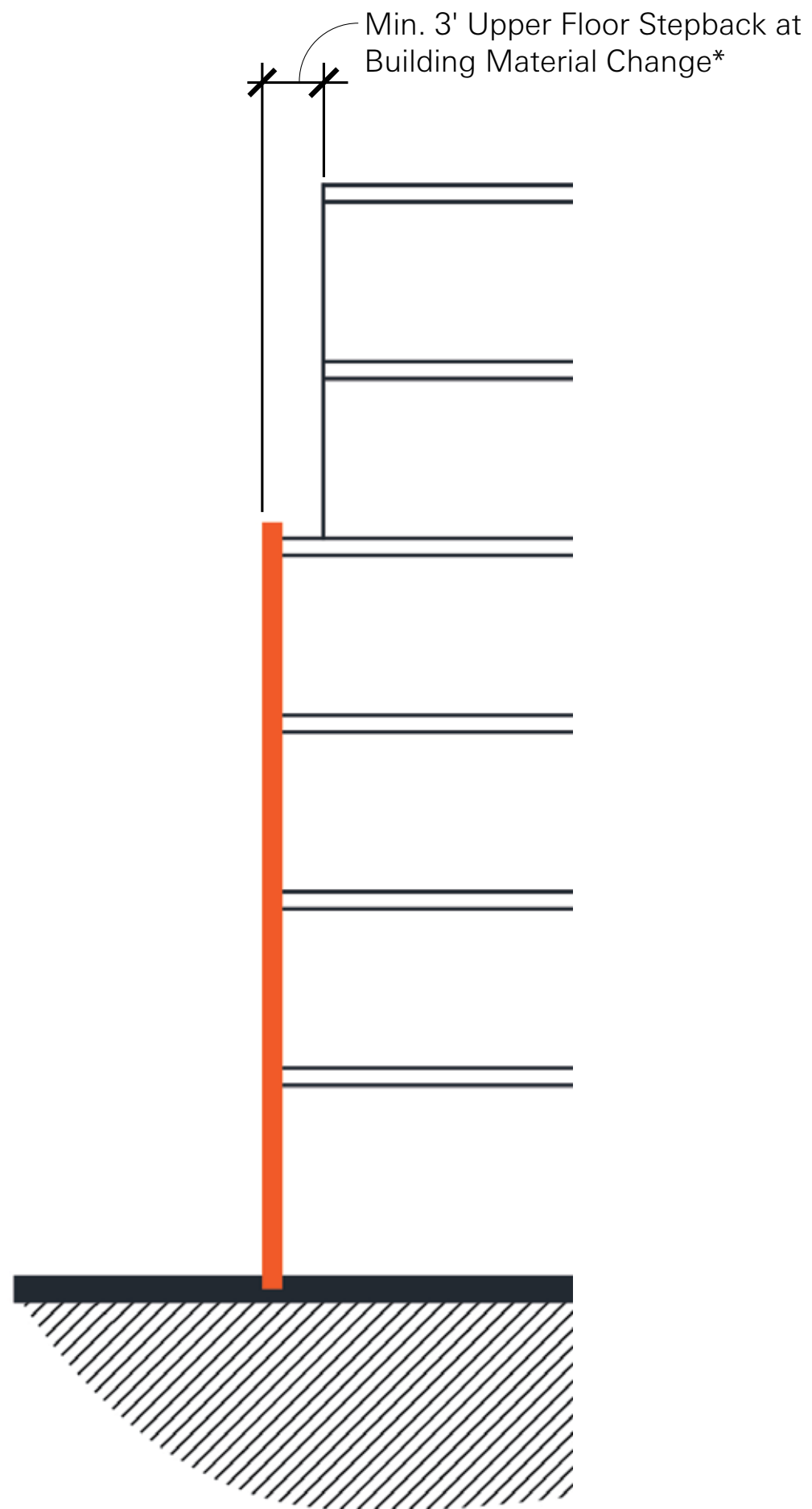


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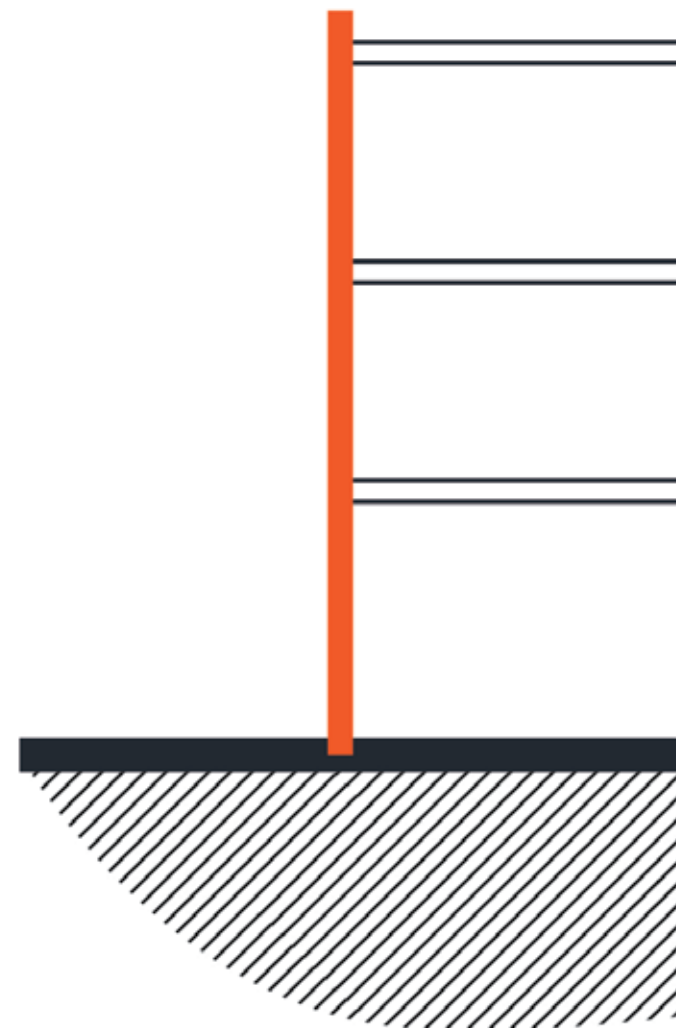
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\*Note other Upper Story Stepbacks may be required





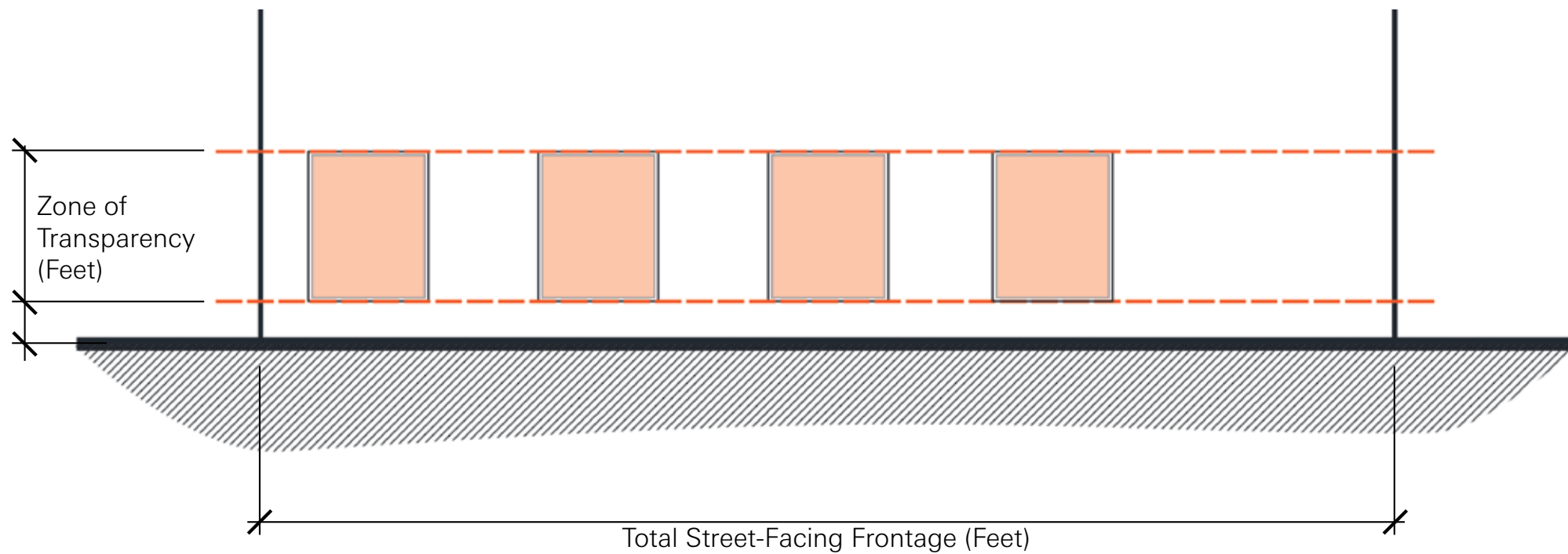
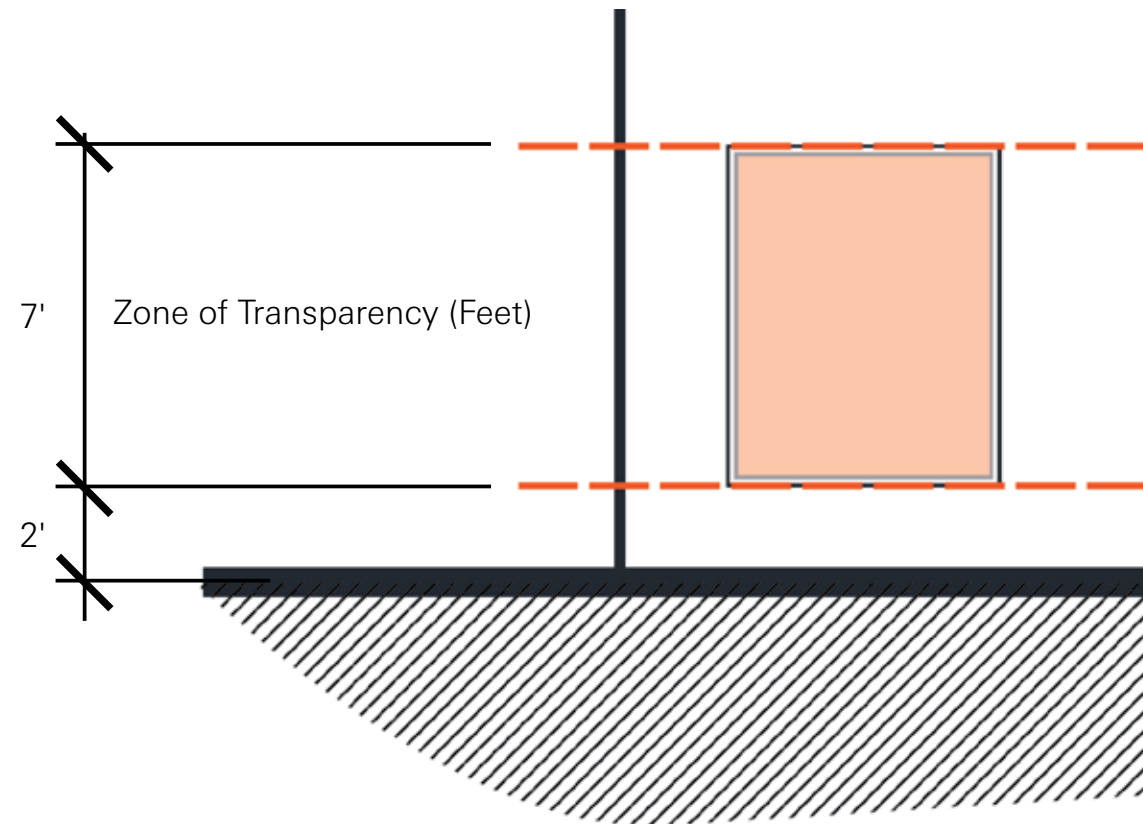
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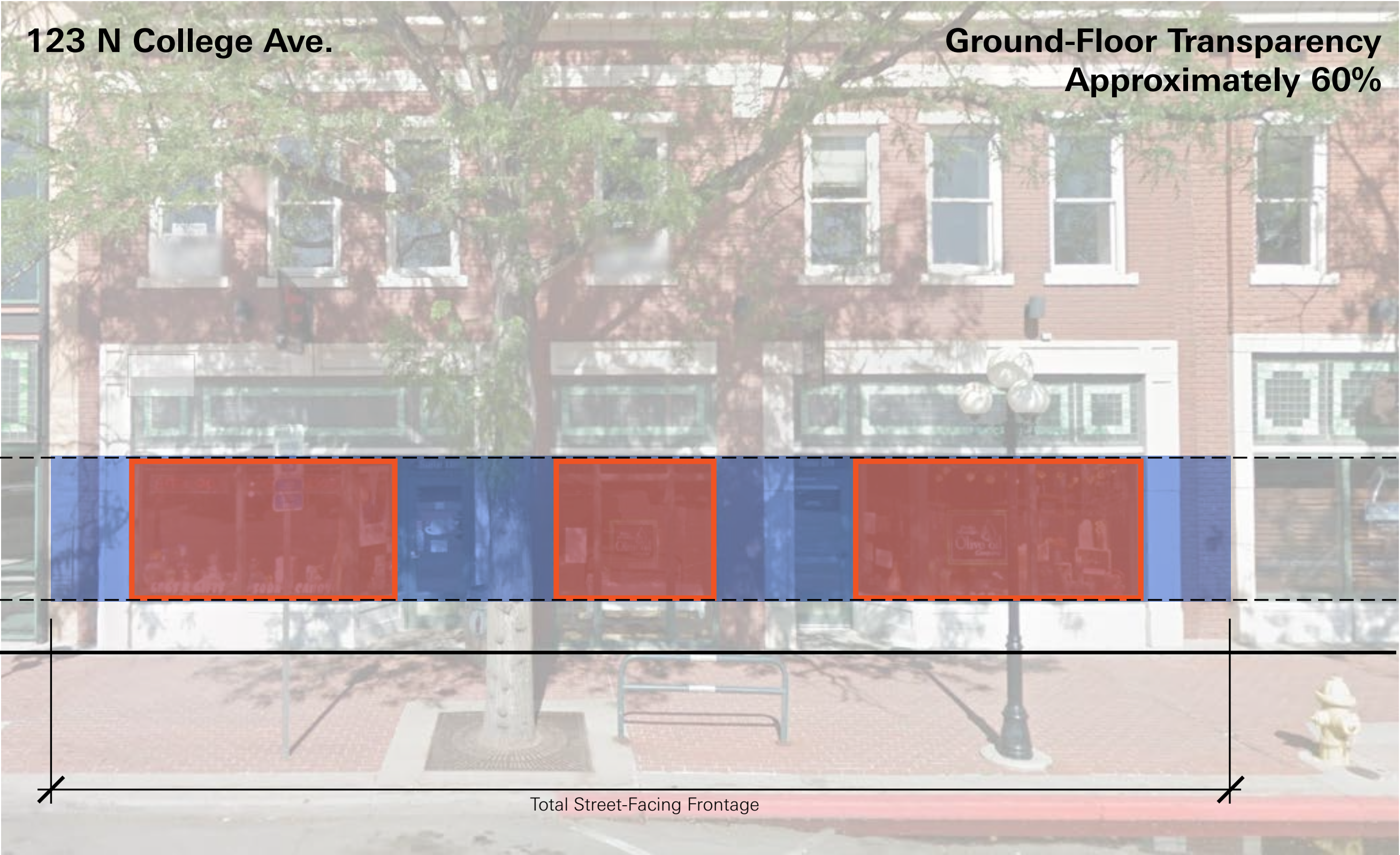
$$\left( \frac{\text{Total Transparent Window Area Provided in Zone of Transparency (SF)}}{\text{Total Street-Facing Frontage (Feet) x Zone of Transparency (Feet)}} \right) \times 100 = \text{Ground Floor Transparency Percentage}$$





123 N College Ave.

Ground-Floor Transparency  
Approximately 60%



7'  
Zone of  
Transparency

2'

Total Street-Facing Frontage



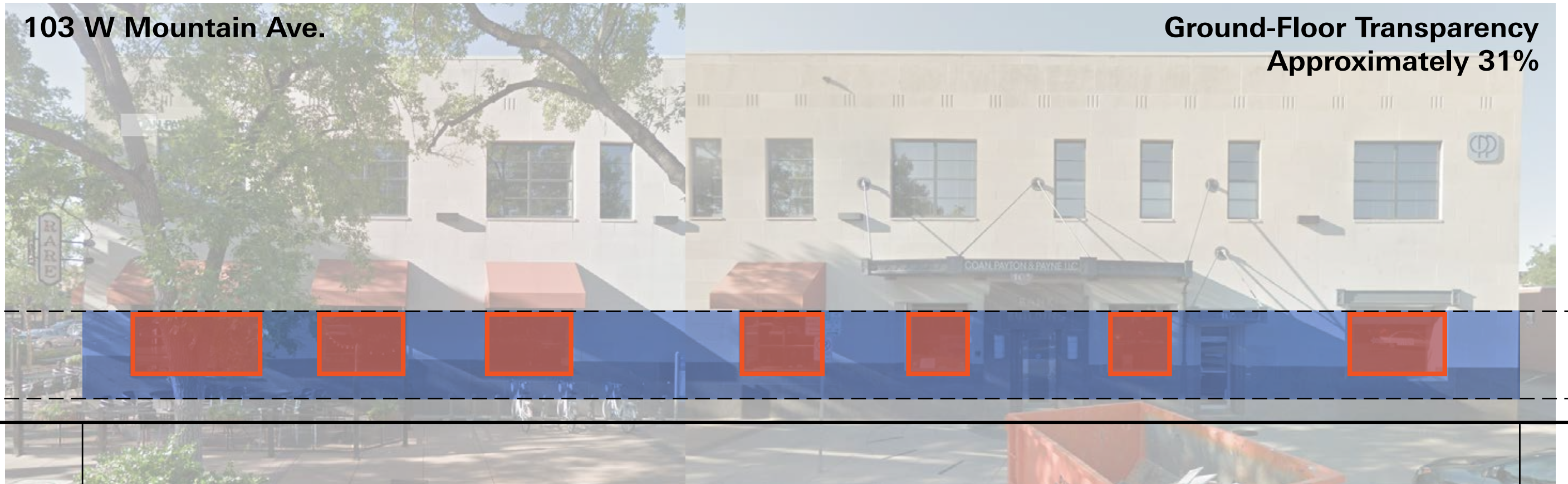
103 W Mountain Ave.

Ground-Floor Transparency  
Approximately 31%

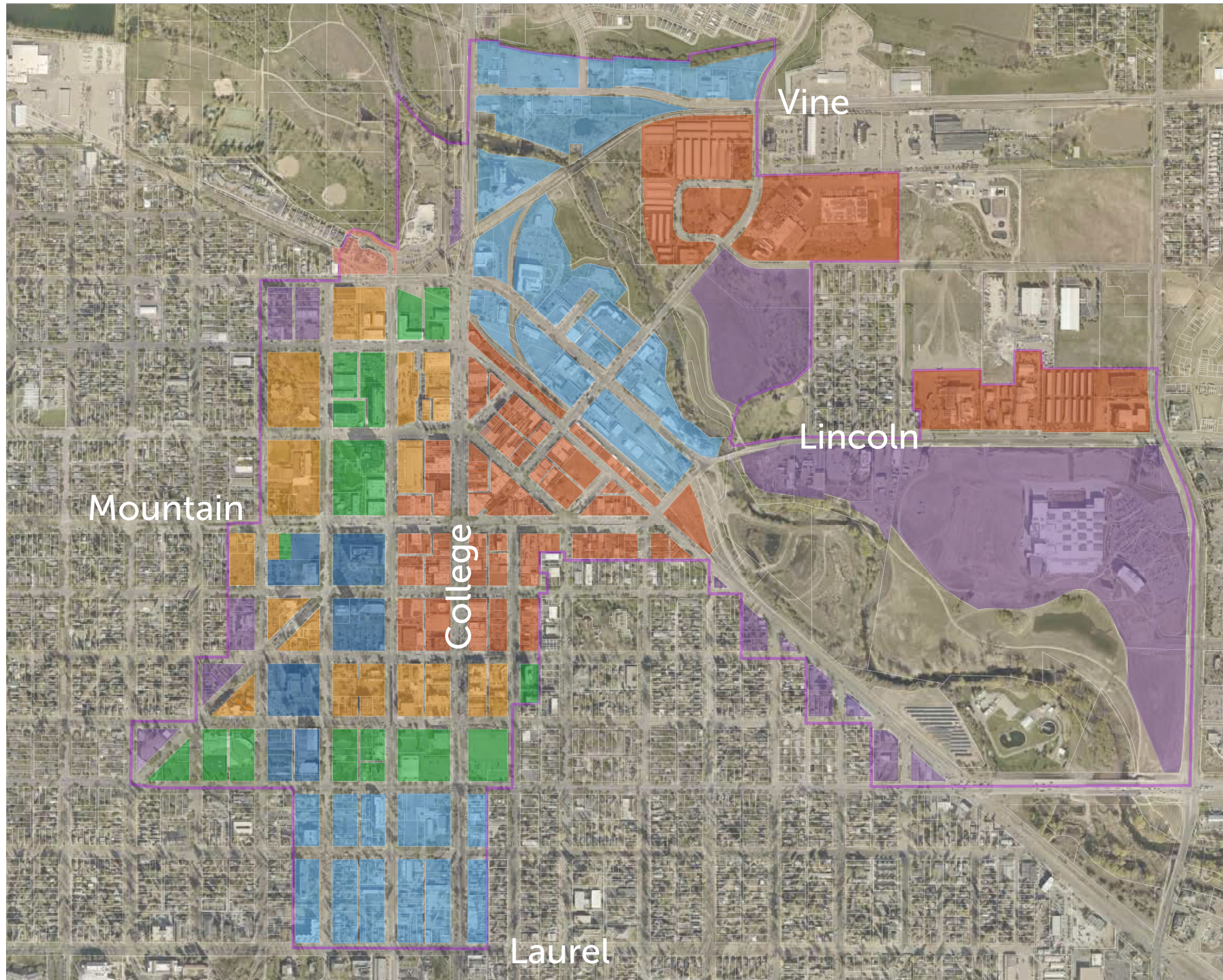
7'  
Zone of  
Transparency

2'

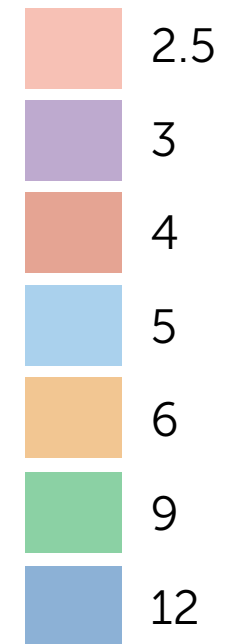
Total Street-Facing Frontage



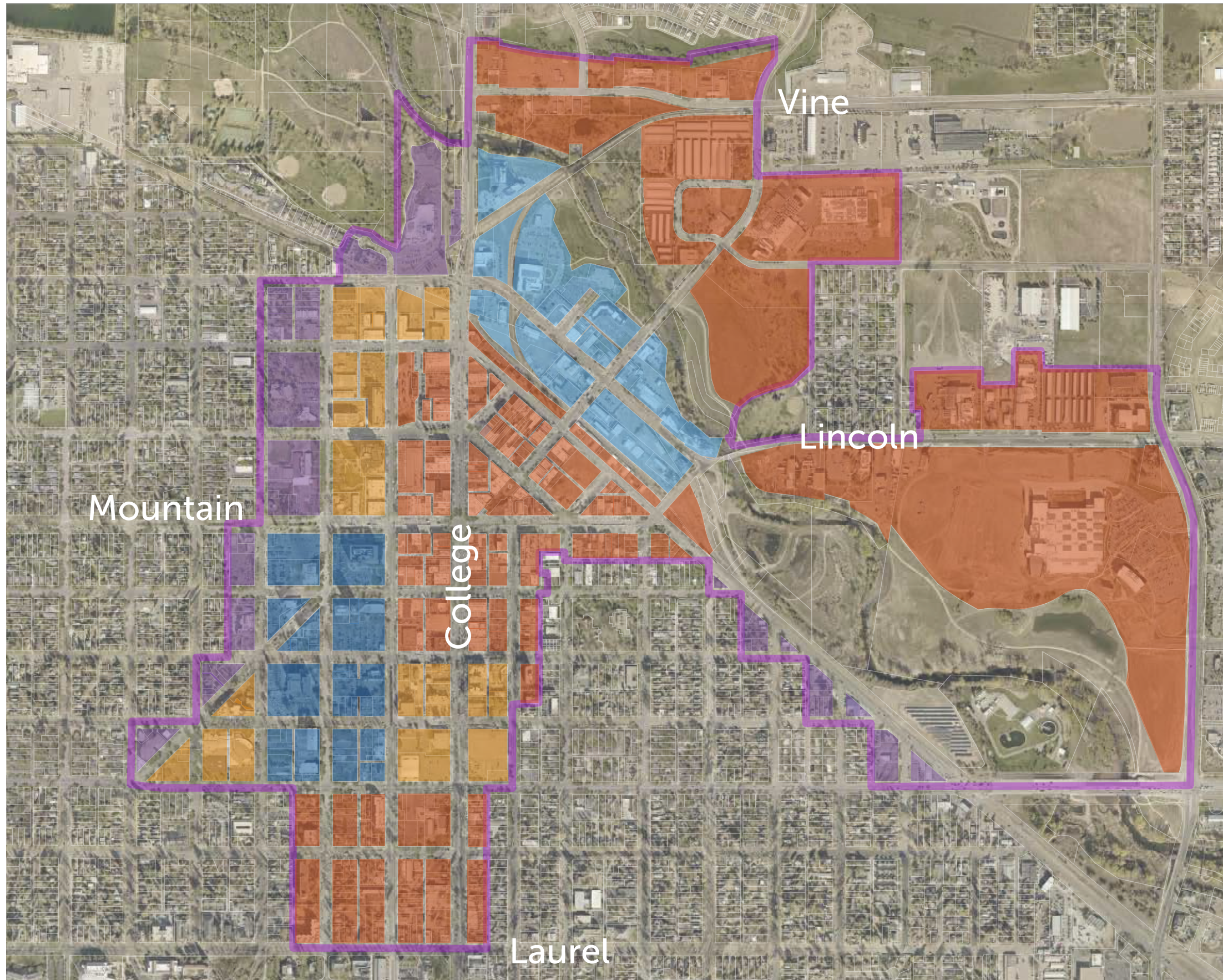




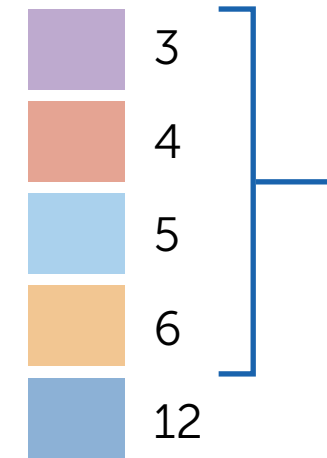
Current Max. Height  
(Stories)







## 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



The following criteria regulate the building’s form:

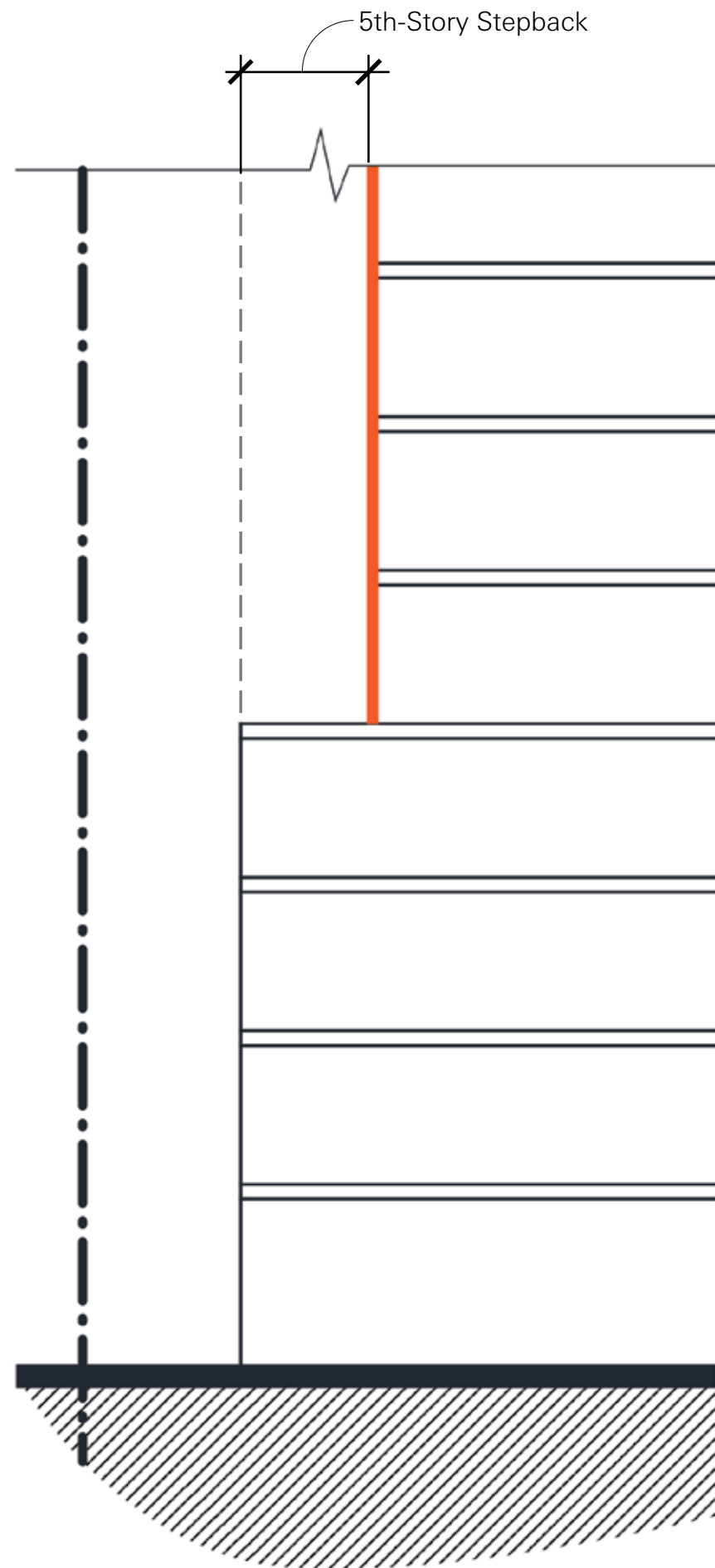
		MAXIMUM HEIGHT ALLOWANCE <i>(per zoning map)</i>				
		3 Stories	4 Stories	5 Stories	6 Stories	12 Stories
	Maximum Floor Plate Sizes	None Required				Floor plates above the 6th story shall not exceed 15,000 SF.
	Upper-Story Stepbacks:					
	5th-Story Stepback	None.		Buildings with 5 or more stories must 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>				






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**KEY**

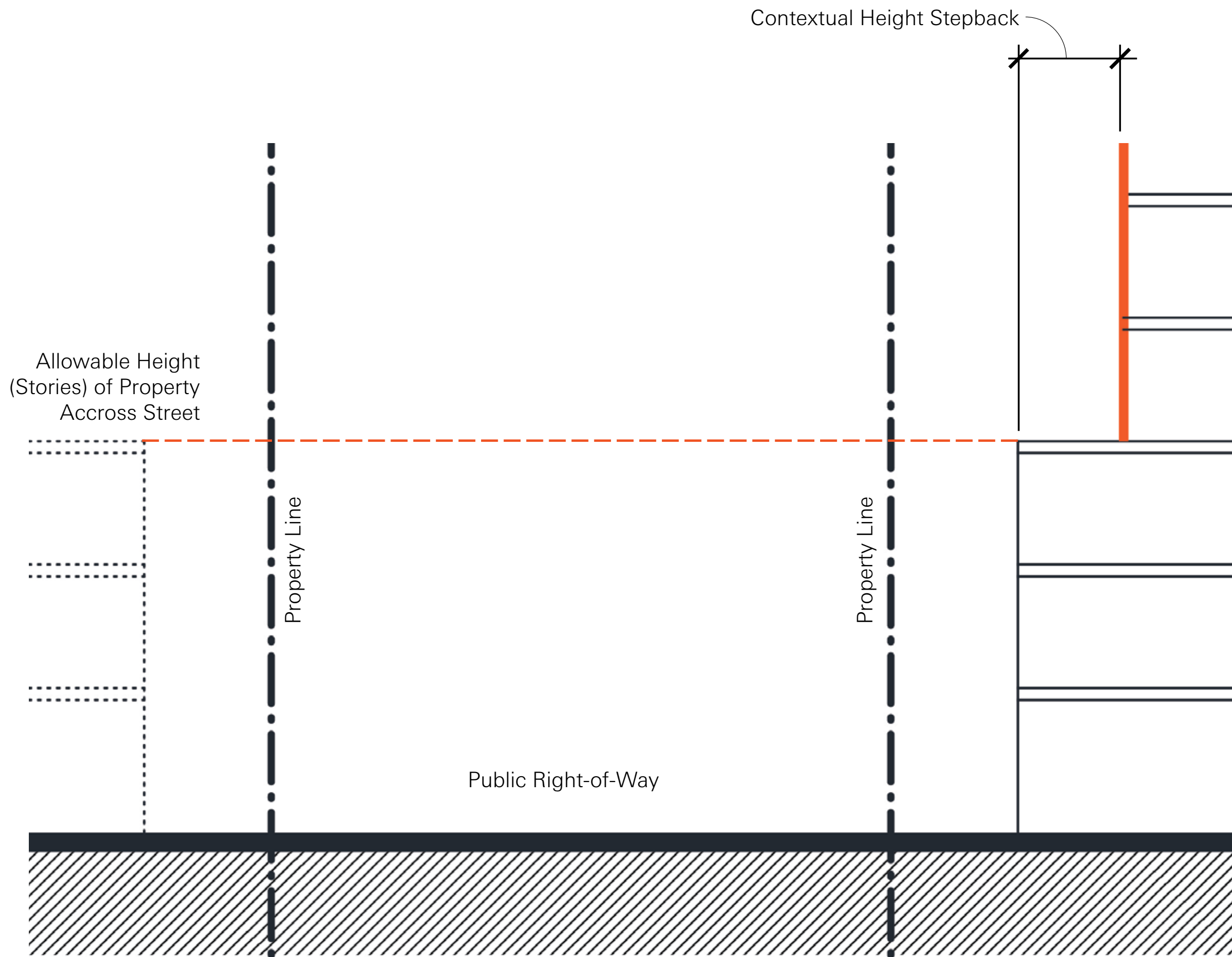
	Property Line
	5th-Story Stepback
	Min. Setback



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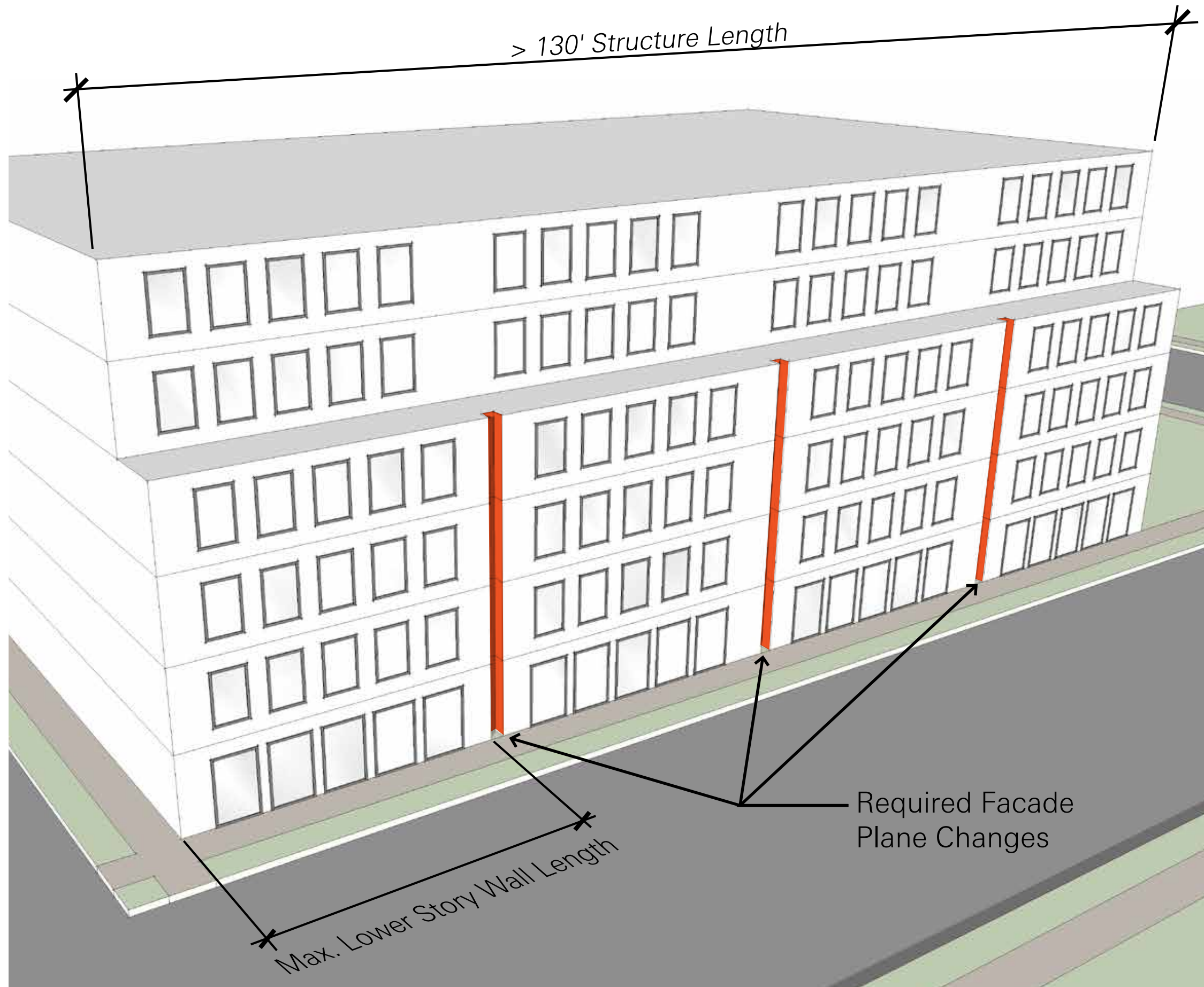




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**Example shows a 200' Building**



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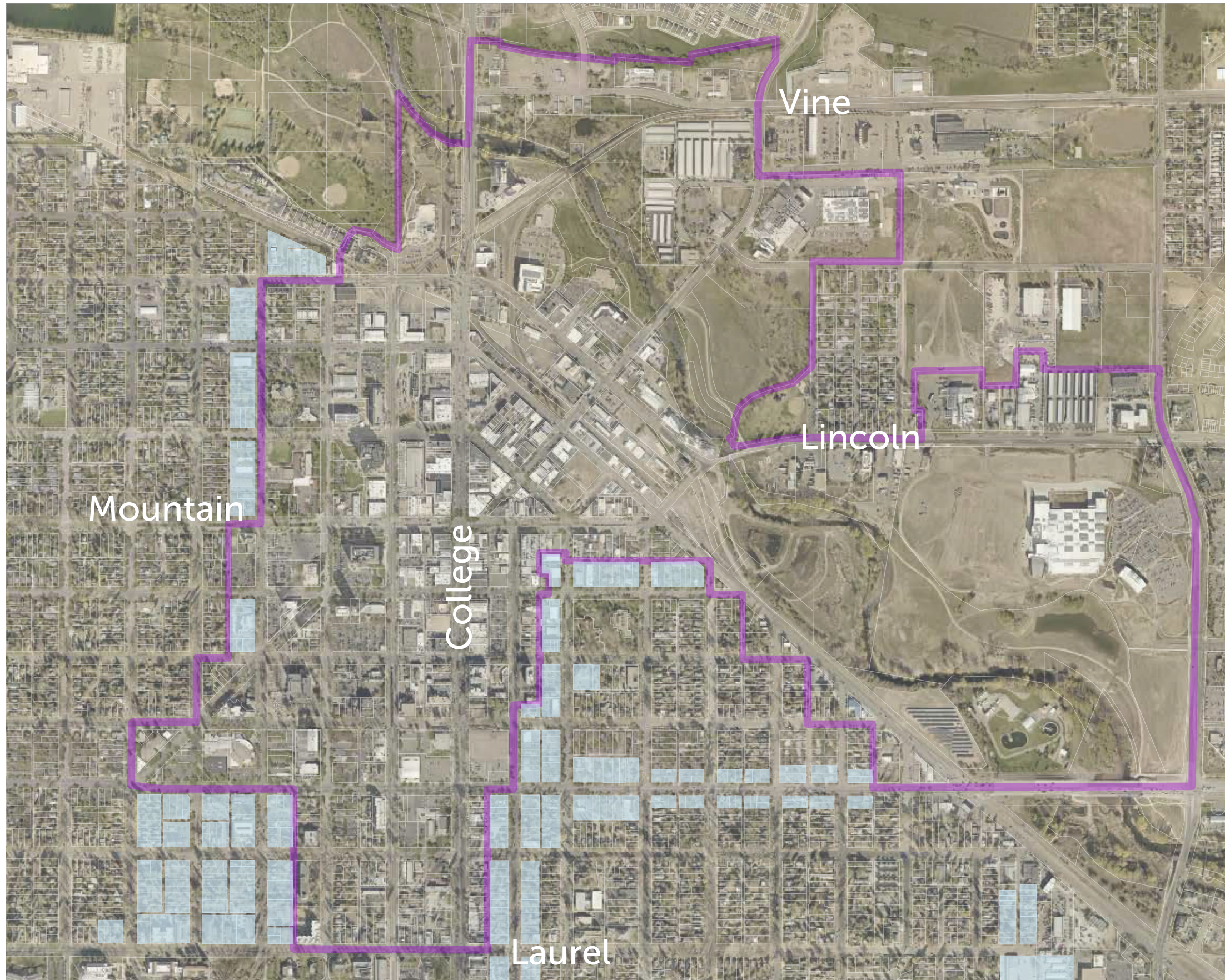
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*Sample Imagery:*





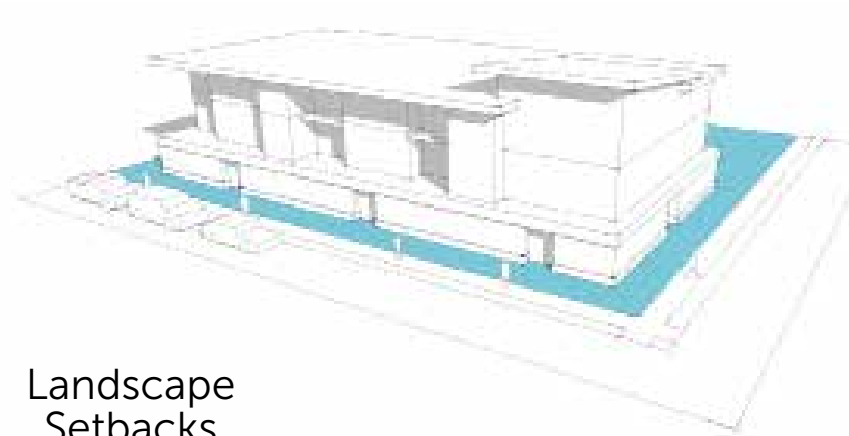


# NCB Standards

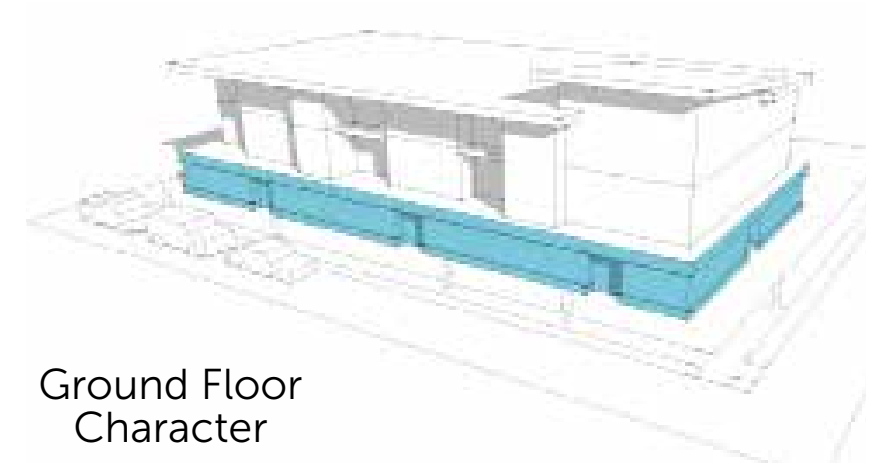
New standards will respond to the current neighborhood code standards as well as the new Downtown standards



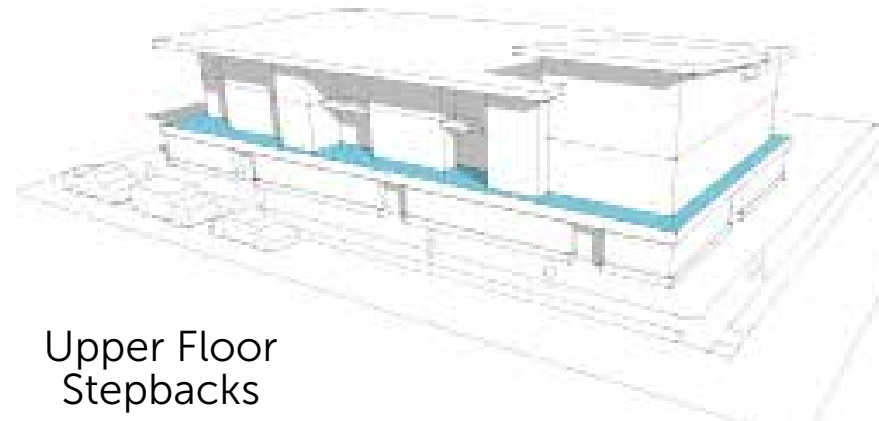
## Design techniques to consider for the NCB transition area



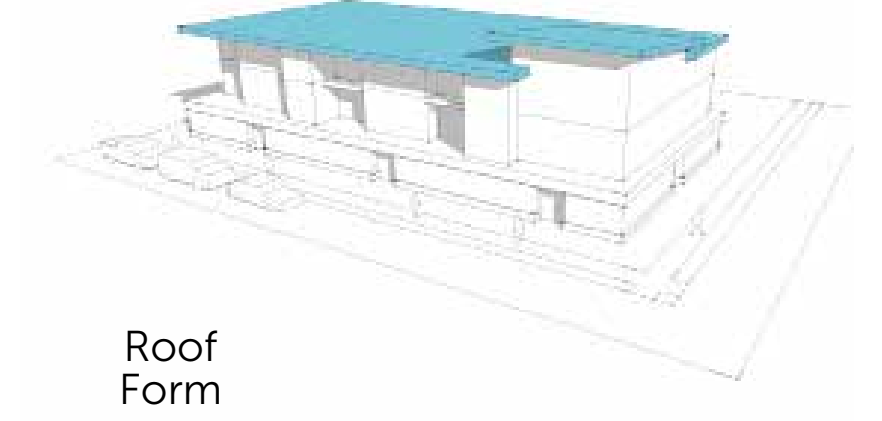
Landscape  
Setbacks



Ground Floor  
Character



Upper Floor  
Setbacks



Roof  
Form





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