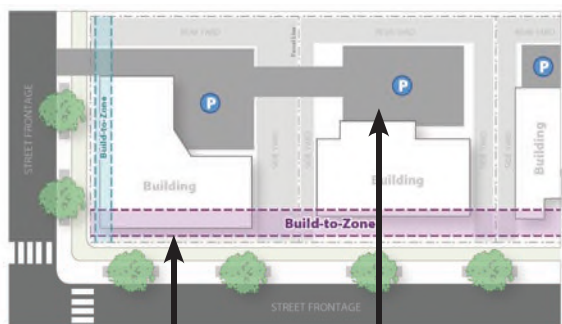


# MIXED USE SITE & ARCHITECTURAL STANDARDS

In the development code update process three new mixed use districts were created. As stated in the purpose statements of the districts, the intent is to create walkable districts where there is a mix of residential, commercial, office, service, and public uses. In order support the continued high-quality development and redevelopment that the City has experienced, these districts include site and architectural standards that communicate City expectations. The following is an overview of some of the standards that are being included in one or more of the mixed use districts:

## BUILDING SITING STANDARDS

- » Build-to-Zone which requires the front of the building to be located between a minimum and maximum line
- » Building street frontage requires a minimum percentage of the building to occupy the street frontage
- » Require off-street parking to be located in the side or rear of the property

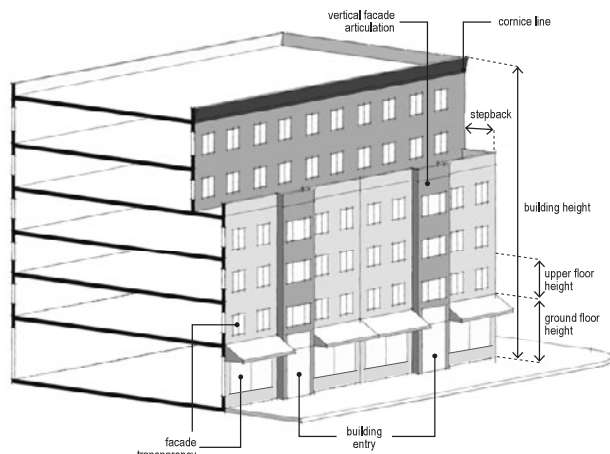


Building extends across most of the front of the lot

Parking in side or rear of lot

## BUILDING HEIGHT STANDARDS

- » Building height maximum established individually in each mixed use district
- » To reduce the visual impact of height along street frontages, floors above the third will be required to be stepped back at least 12 feet



## BUILDING FAÇADE STANDARDS

- » Building fronts shall have a minimum of two of the following:
  - architectural detailing (cornice, awning, column, etc.)
  - visually pleasing front entrance obvious from the street
  - horizontal and vertical design features
- » Ground floors shall be distinguished from upper floors by one or more of the following: cornice line, brick detailing, arcade, trellis or awnings
- » Walls adjacent to or visible from a public street or open space shall not exceed 50 feet in length on the first floor or 80 feet on an upper floor without significant visual relief coming from one of the following:
  - architectural divisions shown by different materials or textures
  - horizontal offsets
  - vertical offsets in the roofline
- » Non-residential facades shall be at least 60% transparent on the ground floor and 20% on an upper story.
- » Residential facades shall be at least 20% transparent.



Buildings demonstrating the architectural details desired