

# Downtown (D) Design Standards

## Street Frontage Type Requirements:

		STREET FRONTAGE TYPE		
		Storefront	Mixed Use	Green Edge
<b>Minimum Setback From Back Of Curb</b> <i>(right of way included in setback)</i>	Varies, can build on lot line	Min. 19' from back of curb to building Min. 8' parkway Min. 6' sidewalk Min. 5' back of walk to building	Min. 24' from back of curb to building Min. 9' parkway Min. 5' sidewalk Min. 10' back of walk to building	
<b>Min. Alley, Sidelot and Rear Lot Setbacks</b> <i>(measured from property line)</i>	0' Sidelot 5' Alley 0' Rear Yard	0' Sidelot 5' Alley 5' Rear Yard	10' Sidelot 5' Alley 5' Rear Yard	
<b>Required Street Frontage Build-To Range</b> <i>(as measured from the setback)</i>	90% at 0 to 5'	75% at 5 to 10'	50% at 10 to 20'	
<b>Primary Entrance Location</b>	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 Green Edge Street only when other street frontage types are not present.			
<b>Primary Entrance Articulation</b>	The primary entrance on a storefront street shall be recessed from the front facade while the upper floors will maintain the sidewalk edge. Incorporate traditional design elements including a kickplate, transom window, and storefront displays.	The primary building entrance shall be a clearly defined, demarcated architectural feature of the building easily distinguishable from secondary building entrances that incorporate traditional design elements including a kickplate, transom window, and storefront displays.		
<b>Garage Entry Location</b>	Garage entries and service locations shall be located in alleys. If no alley is present, they may be located on a Green Edge street. If a Green Edge street is not present, they may be located on a Mixed-Use street. Garage entries and service locations are not allowed on Storefront street frontages without Planning Director approval.			
<b>Building Base Materials</b>	The bottom three stories of a building must be constructed of authentic, durable, high-quality materials (brick, stone, terra cotta, stucco, poured concrete, precast concrete, wood, cast iron, copper, architectural metal) or other modular materials.			
<b>Ground-Floor Transparency</b>	60%	40%	25%	
<b>Ground Floor Use Requirements</b>	Maximum 25% street-facing linear frontage for residential living space.	None.		

## Building Form Requirements:

		MAXIMUM HEIGHT ALLOWANCE <i>(per zoning map)</i>				
		3 Stories	4 Stories	5 Stories	6 Stories	12 Stories
<b>Maximum Building Footprint</b>	None.				The maximum building footprint above the 6th story shall not exceed 12,000 SF.	
<b>Upper-Story Stepbacks</b>	Upper-story stepbacks shall be designed to preserve views and maximize solar exposure for adjacent properties and key locations along the street frontage.		A series of upper-story stepbacks shall be integrated into overall building design and massing while responding to site context. Facade areas that are not stepped back shall be located to highlight key building features such as primary entries or corner locations.  Upper-story stepbacks shall be designed to preserve views and maximize solar exposure for adjacent properties and key locations along the street frontage.			

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## Building Form Requirements (continued):

	<b>Maximum Wall Length</b>	For buildings over 100' long, the maximum wall length for the ground floor 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 shall be related to entrances, the integral structure, and/or the organization of interior spaces and activities.
	<b>Building Articulation</b>	Street-facing facades shall incorporate a minimum of 3 of the following articulation techniques to avoid long, undifferentiated facades: <ol style="list-style-type: none"><li>1. Minor Facade Plane Changes- minimum 3 inches;</li><li>2. Vertical Projections;</li><li>3. Horizontal Projections (awnings, canopies, cornice articulation) that are integrated into the architecture;</li><li>4. Balconies or terraces;</li><li>5. Fenestration details, including window depth and sills or lintels.</li></ol> Buildings greater than 6 stories in height must provide four-sided architecture for all facades above the 6th floor and the top story must have a cornice, parapet, pitched or shaped roof form or other equivalent architectural feature involving a projection from the average plane of the facade by at least six (6) inches to serve as an expression of the Buildings top.