



**NOTICE AND AGENDA
SOUTH OGDEN PLANNING COMMISSION
WORK SESSION**

THURSDAY, OCTOBER 22, 2026- 5:30 PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled work session at 5:30 pm on Thursday, October 22, 2026. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the city council chambers. The meeting is open to the public; anyone interested is welcome to attend. No action will be taken on any items discussed during the work session. Discussion of agenda items is for clarification only.

WORK SESSION AGENDA

I. CALL TO ORDER – Chair Brittany Rocha

II. DISCUSSION ITEMS

A. City Center Form-Based Code

- i. Uses
- ii. Building Types

B. Future Meetings Schedule (November and December)

III. ADJOURN

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on October 3, 2026. Copies were also delivered to each member of the Planning Commission.


Danielle Bondinelli, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2707 at least 48 hours in advance.

STAFF REPORT



SUBJECT: City Center Plan Recommendations
AUTHOR: Aliko Murphy
DEPARTMENT: Administration / Planning
DATE: October 22, 2026

BACKGROUND

The goal of creating a city center plan stemmed from the adopted 2023 General Plan. A city center is mentioned throughout the general plan, and it is woven into the catalytic projects chapter of the plan. Back in September 2024, planning staff was directed to submit a letter of intent application for the Transportation Land Use (TLC) grant with Wasatch Front Regional Council (WFRC). After the initial review of the letter of intent, the city was invited to apply for the grant in December 2024. The city was awarded a \$110,000 grant in March 2026. For the remainder of the year city staff and WFRC staff was tasked with putting out a request for proposal (RFP) and the city ended up selecting Downtown Redevelopment Services and their team to help put together the city center plan. For much of this year, our consultants, city staff, appointed and elected officials have worked together to assemble the city center plan. That process included a dedicated website, existing conditions analysis, proposed concept, open houses, a survey, interviews /discussions and joint meetings to come to the final product. The plan went in front of Planning Commission on August 13, 2026, where a public hearing was held. The commission forwarded a positive recommendation to City Council and on August 18, 2026, City Council adopted the City Center Plan.

ANALYSIS

The final plan draft was located under the “Project Updates” tab of the <https://southogdencitycenter.com/project-updates> website and now resides under the Planning and Zoning page of the city website (https://www.southogdencity.com/departments/planning_&_zoning/index.php).

Since the plan was adopted by City Council on August 18, 2026, staff was tasked with putting together a game plan for the next step which is going over the recommendations and figuring out what changes to consider for the form-based code. Planning staff has put together a list of recommendations that came from the plan for Planning Commission and City Council will consider.

At the August 18, 2026, meeting City Council also adopted a temporary land use ordinance or moratorium for six months to allow planning staff to work with Planning Commission and City Council to review and consider the recommendations made throughout the City Center Plan and

update article A under the form-based code. In that time, no new applications for City Center Core, City Center General, 40th Street General, Riverdale Road General zones will be accepted.

Planning Commission also agreed at the August 13, 2026 meeting, to meet twice a month to be able to work through the possible changes to the form-based code. The Planning Commission will now meet on the second and fourth Thursday of the month starting in October through February 14, which is when the moratorium ends. The plan is to have the first meeting of the month function as a regular meeting and the second meeting function more as a work session dedicated to the form-based code. Both will be public meetings.

October 8, 2026 Meeting

The first two sections that we will look at are the uses and the building types allowed within the city center. Specifically, we can look at prohibited and permitted uses, whether or not to include conditional uses, ground versus upper floor uses, building types, building heights, building setbacks, outdoor dining requirements, accessory structures, and location of parking. The uses section can be found under 10-5.1A-4 and the building types are found under 10-5.1A-5. The goal of the October 8th Planning Commission meeting is to start considering possible changes by looking at established codes that other cities may have that are also working on their city center areas. Below are bullets with items to consider, but the commission is not limited to these talking points. The links to the North Logan Form-Based Code and the Millcreek Zoning Code to reference and our current form-based code are found below.

October 22, 2026 Meeting

Last meeting planning staff went over the city codes of two model cities that have been working on their city centers. We looked at how they handled their uses and what types of buildings are permitted. The goal for this work session is to go over our existing code and start making changes. Attached are the two sections that we are reviewing with some proposed changes in red and portions that are existing in green that we can review or potentially make changes. Discussion is not limited to color-coded areas.

North Logan Considerations:

- Ground floor commercial requirement, but there is a waiver process if there is a vacancy, leasing effort package, lease rates, and record of inquiries. City Council reviews each exemption application in a public meeting.
- There are uses that are only approved on upper floors
- In all their form districts sexually oriented businesses, auto services, medical cannabis, retail tobacco, storage, check cashing businesses, and drive through facilities are prohibited
- Food truck and vending carts consideration (consider especially along the spine)

- Outdoor dining requirements
- General, Row and Civic are allowed in the city center area
- Build to Zone pedestrian space
- Accessory Structure Requirements
- Building type diversity for project sites that are over one acre
- Up to 6 stories for city center
- 2 story minimum for row building instead of 3 stories if within 100' of single family

Millcreek City Considerations:

- Recreational facilities depending on number of dwelling units
- Transition area (within 100' from established single family)
- Building step backs along streets and property frontages
- Prohibited auto service/repair, car wash, equipment/RV sales or rental, sexually oriented business, pawn shop, retail tobacco
- 100% residential buildings are not allowed in the Mill Center and Market Place districts
- 5-10' side setback
- Specific uses on ground floor that fronts Millcreek Common Street (retail, eating, drinking)
- Standards for commercial single purpose buildings (18.47.090(f))
- Mixed-use buildings on corner in neighborhood district (ground floor non-residential)
- For all developments that include residential uses, there is a 20% open space req

South Ogden: <https://southogden.municipalcodeonline.com/book?type=ordinances#name=10-5.1A-4: Uses>

<https://southogden.municipalcodeonline.com/book?type=ordinances#name=10-5.1A-5: Building Types>

North Logan: <https://drive.google.com/file/d/1Po49mWkLUeQgNOKdPkfjD9iSNmYyadrJ/view>
Millcreek:

[https://millcreek.municipalcodeonline.com/book?type=planzone#name=18.47_CITY_CENTER_OVERLAY_ZONE_\(CCOZ\)](https://millcreek.municipalcodeonline.com/book?type=planzone#name=18.47_CITY_CENTER_OVERLAY_ZONE_(CCOZ))

[https://millcreek.municipalcodeonline.com/book?type=planzone#name=18.41_MIXED_DEVELOPMENT_ZONE_\(MD\)](https://millcreek.municipalcodeonline.com/book?type=planzone#name=18.41_MIXED_DEVELOPMENT_ZONE_(MD))

https://millcreek.municipalcodeonline.com/book?type=planzone#name=18.78_AFFORDABLE_HOUSING_INCENTIVES

South Ogden Current Building Types and Uses

Key:		
	P	Permitted

Building Types	City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"	Edge
Storefront	P	P	P	P	
General stoop		P ¹	P ¹	P ¹	
Limited bay			P		
Row building		P	P	P	P
Yard building					P
Civic building	P	P	P	P	P

Uses	Subdistricts				
	City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"	Edge
Residential and lodging:					
Residential	P	P	P	P	P
Hotel and inn	P	P	P	P	p ²
Group living arrangements	C	C	C	C	
Civic:					
Assembly	C	C	C	C	p ²
Transit station	P	P	P	P	p ²
Hospital and clinic	P	P	P	P	
Library/museum/Post Office (no distribution)	P	P	P	P	C
Police and fire	C	C	C	C	C
School	P	P	P	P	P
Retail:					
Neighborhood retail	P	P	P	P	
General retail	P	C	P		
Outdoor sales lot			C		
Medical cannabis pharmacy	p ²		p ²		
Service:					
Neighborhood service	P	P	P	P	
General service	P	C	C		
Vehicle service		C	p ²		
Office and industrial:					
Office	P	P	P	P	p ²
Craftsman industrial	p ²	p ²	P		
Non-retail industrial			p ²		
Infrastructure:					
Parking lot	p ²	p ²	p ²	p ²	
Parking structure	p ²	p ²	p ²	p ²	
Utility and infrastructure	C	C	C	C	
Open space	p ²	p ²	p ²	p ²	p ²
Accessory uses:					
Drive-through facilities		p ²	p ²		
Home occupation	P	P	P	P	P
Parking lot	P	P	P	P	
Parking structure	p ²	p ²	p ²	p ²	
Outdoor storage of goods		p ²	p ²		
Temporary outdoor sales lot	P	P	P	P	
Beer and liquor:					
Class A license ¹	P		P		
Class B license ²	P	P	P	P	
Class C license ³	P	P	P	C	
Key:					
P	Permitted				
p ²	Permitted with development standards				
C	Requires a conditional use permit				
Blank	Not permitted				

10-5.1A-4-1: General Requirements

1. General Provisions: The following general provisions apply to the uses outlined in this section 10-5.1A-4:
 1. A lot may contain more than one use.
 2. Permitted Vertically Integrated Mixed Uses. Individual buildings shall contain more than one use along frontages. Use can vary between ground and upper floors of a building.
 3. Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
 4. Uses are either permitted by right in a subdistrict (with some uses limited to upper floors only), permitted by right with specific development or design parameters, or require a conditional use permit (refer to subsection 10-5.1A-10-2F of this article) in order to be developed.
 5. Each use shall be located within a permitted building type (refer to section 10-5.1A-5, "Building Types," of this article), unless otherwise specified.
 6. Each use may have both indoor and outdoor facilities, unless otherwise specified.
2. Organization: The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.
 1. Unlisted Similar Use: If a use is not listed but is similar in nature and impact to a use permitted within a zoning subdistrict, the City Manager or designee may interpret the use as permitted.
 1. The unlisted use will be subject to any development standards applicable to the similar permitted use.
 2. If the unlisted use is similar in nature and impact to a use requiring a conditional use permit, the City Manager or designee may interpret the use as also requiring a conditional use permit.
 2. Unlisted Dissimilar Use: If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a zoning subdistrict that is either permitted or requires a conditional use permit, the use is not permitted and may only be approved through an amendment of this article. (Ord. 19-06, 4-16-2019, eff. 4-16-2019)

3. Use Table: Table 4.1(1), "Uses By Subdistrict," of this subsection C outlines the permitted uses in each zoning subdistrict. Each use is given one of the following designations for each zoning subdistrict in which that use is permitted:

Uses		Subdistricts				
		City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"	Edge
Residential and lodging:						
	Residential	P, U*	P, U*	P	P	P
	Hotel and inn	P	P	P	P	P ²
	Group living arrangements	C and N for Edge (current code) *review definition, should it be all or nothing?, what conditions should be put in place?				
Civic:						
	Assembly	C	C	C	C	P ²
	Transit station	P	P	P	P	P ²
	Hospital and clinic	P	P	P	P	
	Library/museum/Post Office (no distribution)	P	P	P	P	C *parking requirements on site?
	Police and fire	C	C	C	C	C
	School	P	P	P	P	P
Retail:						
	Neighborhood retail	P	P	P	P	*shall include mixed use on corners
	General retail	P	C	P		
	Outdoor sales lot			C		
	Medical cannabis pharmacy	P ²		P ²		

Service:					
Neighborhood service	P	P	P	P	P
General service	P	C	C	C	
Vehicle service		C	P ²		
Office and industrial:					
Office	P	P	P	P	P ²
Craftsman industrial	P ²	P ²	P		
Non-retail industrial			P ²		
Infrastructure:					
Parking lot	P ²	P ²	P ²	P ²	
Parking structure	P ²	P ²	P ²	P ²	
Utility and infrastructure	C	C	C	C	
Open space	P ²	P ²	P ²	P ²	P ²
Accessory uses:					
Drive-through facilities		P ²	P ²		
Home occupation	P	P	P	P	P
Parking lot	P	P	P	P	P
Parking structure	P ²	P ²	P ²	P ²	

Outdoor storage of goods		P ²	P ²		
Temporary outdoor sales lot	P	P	P	P	
Beer and liquor:					
Class A license ¹	P		P		
Class B license ²	P	P	P	P	
Class C license ³	P	P	P	C	

1. Permitted ("P"): These uses are permitted by right in the subdistricts in which they are listed.
2. Permitted With Development Standards ("P2"): These uses are permitted by right in the subdistricts in which they are listed, provided that they are developed utilizing the listed development standards. These standards are intended to alleviate any negative impacts associated with the use, making it appropriate in a subdistrict where it otherwise might not have been appropriate.
3. Requires A Conditional Use Permit ("C"): These uses require administrative review and approval (refer to subsection 10-5.1A-10-2F of this article) in order to occur in the subdistricts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the conditional use.
4. Not Permitted: Listed uses that are not permitted in the subdistrict are indicated by a blank space.

*Ground floor residential may be allowed with a waiver from City Council.

*only specific uses facing Kiesel are permitted

TABLE 4.1(1)

USES BY SUBDISTRICT

Key:		
	P	Permitted
	U	Upper Stories
	P ²	Permitted with development standards
	C	Requires a conditional use permit
	Blank	Not permitted

5. Notes:

¹Class A: Beer and/or liquor served and consumed on or off premises (bar, tavern, microbrewery).

²Class B: Beer and/or liquor sold on premises, but on premises consumption is prohibited (convenience and grocery stores, State liquor stores).

³Class C: Beer and/or liquor may be served with a meal in a restaurant.

4. (Ord. 19-06, 4-16-2019, eff. 4-16-2019; amd. Ord. 19-08, 6-18-2019, eff. 6-18-2019; Ord. 19-09, 7-2-2019, eff. 7-2-2019; Ord. 20-03, 1-21-2020; Ord. 20-10, 3-17-2020)

5. Building Types: The uses permitted within the subdistrict may be further limited by the building types permitted. Refer to section 10-5.1A-5, "Building Types," of this article. (Ord. 19-06, 4-16-2019, eff. 4-16-2019)

HISTORY

Amended by Ord. [22-14](#) on 9/6/2022

10-5.1A-4-2: Definition Of Uses

1. Residential And Lodging Uses: A category of uses that includes 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.
2. Hotel And Inn: A facility offering temporary lodging to the general public consisting 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. In the subdistricts where a hotel or inn is permitted with development standards ("P2"), the following applies:
 1. The facility is limited to twelve (12) rooms.
 2. Bed and breakfasts and pensions are permitted.
3. Group Living Arrangements: As defined in section 10-2-1 of this title.
2. Civic Uses: A category of uses related to fulfilling the needs of day to day community life including assembly, public services, educational facilities, and hospitals.
 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. Assembly includes such uses as a community center, house of worship, and private clubs and lodges. In the subdistricts where an outdoor sales lot is permitted with development standards ("P2"), the following applies:
 1. Parking shall be limited to an area less than the total building footprint area.
 2. The facility shall primarily serve the adjacent neighborhood.
 2. Transit Station: A covered passenger boarding and a lighting facility with a platform(s), which may include a waiting room, ticket office or machines, restrooms, or concessions.
 3. Hospital And Clinic: An institution licensed by the State of Utah which provides diagnostic, therapeutic, and rehabilitative services to individuals on both an inpatient and outpatient basis by or under the supervision of one or more physicians. Any medical clinic or professional office which offers any inpatient or overnight care, or operates on a twenty four (24) hour basis shall be considered to be a hospital. A hospital may include integral support

service facilities such as laboratories, outpatient units and training and central services, together with staff offices necessary to the operation of the hospital. These services may be located in one building or several buildings.

4. Library/Museum: A structure open to the general public, which houses educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.
5. Police And Fire: A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. Police and fire facilities require a conditional use approval. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
 1. Garage doors are permitted on the front facade.
 2. Exempt from maximum driveway widths.
6. Post Office: A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large scale postal sorting and distribution is not permitted.
7. School: An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service. (Ord. 17-22, 11-21-2017, eff. 11-21-2017)
3. Retail Uses: 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 twelve thousand (12,000) square feet. Neighborhood retail includes such uses as those listed as follows:

Neighborhood retail:

Antique shop.

Apparel and accessory store.

Art and education supplies.

Bakery, retail.

Bicycle sales and repair.

Book, magazine, and newspaper store.

Building materials, hardware, and garden supply. *2

Camera and photo supply store.

China and glassware shop.

Convenience store.

Drugstore/pharmacy.

Fabric and craft store.

Florist.

Gift, novelty, and souvenir shop. *2

Grocery store.

Hardware store.

Hobby shop.

Jewelry sales and repair.

Luggage and leather goods.

Music store.

Musical instrument repair and sales.

Office supply.

Optical goods.

Paint and wallpaper.

Party supply shop.

Pet and pet supply.

Specialty food market (butcher, candy, fish market, produce, etc.).

Sporting goods sales and rental.

Stationery and paper store.

Toy shop.

Video/game sales and rental.

2. General Retail: A use in this category includes all neighborhood retail uses occupying a space of greater than twelve thousand (12,000) square feet and such uses as those listed as follows:

General retail:

All neighborhood retail.

Agriculture equipment and supply. *2

Appliance and electronic sales and service.

Automotive supply (no service). *2

Cabinet supply (display only).

Computer software sales and leasing.

Department store. *2

Electrical supplies.

Gun shop. *2

Heating, air conditioning and plumbing supplies, sales, and service.

Home furnishings and accessories sales and rentals.

Machine sales and rental. *2

Medical supply store and rental. *2

Medical supply store and sales. *2

Merchandise vending machine operators. *2

Motorcycle and motor scooter sales. *2

Pawnshop. *2

Smoke shop. (Ord. 16-07, 6-21-2016, eff. 6-21-2016) *2

*1. Not permitted to face Kiesel Ave

3. Outdoor Sales Lot: A use involving the sale of goods or merchandise to businesses and/or the general public, where the majority of the goods are stored or displayed outdoors. Outdoor sales lots include such uses as the sale and rental of automobiles, trucks, trailers, boats, and recreational vehicles; and the sale of building materials, landscape materials, and garden supplies. In the subdistricts where an outdoor sales lot is permitted by conditional use ("C"), the following applies:
 1. Includes permanent construction of a building utilizing one of the permitted building types in the subdistrict.
 2. Front setback and corner setback limitations indicated in the building type tables in section 10-5.1A-5 of this article do not apply to outdoor sales lots in the Riverdale Road General Subdistrict.

3. Notes limiting double-loaded parking for the permitted building types in the Riverdale Road General Subdistrict do not apply to this use. (Ord. 17-11, 4-18-2017, eff. 4-18-2017)
4. Medical Cannabis Pharmacy: A business that purchases cannabis products or devices from a processing facility as described in Utah Code Annotated section 4-41a-102(4) and sells the cannabis products or devices in a medicinal form to a medical cannabis cardholder. In the subdistricts where medical cannabis pharmacies are allowed with development standards (P2), the following standards apply in addition to those found in Utah Code Annotated section 26-61a-301.
 1. Pharmacy shall maintain exterior facades in a manner that maintains the natural color and appearance of the building and avoids drawing special attention to the building;
 2. Windows shall not be darkened or covered to prohibit view into the interior of the sales space from the public view;
 3. Pharmacy shall be operated entirely within a closed building; and
 4. Hours of operation shall commence no earlier than eight o'clock (8:00) A.M. and end by eight o'clock (8:00) P.M. (Ord. 20-03, 1-21-2020)
4. Service: 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 twelve thousand (12,000) square feet. Neighborhood service includes such uses as follows:

Neighborhood service:

Arcade.

Bank or other financial service. *2

Barbershop, beauty salon, and spa.

Billiard hall.

Catering.

Daycare, adult or child.

Dry cleaning and laundry.

Emergency care clinic.

Fitness, dance studio, and gym.

Framing.

Home furniture and equipment repair.

Locksmith.

Mailing services.*2

Pet grooming.

Photocopying and printing.

Photography studio and supplies (on site processing permitted).

Restaurants (refer to State law for alcoholic beverage requests).

Shoe repair.

Tailor and seamstress.

Tanning salon. *2

Theater.

Training center. *2

Travel agency and tour operator. *2

Veterinarian.

2. General Service: A use in this category includes all neighborhood service uses occupying a space of greater than twelve thousand (12,000) square feet and such uses as those listed as follows:

All neighborhood services

Animal boarding (interior only) *2

Aquatic facilities. *2

Batting cages. *2

Bowling alley.

Concert hall.

Exterminating and disinfecting service. *2

Funeral home. *2

Miniature golf course. *2

Recreation, commercial indoor.

Repair of small goods and electronics.

Shooting and archery ranges (indoor only). *2

Short term lending business ¹

Skating rink.

Tattoo/piercing parlor.

3. Vehicle Service: A business involving the servicing of vehicles and/or the distribution of fuel to residents of the community and region. A convenience store may also be included as a secondary use, as well as the sale of propane and kerosene. Vehicle service includes such uses as automotive filling stations, vehicle repair, car wash facilities, and tire sales and mounting. In the subdistricts where vehicle service is permitted with development standards ("P2"), the following apply:

1. Use Limitation: Repair and wash facilities for semi-trucks, recreational vehicles, boats, and other oversized vehicles are not permitted.
2. Service Bays: Vehicular service bays, including garages and car wash bays, shall not be located on the front facade, unless otherwise permitted by the building type.
3. Outdoor Storage: Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if:

1. The vehicles are not stored for more than two (2) days.
2. The storage area is located in the rear yard screened from view of the front lot line.
3. The storage area is screened using the side and rear yard buffer outlined in section 10-5.1B-7, "Landscape Standards," of this article, regardless of the adjacent land uses.
4. Outdoor Activities:
 1. All repairs or washing activities must occur inside a structure.
 2. Vacuuming activities may occur in open air, but must be located in the side or rear yards, screened from the front lot line.
 3. Temporary outdoor display of seasonal items, such as windshield wiper fluid or salt, is permitted during business hours under the canopy and adjacent to the principal structure.
5. Office Uses: 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 subsection F2 of this section. In the districts where an office use is permitted with development standards ("P2"), the use is considered a home occupation and shall meet the following standards:
 1. In a live/work building, the use is exempt from the following standards:
 1. Hours Of Operation: Permitted hours of operation are six o'clock (6:00) A.M. to nine o'clock (9:00) P.M.
 2. Residence: The operator of the business shall reside in the dwelling unit.
 3. Vehicles: Parking of a vehicle associated with the business must be accommodated on site.
 2. Typical office uses:

Architecture/engineering/design.

Building contractor (office only).

Business consulting.

Charitable institutions.

Computer programming and support.

Detective services.

Educational services (tutor and testing).

Employment agency.

Financial and insurance.

Government offices.

Legal services.

Management services.

Medical and dental with laboratory.

PR and advertising.

Physical therapy/physical rehabilitation.

Property development.

Radio and TV studio.

Real estate.

Recording and sound studio.

Research agency.

Research and development.

Surveying.

6. Craftsman Industrial: A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious byproducts that includes a showroom or small retail outlet that is accessible to the public. Craftsman industrial includes such uses as those found in subsection G3 of this section. This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited. The maximum overall gross floor area is limited to twenty thousand (20,000) square feet, unless otherwise noted. In the subdistricts where a craftsman industrial use is permitted with development standards ("P2"), the following apply:

1. A minimum twenty percent (20%) of gross floor area shall be dedicated to a showroom located at the front of the space and is in view of a public right of way.
2. Outdoor activities and storage of goods are not permitted.
3. Typical craftsman industrial uses:

Apparel and finished fabric products.

Bakery and confections.

Beverages, including beer, wine, liquor, soft drinks, coffee.

Botanical products.

Brooms and brushes.

Canning and preserving food.

Commercial scale copying and printing.

Construction special trade contractors.

Cut stone and cast stone.

Dairy products.

Electrical fixtures.

Electronics assembly.

Engraving.

Fabricated metal products.

Filmmaking.

Furniture and fixtures.

Glass.

Household textiles.

Ice.

Jewelry, watches, clocks, and silverware.

Leather products.

Meat and fish products, no processing.

Musical instruments and parts.

Pasta.

Pottery, ceramics, and related products.

Printing, publishing and allied industries.

Shoes and boots.

Signs and advertising.

Small goods manufacturing.

Smithing.

Taxidermy.

Textile, fabric, cloth.

Toys and athletic goods.

Upholstery.

Woodworking.

7. **Parking Lot:** A lot that does not contain a permitted building or open space type and is solely used for the parking of vehicles. In the subdistricts where a parking lot is permitted with development standards ("P2"), the following apply:
 1. **Corner Lots:** A corner lot shall not be used as a parking lot.
 2. **Adjacent Parking Lots:** Two (2) parking lots cannot be located directly adjacent to one another.
 3. **Single-Family:** Parking lot cannot be associated with a single-family use.
 4. **Distance:** Parking lot must be within one thousand three hundred feet (1,300') of the principal entrance to the associated use unless:
 1. At least seventy five percent (75%) of the spaces are dedicated for public use.
 2. An approved parking agreement is in place (refer to section 10-5.1A-8, "Parking," of this article).
 5. **Pedestrian Access:** Must be connected to associated use by a dedicated, public pedestrian pathway.
 6. **Commercial Vehicles:** Parking lots for commercial vehicles are not permitted in these subdistricts.
8. **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 subdistricts where

a parking structure is permitted with development standards ("P2"), the following apply:

1. Corner Lots: A corner lot shall not be used for a parking structure on primary streets. Parking structures may be used for corner lots on other streets if ground floor of structure is dedicated for commercial use.
2. Adjacent Parking Lots: Two (2) parking facilities (lots or structures) cannot be located directly adjacent to one another.
3. Primary Street: Parking structures fronting primary streets must have ground floor dedicated to commercial uses.
4. Distance: Parking structure must be within one thousand three hundred feet (1,300') of the principal entrance to the associated use unless:
 1. At least seventy five percent (75%) of the spaces are dedicated for public use.
 2. An approved parking agreement is in place (refer to section 10-5.1A-8, "Parking," of this article).
5. Pedestrian Access: Must be connected to associated use by a dedicated, public pedestrian pathway.
6. Commercial Vehicles: Parking structures for commercial vehicles are not permitted in these subdistricts.
9. Utility And Infrastructure: A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure include such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems. In all subdistricts, utility and infrastructure require a conditional use permit ("C").
10. Open Space: A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Refer to section 10-5.1A-6, "Open Space Types," of this article for permitted forms of open space. Open space uses may also be utilized to host temporary private or community events, such as a farmers' market or art fair. In the subdistricts where open space is permitted with development standards ("P2"), the following apply:
 1. Parking: Parking lots are not permitted in open space in any subdistrict unless otherwise approved by City Manager or designee.

2. Stormwater Accommodations: Open space that incorporates stormwater management on a site or subdistrict scale is 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.
 3. Food And Beverage: This use may involve small scale food and beverage service, no more than two hundred (200) square feet in space, located in a kiosk, with no service access.
 4. Facades: Buildings located directly adjacent to an open space use shall treat facades facing this use with street facade requirements. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)
11. Accessory Uses: A category of uses that are not permitted to serve as the principal use on a zoning lot.
1. Drive-Through Facilities: A use that allows customers to receive services or goods through a window while remaining stationary in their motor vehicles. A drive-through facility does not include pumps at a gas station, or any other type of pick-up service (e.g., groceries or lumber) where the driver is required to leave the vehicle or where the services and goods are delivered by other means than through a window. Refer to section 10-5.1A-5-11 of this article, for required drive-through development standards.
 2. Home Occupation: An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.
 3. 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. Refer to section 10-5.1A-5, "Building Types," of this article.
 4. 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 section 10-5.1A-5, "Building Types," of this article. Separate structure locations are also regulated by building type, but shall also meet all of the requirements of subsection I, "Parking Structure," of this section.

5. **Outdoor Storage Of Goods:** Permanent outdoor storage of goods not typically housed or sold indoors, such as large scale materials and building and landscape supplies. In the subdistricts where outdoor storage of goods is permitted with development standards ("P2"), the following development standards apply:
 1. Outdoor storage areas shall be located in the rear or side yard of the lot.
 2. Loose materials shall not be stacked higher than six feet (6').
 3. Loose materials shall at a minimum be stored in a three (3) sided shelter and shall be covered.
 4. Materials shall be set back a minimum of five feet (5') from any lot line.
 5. All outdoor storage areas shall be screened from view of adjacent parcels and vehicular rights-of-way using the heavy side or rear buffer; refer to section 10-5.1A-7 of this article, landscape requirements for side and rear buffer. (Ord. 19-09, 7-2-2019, eff. 7-2-2019)
6. **Temporary Outdoor Sales Lot:** Temporary outdoor sales lots consist of the sales of goods and/or services from a trailer, mobile store or kiosk. Temporary outdoor sales lots include such things as fireworks stands, Christmas tree lots, and produce stands. They may also include larger events such as farmers' markets. Produce stands and farmers' markets are limited to local farmers/growers selling products from their own farms or gardens, crafters selling their own crafts, and food vendors. Temporary outdoor sales lots shall be regulated through business licensing and special events permits. (Ord. 19-08, 6-18-2019, eff. 6-18-2019; amd. Ord. 19-09, 7-2-2019, eff. 7-2-2019)
12. **Non-Retail Industrial:** A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious byproducts. Non-retail industrial includes such uses as those found in subsection M2 of this section. This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited. The maximum overall gross floor area is limited to twenty thousand (20,000) square feet, unless otherwise noted. In the subdistricts where a craftsman industrial use is permitted with development standards ("P2"), the following apply:

1. Outdoor activities and storage of goods are not permitted.
2. Typical non-retail industrial uses:

Apparel and finished fabric products.

Bakery and confections.

Beverages, including beer, wine, liquor, soft drinks, coffee.

Botanical products.

Brooms and brushes.

Canning and preserving food.

Commercial scale copying and printing.

Construction special trade contractors.

Cut stone and cast stone.

Dairy products.

Electrical fixtures.

Electronics assembly.

Engraving.

Fabricated metal products.

Filmmaking.

Furniture and fixtures.

Glass.

Household textiles.

Ice.

Jewelry, watches, clocks, and silverware.

Leather products.

Meat and fish products, no processing.

Musical instruments and parts.

Pasta.

Pottery, ceramics, and related products.

Printing, publishing and allied industries.

Shoes and boots.

Signs and advertising.

Small goods manufacturing.

Smithing.

Taxidermy.

Textile, fabric, cloth.

Toys and athletic goods.

Upholstery.

Woodworking. (Ord. 20-10, 3-17-2020)

¹An establishment engaged in providing credit intermediation and related activities that facilitate the lending of funds, issuance of credit, or any other similar types of businesses in

which the activity is generally contemplated to be completed within a term of six (6) months or less, including a check casher, deferred deposit lender or title lender. A short term loan business may offer more than one type of credit intermediation service if it meets the licensing requirements for each service and operates from a single storefront. This definition does not include investment companies and state or federally chartered banks or financial institutions. No short term lending business may be located or operate within 1,000 feet of another. No more than 3 short term lending businesses may be licensed within the City. Preexisting, nonconforming uses may continue until the business ceases operation or until the business ceases operation or experiences a change in ownership. (Ord. 20-18, 7-7-2020)

²Not permitted to face Kiesel Ave

10-5.1A-5-1: Introduction To Building Type Standards

1. Introduction: The building types detailed in this section 10-5.1A-5, outline the required building forms for new construction and renovated structures within the subdistricts defined in section 10-5.1A-3 of this article.
2. General Requirements: All building types must meet the following requirements:
 1. Zoning Subdistricts: Each building type shall be constructed only within its designated subdistricts. Refer to table 5.1(1), "Permitted Building Types By Subdistrict," of this subsection B1.

TABLE 5.1(1)

PERMITTED BUILDING TYPES BY SUBDISTRICT

Key:		
	P	Permitted

Building Types	City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"	Edge
Storefront	P	P	P	P	
General stoop		P ¹	P ¹	P ¹	
Limited bay			P		
Row building	P	P	P	P	P
Yard building				P?	P

Civic building	P	P	P	P	P
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Note:

¹Not permitted everywhere. Refer to subsection 10-5.1A-5-4B, "Building Siting," of this section 10-5.1A-5 for restrictions.

2. Uses: Each building type can house a variety of uses depending on the subdistrict in which it is located. Refer to section 10-5.1A-4, "Uses," of this article for uses permitted per subdistrict. Some building types have additional limitations on permitted uses.
3. No Other Building Types: All buildings constructed must meet the requirements of one of the building types permitted within the zoning subdistrict of the lot.
4. 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.
5. Accessory Structures:
 1. Attached accessory structures are considered part of the principal structure.
 2. Detached accessory structures are permitted per each building type and shall comply with all setbacks except the following:
 1. Detached accessory structures are not permitted in the front yard.
 2. Detached accessory structures shall be located behind the principal structure in the rear yard.
 3. Detached accessory structures shall not exceed the height of the principal structure. (Ord. 19-06, 4-16-2019, eff. 4-16-2019)
6. Structures At Intersections: In all form based code subdistricts at any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees,

or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points forty feet (40') from the point of intersection of the back of the curbs (clear view area). (Ord. 18-11, 9-18-2018, eff. 9-18-2018)

10-5.1A-5-2: Explanation Of Building Type Table Standards

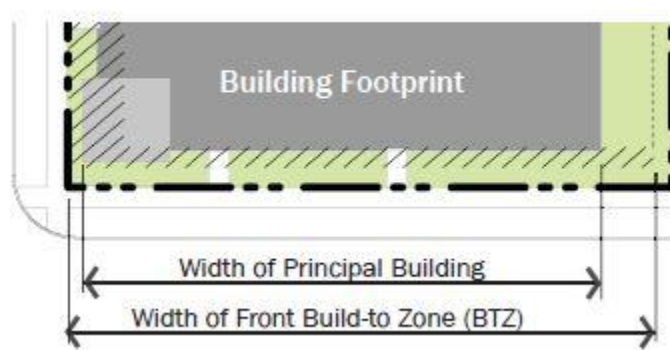
The following explains and further defines the standards outlined on the tables for each building type; refer to sections 10-5.1A-5-3 through 10-5.1A-5-8 of this section 10-5.1A-5.

1. Building Siting: The following explains the line item requirements for each building type table in sections 10-5.1A-5-3 through 10-5.1A-5-8 of this section 10-5.1A-5 within the first section of each table entitled "Building Siting."

1. Multiple Principal Buildings: The allowance of more than one principal structure on a lot.
2. Front Property Line Coverage: Refer to figure 5.2(1), "Measuring Front Property Line Coverage," of this subsection A2. Measurement defining the minimum percentage of street wall or building facade required along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).

FIGURE 5.2(1)

MEASURING FRONT PROPERTY LINE COVERAGE



1. Certain buildings have this number set to also allow the development of a courtyard along the front property line.

2. Some frontage types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of seventy two feet (72').
3. Occupation Of Corner: Occupying the intersection of the front and corner build-to zones with a principal structure. In all form based code subdistricts at any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points forty feet (40') from the point of intersection of the back of the curbs (clear view area).
4. Front Build-To Zone: The build-to zone or setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach into the build-to zone.
 1. All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
5. Corner Build-To Zone: The build-to zone or setback parallel to the corner property line.
 1. All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
6. Minimum Side Yard Setback: The minimum required setback along a side property line.
7. Minimum Rear Yard Setback: The minimum required setback along a rear property line.
8. Minimum And Maximum Lot Or Building Width: Depending on the building type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line.
9. Parking And Loading Location: The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.

10. Vehicular Access: The permitted means of vehicular ingress and egress to the lot.

1. Alleys, when present, shall always be the primary means of access.
2. When alleys are not present, a driveway may be permitted per building type and, if an alternative is available, shall not be located off a primary street.

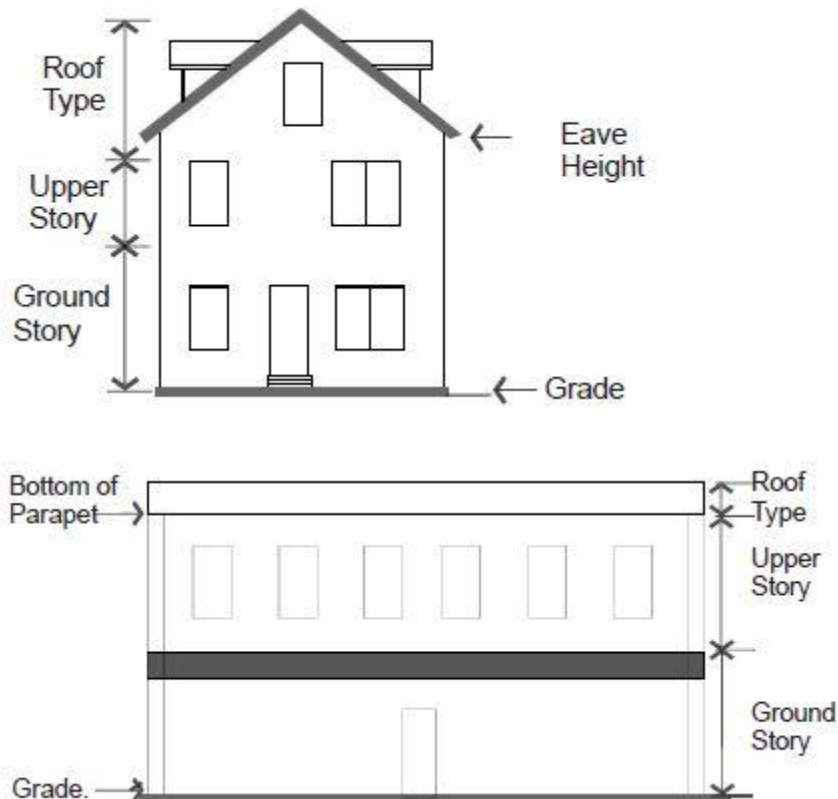
2. Height: The following explains the line item requirements for each building type table in sections 10-5.1A-5-3 through 10-5.1A-5-8 of this section 10-5.1A-5 within the second section of each table entitled "Height."

1. Minimum Overall Height: The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.
2. Maximum Overall Height: The sum of a building's total number of stories represented in feet, plus the height of the roof not encompassed by the calculated stories and half-stories, combined.
 1. Half stories are located either completely within the roof structure with street facing windows or in a visible basement exposed a maximum of one half-story above grade.
 2. A building incorporating both a half story within the roof and a visible basement shall count the height of the two (2) half stories as one full story.
 3. Some building types require a building facade to step back as its height increases. If required, the upper stories of any building facade with street frontage shall be set back a designated amount beyond the building facade of the lower stories.
3. Ground Story And Upper Story, Minimum And Maximum Height: (Refer to figure 5.2(3), "Measuring Height," of this subsection B3.) Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
 1. Floor height is measured in feet between the floor of a story to the floor of the story above it.
 2. Floor height requirements apply only to street facing facades.

3. For single-story buildings and the uppermost story of a multiple-story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.

FIGURE 5.2(3)

MEASURING HEIGHT

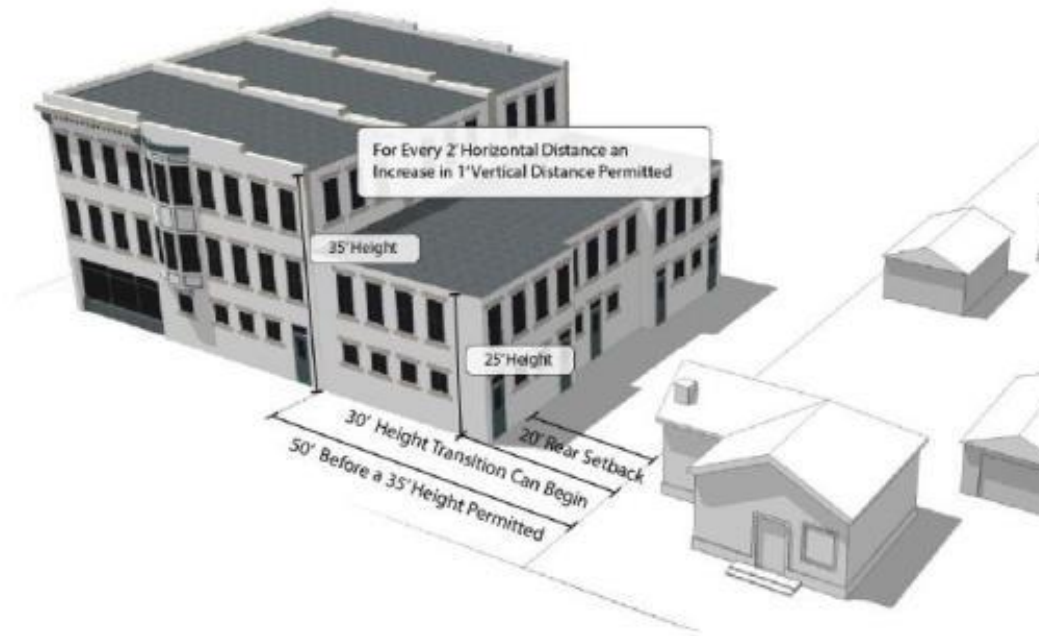


4. Existing Single-Family Residential Buffer: In order to assure compatibility of new construction with adjacent single-family zones along the 40th "transit" Street:
 1. Transitions From Single-Family Homes: A twenty foot (20') setback is required from the property line adjacent to a single-family detached home. At twenty feet (20'), twenty five foot (25') building height is permitted in between the property line and thirty feet (30'). After thirty feet (30'), every two feet (2') in additional horizontal distance from the property line permits one foot (1') of additional vertical building height. See figure 5.2(5) of this subsection B4.

2. Any proposed building adjacent to existing single-family dwellings shall be limited to 3 stories or 40' in height.

FIGURE 5.2(5)

TRANSITIONS FROM SINGLE-FAMILY HOMES



3. Uses: The following explains the line item requirements for each building type table in sections 10-5.1A-5-3 through 10-5.1A-5-8 of this article within the third section of each table entitled "Uses." Refer to section 10-5.1A-4, "Uses," of this article for uses permitted within each zoning subdistrict. The requirements in this section of the building type tables may limit those uses within a specific building type.
 1. Ground And Upper Story: The uses or category of uses which may occupy the ground and/or upper story of a building.
 2. Parking Within Building: The area(s) of a building in which parking is permitted within the structure.
 3. Required Occupied Space: The area(s) of a building that shall be designed as "occupied space," defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

4. Street Facade Requirements: The following explains the line item requirements for each building type tables in sections 10-5.1A-5-3 through 10-5.1A-5-8 of this article, within the fourth section of each table entitled "Street Facade Requirements." Street facade requirements apply only to facades facing a public or private right of way. The rear or interior side yard facades are not required to meet these standards unless otherwise stated.

1. Minimum Ground Story And Upper Floor Transparency: (Refer to figure 5.2(4), "Measuring Transparency," of this section.) The minimum amount of transparency required on street facades with street frontage.

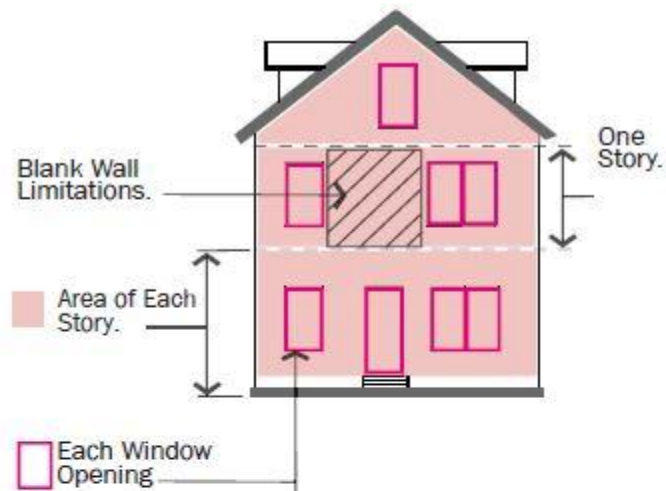
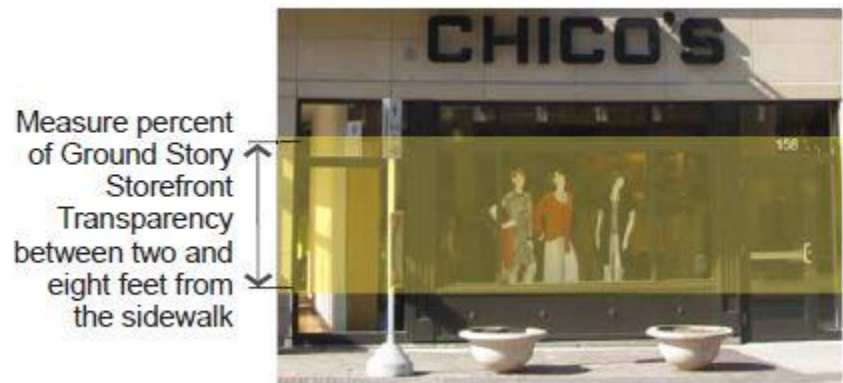
1. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.

1. Ground story transparency, when defined separately from the overall minimum transparency, shall be measured between two feet (2') and eight feet (8') from the average grade at the base of the front facade.

2. A general minimum transparency requirement shall be measured from floor to floor of each story.

FIGURE 5.2(4)

MEASURING TRANSPARENCY



2. Blank Wall Limitations: A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 1. No rectangular area greater than thirty percent (30%) of a story's facade, as measured from floor to floor, may be windowless; and

2. No horizontal segment of a story's facade greater than fifteen feet (15') in width may be windowless, unless approved by City Manager or designee.
 3. Entrance Type: The entrance type(s) permitted for the entrance(s) of a given building type. A mix of permitted entrance types may be utilized. Refer to section 10-5.1A-5-9, "Entrance Types," of this section 10-5.1A-5 for definition of and additional requirements for each entrance type.
 4. Principal Entrance Location: The facade on which the primary building entrance is to be located.
 5. Required Number Of Street Entrances: The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.
 6. Vertical Facade Divisions: The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch depth.
 7. Horizontal Facade Divisions: The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.
5. Roof Type: The following explains the line item requirements for each building type table in sections 10-5.1A-5-3 through 10-5.1A-5-8 of this section 10-5.1A-5 within the fifth section entitled "Roof Type Requirements."
1. Permitted Roof Type: The roof type(s) permitted for a given building type. Refer to section 10-5.1A-5-10, "Roof Types," of this section 10-5.1A-5 for more specific requirements.
 2. Tower: A vertical building extension that may be permitted in conjunction with another roof type on certain building types. Refer to section 10-5.1A-5-10, "Roof Types," of this section 10-5.1A-5.
 3. Roof Projections And Drainage: Roofs and associated drainage systems shall not extend beyond the affected property lines. Roofs and roof drainage systems shall be designed in according to applicable building codes,

ensuring that all drainage and snow shedding occurs within the subject property. Roofs and associated roof drainage systems shall not be allowed to drain or shed storm water, nor allow accumulated snow to slide or be deposited onto adjacent properties or public roadways, sidewalks, and rights-of-way. (Ord. 16-07, 6-21-2016, eff. 6-21-2016; amd. Ord. 18-11, 9-18-2018, eff. 9-18-2018; Ord. 21-01, 1-19-2021, eff. 1-19-2021)

10-5.1A-5-3: Storefront Building

- 1. Description And Intent: The storefront building is intended for use as a mixed use building located close to the front property line with parking typically in the rear or side of the lot.

The key facade element of this building type is the storefront required on the ground floor front facade, with large amounts of glass and regularly spaced entrances.

This building is available in a variety of intensities, depending on the subdistrict within which it is located.

- 2. Regulations: Regulations for the storefront building type are defined in the table in this section.



(Ord. 19-06, 4-16-2019, eff. 4-16-2019)

			Permitted Subdistricts			
			City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"
1.	Building Siting: Refer to figure					

	5.3(1) of this section					
		Multiple principal buildings	Permitted	Permitted	Permitted ⁵	Permitted
	(a)	Front sidewalk coverage	85%	80%	80%	80% ¹
		Occupation of corner	Required ⁶	Required ⁶	Required ^{5,6}	Required ⁶
	(b)	Front build-to zone	0' to 5'	0' to 5'	0' to 10' ⁵	0' to 5'
	(c)	Corner build-to zone	0' to 5' ⁶	0' to 5' ⁶	0' to 10' ^{5,6}	0' to 5' ⁶
	(d)	Minimum side yard setback	0'; 5' *may be reduced by review committee when a site plan is presented showing surrounding structures	0'; 5'	0'; 5'	0'; 5'
	(e)	Minimum rear yard setback	10'	10'	10'	10'
	(f)	Minimum lot width	None	None	None	None

		Maximum lot width	None	None	None	None
	(g)	Parking and loading location	Rear yard	Rear yard	Rear yard ⁵	Rear and side yard ¹
	(i)	Vehicular access	Alley only; if no alley exists, 1 driveway is permitted per nonprimary facade, or as approved by the City Manager or designee	Alley; if no alley exists, 1 driveway is permitted per nonprimary facade, or as approved by the City Manager or designee	Alley; if no alley exists, 1 driveway is permitted per nonprimary facade, or as approved by the City Manager or designee ⁵	Alley; if no alley exists, 2 driveways are permitted per nonprimary facades, or as approved by the City Manager or designee
2.	Height: Refer to figure 5.3(2) of this section					
	(j)	Minimum overall height	2 story	1 story	1 story	1 story
	(k)	Maximum overall height	5 6 stories ²	3 4' stories	5 6 stories ²	3 stories
	(l)	Ground story:				
		Minimum height	14'	14'	14'	14'
		Maximum height	20' ³	20' ³	20' ³	20' ³

	(m)	Upper stories:				
		Minimum height	9'	9'	9'	9'
		Maximum height	14'	14'	14'	14'
3.	Uses: Refer to figure 5.3(2) of this section. Refer to section 10-5.1A-4, "Uses," of this article for permitted uses					
	(n)	Ground story	Any permitted use Along Kiesel commercial use is required on ground floor	Any permitted use Along Kiesel commercial use is required on ground floor	Any permitted use	Any permitted use ⁴
	(o)	Upper story	Any permitted use			
	(p)	Parking within building	Permitted fully in any basement and in rear of upper floors			
	(q)	Required occupied space	30' deep on all full floors measured from the front facade			
4.	Street Facade Requirements:					

		Refer to figure 5.3(3) of this section				
	(r)	Minimum ground story transparency. Measured between 2' and 8' above grade	65%	65%	65%	65% front only
	(s)	Minimum transparency per each story	15%	15%	15%	15%
		Blank wall limitations	Required, see subsection 10-5.1A-5-2D2 of this section 10-5.1A-5			
	(t)	Front facade entrance type	Storefront, arcade ⁴	Storefront, arcade ⁴	Storefront, arcade	Storefront, arcade ⁴
	(u)	Principal entrance location	Front facade ⁴	Front facade ⁴	Front facade	Front or corner facade ⁴
		Required number of street entrances	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 100' of front facade
		Vertical facade divisions	Every 30' of facade width	Every 30' of facade width	Every 50' of facade width	Every 50' of facade width

		Horizontal facade divisions	Required within 3' of the top of the ground story, and every fifth floor above the first floor			
5.	Roof Type Requirements: Refer to figure 5.3(3) of this section					
	(v)	Permitted roof types	Parapet, pitched, flat	Parapet, pitched, flat	Parapet, pitched, flat	Parapet, pitched, flat
		Tower	Permitted	Permitted	Permitted	Permitted

Notes:

¹Lots wider than 140 feet are permitted 1 double loaded aisle of surface parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

²Above the third story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of 6 feet.

³If 18 feet or more in height, ground story shall count as 2 stories toward maximum building height.

⁴Lots lacking frontage on 40th Street but that are still within the 40th Street General Subdistrict are limited to permitted residential uses only.

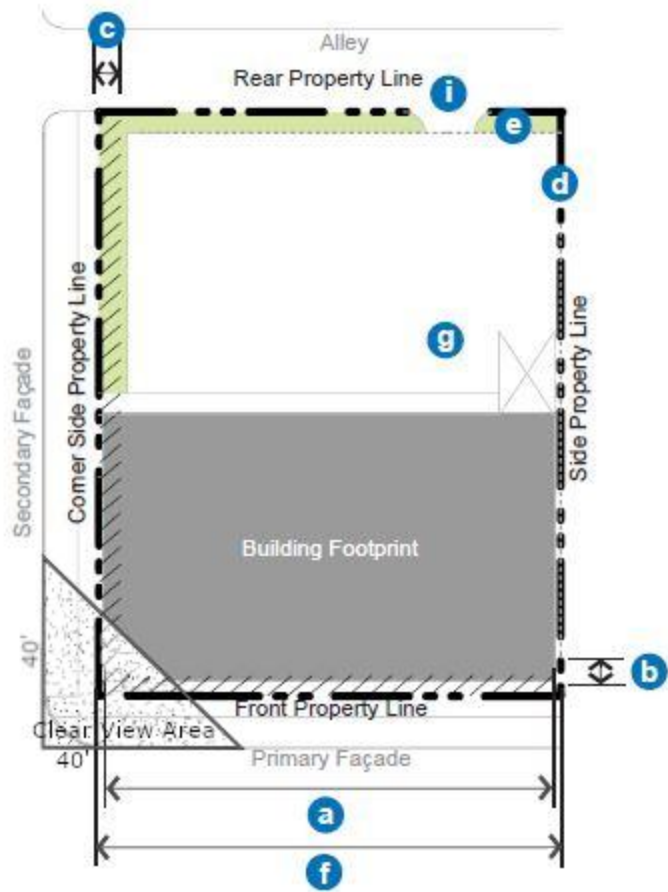
⁵Does not apply to outdoor sales lots.

⁶At any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points 40 feet from the point of intersection of the back of the curbs (clear view area).

(Ord. 18-11, 9-18-2018, eff. 9-18-2018; amd. Ord. 19-06, 4-16-2019, eff. 4-16-2019)

FIGURE 5.3(1)

STOREFRONT BUILDING: BUILDING SITING



Typical Site Plan

STOREFRONT BUILDING: HEIGHT AND USE REQUIREMENTS

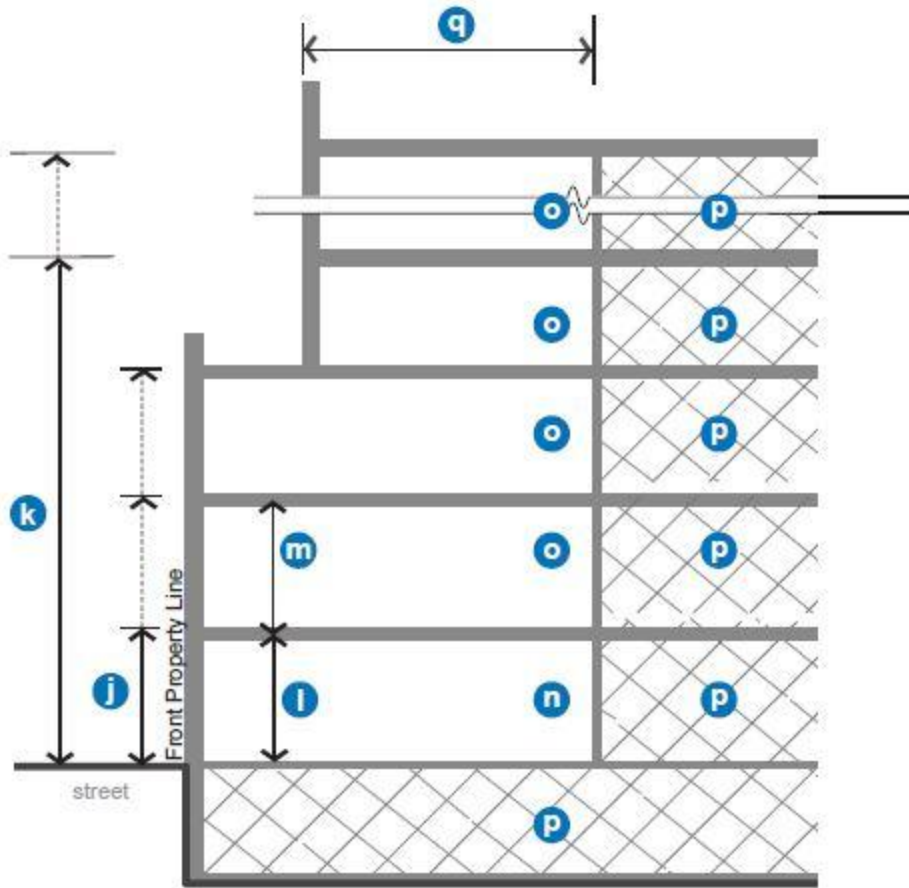
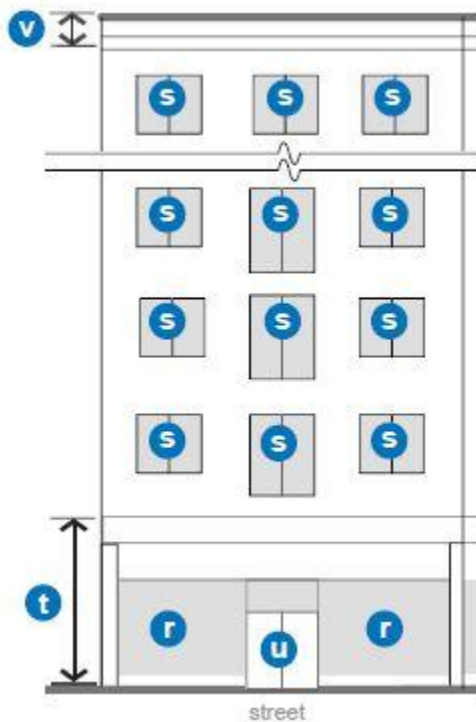


FIGURE 5.3(3)

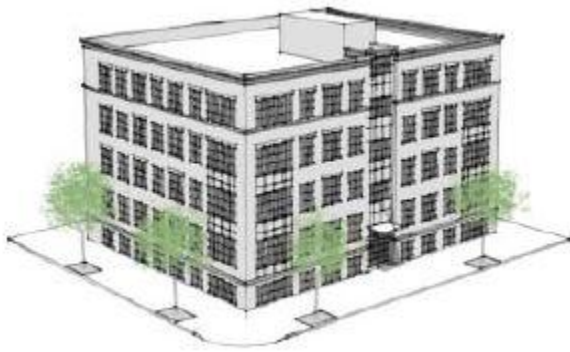
STOREFRONT BUILDING: STREET FACADE AND ROOF REQUIREMENTS



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-5-4: General Stoop Building

1. Description And Intent: The general stoop building type is limited in terms of uses by the subdistrict within which it is located, generally housing office and/or residential uses. Similar to the storefront building, the general stoop building is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this building type depend on the subdistrict within which it is located.
2. Regulations: Regulations for the general stoop building type are defined in the table in this section. (Ord. 19-06, 4-16-2019, eff. 4-16-2019)



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

			Permitted Subdistricts		
			City Center "General"	Riverdale Road "General"	40th Street "General"
1.	Building Siting: Refer to figure 5.4(1) of this section		Any multi-family residential building with frontage on a public or private dedicated street must use the storefront building type		
		Multiple principal buildings	Not permitted	Not permitted	Not permitted
	(a)	Front sidewalk coverage	80% ¹	80% ¹	80%
		Occupation of corner	Required ⁵	Required ⁵	Required ⁵
	(b)	Front build-to zone	0' to 10'	0' to 10'	0' to 10'
	(c)	Corner build-to zone	0' to 10' ⁵	0' to 10' ⁵	0' to 10' ⁵
	(d)	Minimum side yard setback	10'	10'	10'

	(e)	Minimum rear yard setback	5'	5'	5'
	(f)	Minimum lot width	None	None	100'
		Maximum lot width	None	None	None
	(g)	Parking and loading location	Rear yard	Rear yard	Rear and side yard
	(i)	Vehicular access	Alley; if no alley exists, 1 driveway is permitted per nonprimary facade, or as approved by the City Manager or designee	Alley; if no alley exists, 1 driveway is permitted per nonprimary facade, or as approved by the City Manager or designee	Alley; if no alley exists, 1 driveway is permitted per street, or as approved by the City Manager or designee
2.	Height: Refer to figure 5.4(2) of this section				
	(j)	Minimum overall height	1 story	1 story	1 story
	(k)	Maximum overall height	3 6 stories	5 stories ³	3 stories
	(l)	All stories:			
		Minimum height	9'	9'	9'
		Maximum height	14'	14'	14'
3.	Uses: Refer to figure 5.4(2) of this section. Refer to section 10-5.1A-4, "Uses," of this				

	article for permitted uses				
	(n)	All stories	Any permitted use ⁴		
	(p)	Parking within building	Permitted fully in basement and rear of upper floors		
	(q)	Required occupied space	30' deep on all full floors from the front facade		
4.	Street Facade Requirements: Refer to figure 5.4(3) of this section				
	(r)	Minimum transparency per each story	35%	35%	15%
		Blank wall limitations	Required, see subsection 10-5.1A-5-2D2 of this section 10-5.1A-5		
	(t)	Front facade entrance type	Stoop, porch, storefront ⁴	Stoop, porch, storefront	Stoop, porch, storefront ⁴
	(u)	Principal entrance location	Front facade ⁴	Front facade	Front or corner facade ⁴
		Required number of street entrances	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 150' of front facade
		Vertical facade divisions	Every 25' of facade width	Every 50' of facade width	Every 50' of facade width
		Horizontal facade divisions	Required within 3' of the top of any visible basement and of the ground story, and at the fifth floor above the ground floor		

5.	Roof Type Requirements: Refer to figure 5.4(3) of this section				
	(v)	Permitted roof types	Parapet, pitched, flat	Parapet, pitched, flat	Parapet, pitched, flat
	(w)	Tower	Permitted	Permitted	Permitted

Notes:

¹A courtyard covering up to 35 percent of the front facade is permitted and may contribute to the front lot line coverage requirement.

²Lots wider than 140 feet are permitted 1 double loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

³Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of 6 feet.

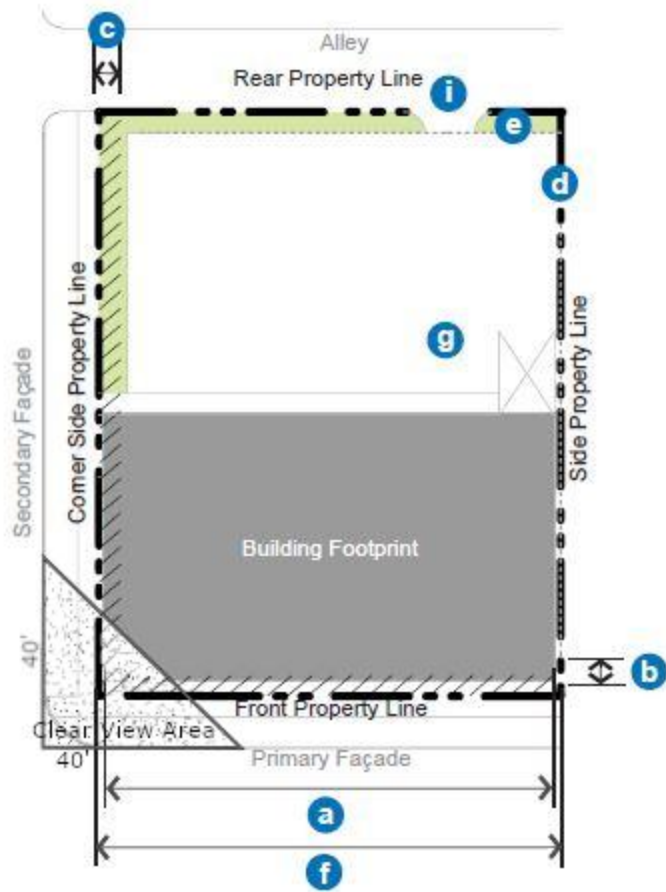
⁴Lots lacking frontage on 40th Street but that are still within the 40th Street General Subdistrict are limited to permitted residential uses only.

⁵At any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points 40 feet from the point of intersection of the back of curbs (clear view area).

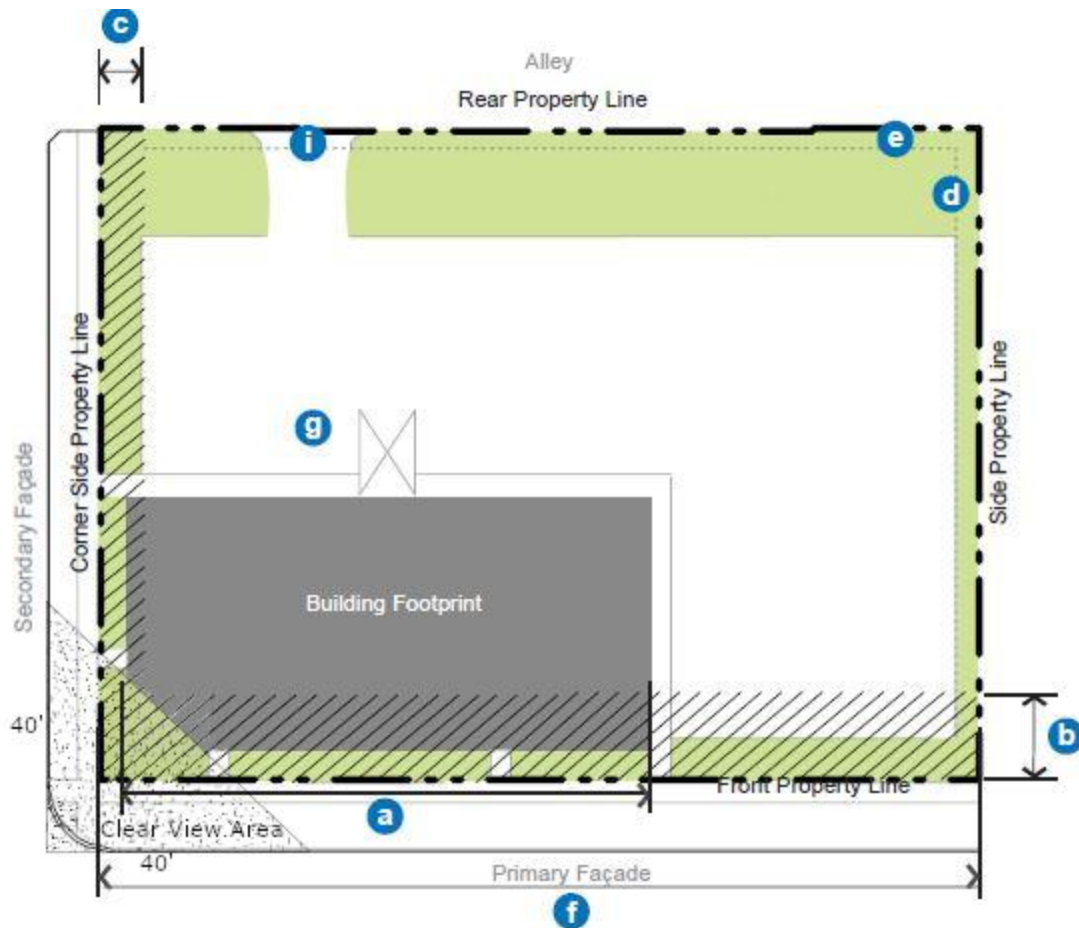
(Ord. 18-11, 9-18-2018, eff. 9-18-2018; amd. Ord. 19-06, 4-16-2018, eff. 4-16-2018)

FIGURE 5.4(1)

GENERAL STOOP BUILDING: BUILDING SITING



Typical Site Plan



Site Plan

With Side Yard Parking "Core"

(Ord. 18-11, 9-18-2018, eff. 9-18-2018)

FIGURE 5.4(2)

GENERAL STOOP BUILDING: HEIGHT AND USE REQUIREMENTS

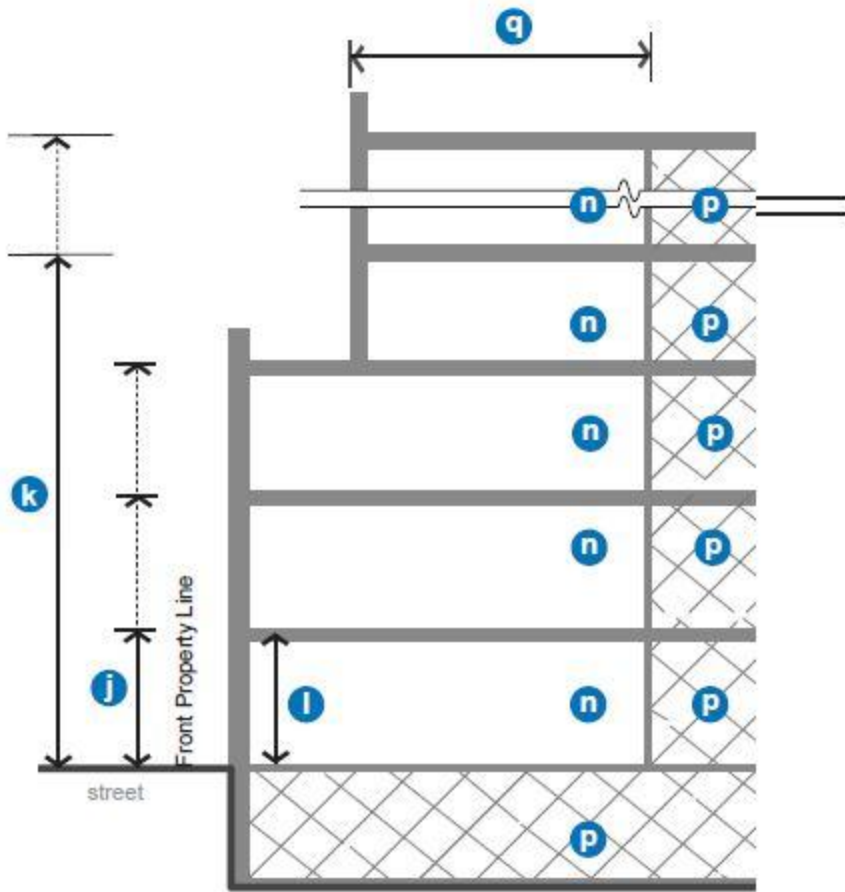
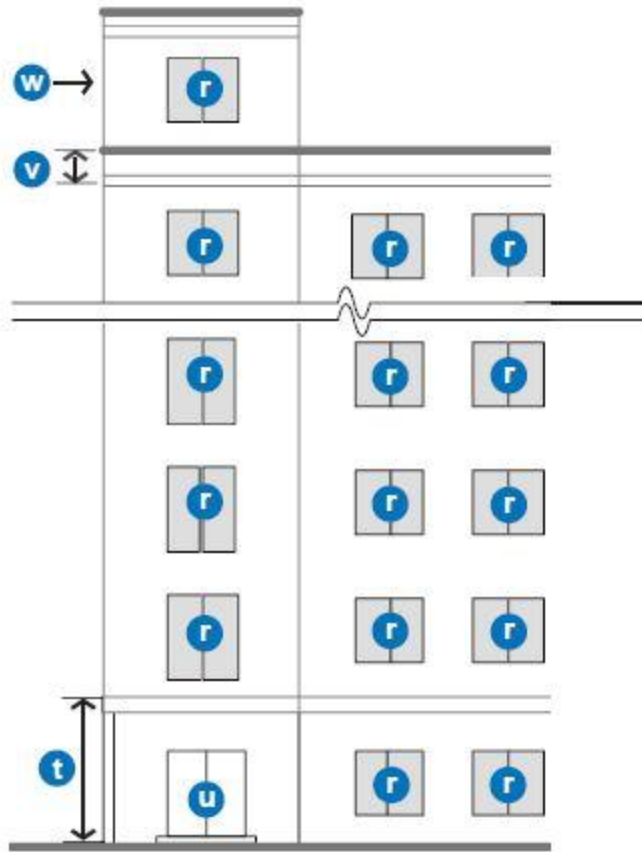


FIGURE 5.4(3)

GENERAL STOOP BUILDING: STREET FACADE REQUIREMENTS



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-5-5: Limited Bay

1. **Description And Intent:** The limited bay building type permits a lower level of ground floor storefront facade and a single vehicle bay with garage door access on the primary street. A wider range of uses can also be accommodated within this building type, including craftsman industrial uses. This building type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and continuing the fabric of the storefront building type. Parking may be provided in the rear of the lot, internally in the building, or one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this building type depend on the subdistrict within which it is located.
2. **Regulations:** Regulations for the limited bay building type are defined in the table in this section.



(Ord. 16-07, 6-21-2016, eff. 6-

21-2016)

			Permitted Subdistricts
			Riverdale Road "General"
1.	Building Siting: Refer to figure 5.5(1) of this section		
		Multiple principal buildings	Not permitted
	(a)	Front sidewalk coverage	75%
		Occupation of corner	Required ⁴
	(b)	Front build-to zone	0' to 15'
	(c)	Corner build-to zone	0' to 10' ⁴
	(d)	Minimum side yard setback	5'
	(e)	Minimum rear yard setback	10'
	(f)	Minimum lot width	50'
		Maximum lot width ¹	None
	(g)	Parking and loading	Rear and side yard
	(h)	Street facade service bay entrance	Limited to 1 per street facade, maximum width 18'

	(i)	Vehicular access	From alley; if no alley exists, maximum 1 driveway per street frontage
2.	Height: Refer to figure 5.5(2) of this section		
	(j)	Minimum overall height	1 story
	(k)	Maximum overall height	4 stories ²
	(l)	Ground story:	
		Minimum height	14'
		Maximum height	24' ³
	(m)	Upper stories:	
		Minimum height	9'
		Maximum height	14'
3.	Uses: Refer to figure 5.5(2) of this section. Refer to section 10-5.1A-4, "Uses," of this article for permitted uses		
	(n)	Ground story	Retail, service, office, craftsman industrial
	(o)	Upper story	Any permitted use
	(p)	Parking within building	Permitted fully in basement and in rear of upper floors plus 1 service bay width at ground floor
	(q)	Required occupied space	30' deep on all full floors from the front facade
4.	Street Facade Requirements: Refer to figure 5.5(3) of this section		

	(r)	Minimum ground story transparency measured between 2' and 8' above grade	50%, service bay door shall be transparent
	(s)	Minimum transparency per each story	15%
		Blank wall limitations	Required, see subsection 10-5.1A-5-2D2 of this section 10-5.1A-5
	(t)	Front facade entrance type	Storefront, stoop
	(u)	Principal entrance location	Front or corner facade
		Required number of street entrances	1 per 100' of facade; service bay door not included; 1 per 150' of facade
		Vertical facade divisions	Every 60' of facade width
		Horizontal facade divisions	Required within 3' of the top of the ground story for all buildings over 2 stories
5.	Roof Type Requirements: Refer to figure 5.5(3) of this section		
	(v)	Permitted roof types	Parapet, pitched, flat
		Tower	Permitted

Notes:

¹Lots wider than 140 feet are permitted 1 double loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

²Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of 6 feet.

³If 18 feet or more in height, ground story shall count as 2 stories toward maximum building height.

⁴At any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and

LIMITED BAY BUILDING: HEIGHT AND USE REQUIREMENTS

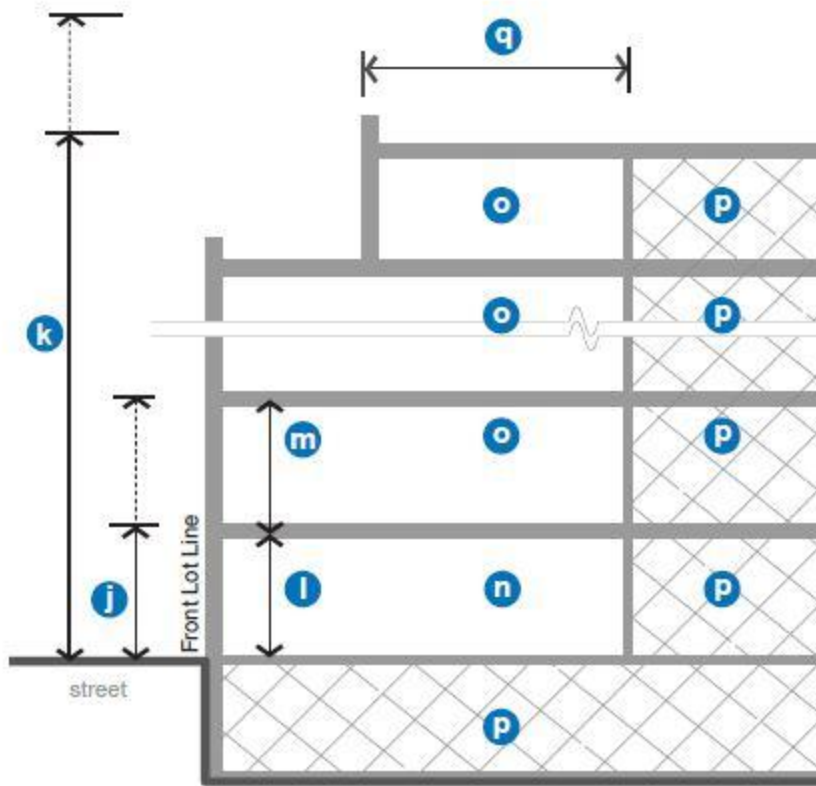
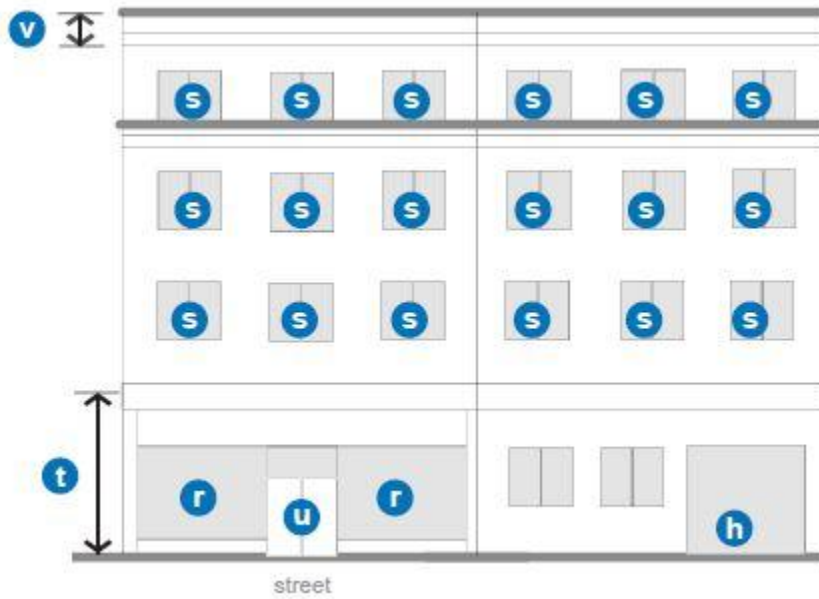


FIGURE 5.5(3)

LIMITED BAY BUILDING: STREET FACADE REQUIREMENTS



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-5-6: Row Building

1. Description And Intent: The row building is a building typically comprised of multiple vertical units, each with its own entrance to the street. This building type may be organized as townhouses or row houses, or it could also incorporate live/work units where uses are permitted. Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garage accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

Regulations: Regulations for the row building type are defined in the table in this section.



			Permitted Subdistricts		
			City Center "General" , City Center Core , And Riverdale Road "General"	40th Street "General"	Edge
1.	Building Siting: Refer to figure 5.6(1) of this section				
		Multiple principal buildings	Permitted ¹	Permitted ¹	Permitted ¹
	(a)	Front sidewalk coverage. Not applicable to interior buildings of	65% ²	65% ²	65% ²

		multiple building developments.			
		Occupation of corner. Not applicable to interior buildings of multiple building developments.	Required ⁸	Required ⁸	Required ⁸
	(b)(1)	Front yard ⁹ depth for interior principal building	10'	15'	20'
	(b)	Front build-to zone. Not applicable to interior buildings of multiple building developments.	0' to 10'	5' to 15'	10' to 20'
	(c)	Corner build-to zone. Not applicable to interior buildings of multiple building developments.	0' to 10' ⁸	5' to 10' ⁸	5' to 10' ⁸
	(d)	Minimum side yard setback	0' per unit; 10' between buildings; for interior buildings, min. 10' from property line.	0' per unit; 15' between buildings; for interior buildings, min. 15' from property line.	0' per unit; 15' between buildings; for interior buildings, min. 20' from property line.
	(e)	Minimum rear yard setback	10' ³	10' ³	15' ³

	(f)	Minimum unit width	18' per unit	20' per unit	22' per unit
		Maximum building width	Maximum of 180' per building	Maximum of 180' per building	Maximum of 110' per building
	(g)	Parking	Rear yard/facade	Rear yard/facade	Rear yard/facade
	(i)	Vehicular access	From alley; if no alley exists, 1 driveway per building per street frontage. From alley on Washington Boulevard, 40th Street, and Riverdale Road, unless in Edge Subdistrict		
2.		Height: Refer to figure 5.6(2) of this section			
	(j)	Minimum overall height	2 story	2 story	2 story
	(k)	Maximum overall height	3 stories	3 stories	3.5 stories
	(l)	All stories:			
		Minimum height	9'	9'	9'
		Maximum height	14'	14'	14'
3.		Uses: Refer to figure 5.6(2) of this section. Refer to section 10-5.1A-4, "Uses", of this article for permitted uses			
	(n)	Ground story	Residential, service, office, limited craftsman industrial, neighborhood retail	Residential, service, office, limited craftsman industrial, neighborhood retail	Residential only

	(o)	Upper story	Residential only		
	(p)	Parking within building	Permitted fully in basement and in rear of all floors		
	(q)	Required occupied space	30' deep on all full floors from the front facade		
4.	Street Facade Requirements: Refer to figure 5.6(3) of this section				
	(r)	Minimum transparency per each story	15% ⁴	15%	15%
		Blank wall limitations	Required, see subsection 10-5.1A-5-2D2 of this section 10-5.1A-5		
	(t)	Front facade permitted entrance type	Stoop, porch, limited storefront ^{5,6,7}	Stoop, porch, limited storefront ^{5,6,7}	Stoop, porch
	(u)	Principal entrance location per unit	Front or corner side facade		
		Vertical facade divisions	Not required		
		Horizontal facade divisions	For buildings over 3 stories, required within 3' of the top of any visible basement or ground story		
5.	Roof Type Requirements: Refer to figure 5.6(3) of this section				
	(v)	Permitted roof types	Parapet, pitched, flat	Parapet, pitched, flat	Parapet, pitched, flat

		Tower	Permitted	Permitted	Permitted
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Notes:

¹For the purposes of the row building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the building type unless otherwise noted.

²Each building shall meet the front property line coverage requirement, except 1 of every 5 units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on 3 sides by units.

³Rear yard setback on alleys or internal access roads is 5 feet.

⁴When the storefront entrance type is utilized, the maximum ground story transparency for the unit is 55 percent as measured between 2 feet and 8 feet above grade.

⁵The storefront entrance type is permitted only on corners or buildings that are designated for live/work units.

⁶Commercial uses only allowed when fronting on 40th Street, Kiesel or Washington Boulevard.

⁷Uses limited to residential on lots lacking frontage on 40th Street or Ogden Avenue.

⁸At any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points 40 feet from the point of intersection of the back of the curbs (clear view area).

⁹See definition of 'Yard, Front –Interior Building' in [10-5.1A-10-5](#).

FIGURE 5.6(1)
ROW BUILDING: BUILDING SITING

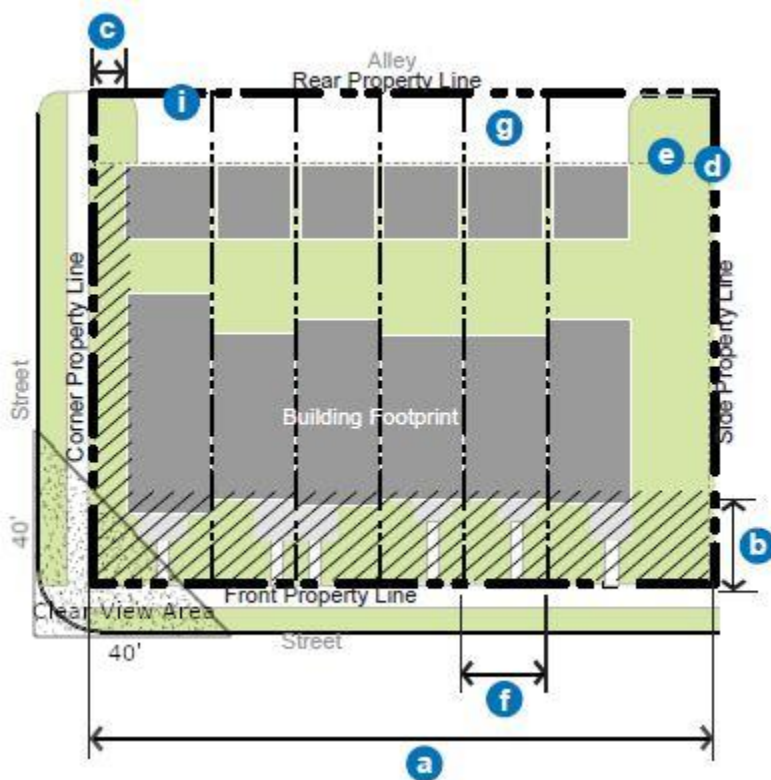


FIGURE 5.6(2) ROW

BUILDING: HEIGHT AND USE REQUIREMENTS

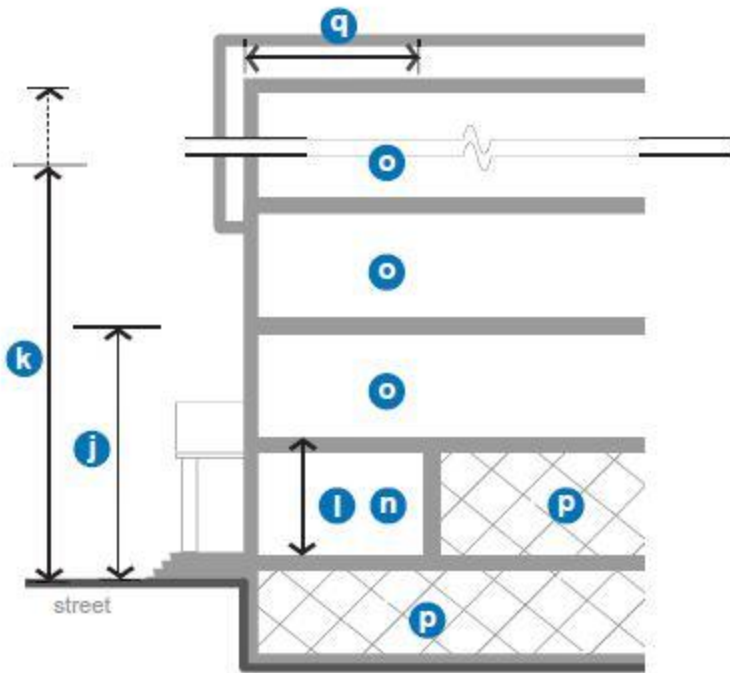
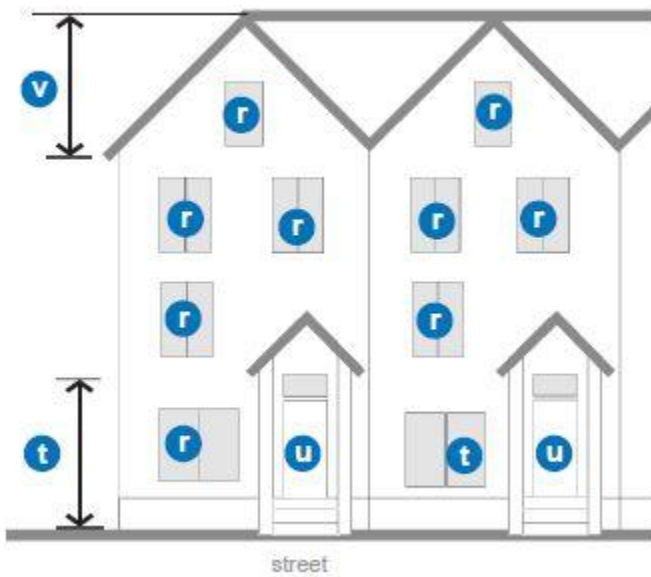


FIGURE 5.6(3)

ROW BUILDING: STREET FACADE REQUIREMENTS



(Ord. 16-07, 6-21-2016, eff. 6-21-2016; amd. Ord. 18-11, 9-18-2018, eff. 9-18-2018; Ord. 21-01, 1-19-2021, eff. 1-19-2021)

HISTORY

Amended by Ord. [22-01](#) on 2/15/2022

10-5.1A-5-7: Yard Building

1. Description And Intent: The yard building is a mainly residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley.

The yard building can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

2. Regulations: Regulations for the yard building type are defined in the table in this section.



(Ord. 17-22, 11-21-2017, eff.

11-21-2017)

			Permitted Subdistricts
			Edge
1.	Building Siting: Refer to figure 5.7(1) of this section		
		Multiple principal buildings	Permitted ¹
	(a)	Front sidewalk coverage	65% ²
		Occupation of corner	Required ⁴
	(b)	Minimum front setback	15'
	(c)	Corner setback	7.5' ⁴
	(d)	Minimum side yard setback	5'

	(e)	Minimum rear yard setback	15' ³
	(f)	Minimum lot width	30'
		Maximum lot width	60'
	(f)	Parking	Rear yard/facade
	(i)	Vehicular access	From alley; if no alley exists, 1 driveway per street frontage
2.	Height: Refer to figure 5.7(2) of this section		
	(j)	Minimum overall height	1.5 stories
	(k)	Maximum overall height	3.5 stories
	(l)	All stories:	
		Minimum height	9'
		Maximum height	14'
3.	Uses: Refer to figure 5.7(2) of this section. Refer to section 10-5.1A-4, "Uses," of this article for permitted uses		
	(n)	All stories	Residential *permitted office, neighborhood service on the ground floor
	(p)	Parking within building	Permitted fully in basement and in rear of all floors
	(q)	Required occupied space	25' deep on all full floors from the front facade

4.	Street Facade Requirements: Refer to figure 5.7(3) of this section		
	(r)	Minimum transparency per each story	15%
		Blank wall limitations	Required, see subsection 10-5.1A-5-2D2 of this section 10-5.1A-5
	(t)	Front facade entrance type	Stoop, porch
	(u)	Principal entrance location per unit	Front, corner, or corner side facade
		Required number of street entrances	Not required
		Vertical facade divisions	Not required
		Horizontal facade divisions	Not required
5.	Roof Type Requirements: Refer to figure 5.7(3) of this section		
	(v)	Permitted roof types	Parapet, pitched, flat
		Tower	Not permitted

3. Notes:

4. ¹Each building shall meet all requirements of the building type.

²When multiple buildings are located on a single lot, each building shall meet the front property line coverage requirement, except 1 of every 3 buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on 3 sides by units.

³Rear yard setback for detached garages on alleys is 5 feet.

⁴At any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points 40 feet from the point of intersection of the back of the curbs (clear view area).

5. FIGURE 5.7(1)

6. YARD BUILDING: BUILDING SITING

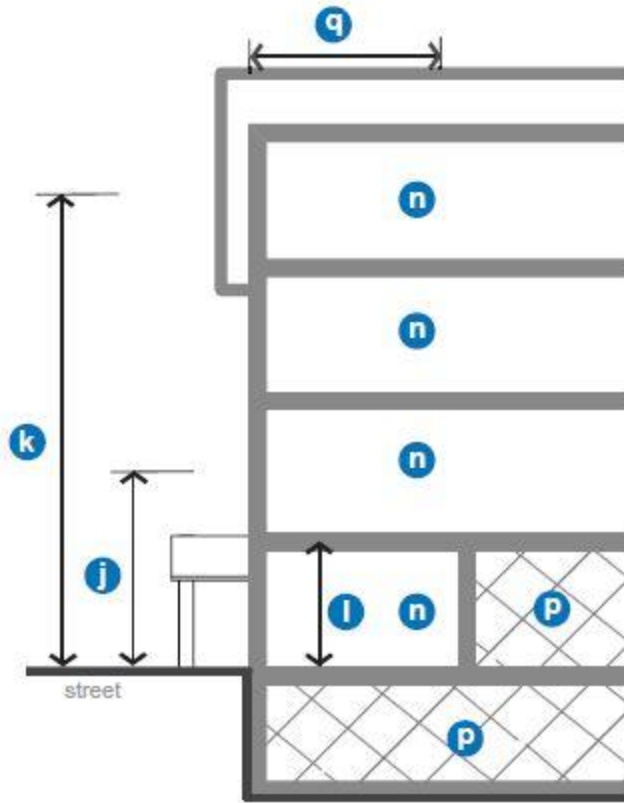


7.

(Ord. 18-11, 9-18-2018, eff. 9-18-2018)

8. FIGURE 5.7(2)

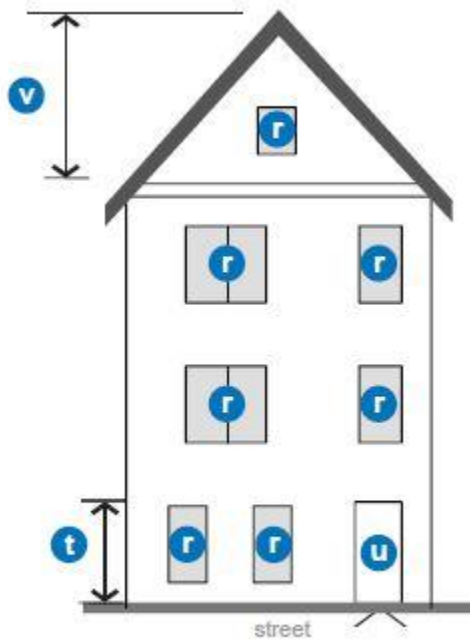
9. YARD BUILDING: HEIGHT AND USE REQUIREMENTS



10.

FIGURE 5.7(3)

11. YARD BUILDING: STREET FACADE REQUIREMENTS



12.

(Ord. 17-22, 11-21-2017, eff. 11-21-2017)

10-5.1A-5-8: Civic Building

1. **Description And Intent:** The civic building is the most flexible building type intended only for civic and institutional types of uses. These buildings are distinctive within the urban fabric created by the other building types and could be designed as iconic structures. In contrast to most of the other building types, a minimum setback line is required instead of a build-to zone, though this setback is required to be landscaped. Parking is limited to the rear in most cases.

The minimum and maximum heights of this building type depend on the subdistrict within which it is located.

2. **Regulations:** Regulations for the civic building type are defined in the table in this section.



(Ord. 16-07, 6-21-2016, eff. 6-21-

2016)

		Permitted Subdistricts				
		City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"	Edge
1.	Building Siting: Refer to figure 5.8(1) of this section					
	Multiple principal buildings	Permitted				
	Front sidewalk coverage	Not required				

		Occupation of corner	Not required ⁵				
	(b)	Front setback	5'	10'	10'	10'	5'
	(c)	Corner setback	0' ¹⁵	5' ¹⁵	5' ¹⁵	5' ¹⁵	5' ¹⁵
	(d)	Minimum side yard setback	5'	5'	5'	5'	5'
	(e)	Minimum rear yard setback	10'	10'	10'	10'	10'
	(f)	Minimum lot width	50'	50'	50'	50'	50'
		Maximum lot width	None	None	None	None	None
	(g)	Parking and loading	Rear	Rear	Rear and interior side yard ¹	Rear and interior side yard ¹	Rear and interior side yard ¹
	(i)	Vehicular access	From alley; if no alley exists, 1 driveway per street frontage				
2.	Height: Refer to figure 5.8(2) of this section						
	(j)	Minimum overall height	1 story	1 story	1 story	1 story	1 story
	(k)	Maximum overall height	5 stories	3 stories	5 stories	3 stories	2 stories
	(l)	All stories:					
		Minimum height	9'	9'	9'	9'	9'
		Maximum height	20' ¹²	20' ¹²	20' ¹²	20' ¹²	20' ¹²
3.	Uses: Refer to figure 5.8(2) of this section. Refer to section						

	10-5.1A-4, "Uses," of this article for permitted uses					
	(n) All stories	Limited to civic and institutional uses only				
	(p) Parking within building	Permitted fully in basement and in rear of upper floors				
	(q) Required occupied space	30' deep on all full floors from the front facade				
4.	Street Facade Requirements: Refer to figure 5.8(3) of this section					
	(r) Minimum transparency per each story	10%				
	Blank wall limitations	Not required				
	(t) Front facade permitted entrance type	Arcade, stoop ^{3,4}				
	(u) Principal entrance location	Front or corner facade ^{3,4}	Front or corner facade ^{3,4}	Front or corner facade	Front or corner facade ^{3,4}	Front or corner facade
	Required number of primary street entrances	1 per 100' of facade	1 per 150' of facade	1 per 150' of facade	1 per 150' of facade	1 per 150' of facade
	Vertical facade divisions	Not required				
	Horizontal facade divisions	Not required				
5.	Roof Type Requirements: Refer to figure 5.8(3) of this section					

	(v)	Permitted roof types	Parapet, pitched, flat; other roof types are permitted by application to City Manager
	(w)	Tower	Permitted

3. Notes:

¹Lots wider than 140 feet are permitted 1 double loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

²If 18 feet or more in height, ground story shall count as 2 stories toward maximum building height.

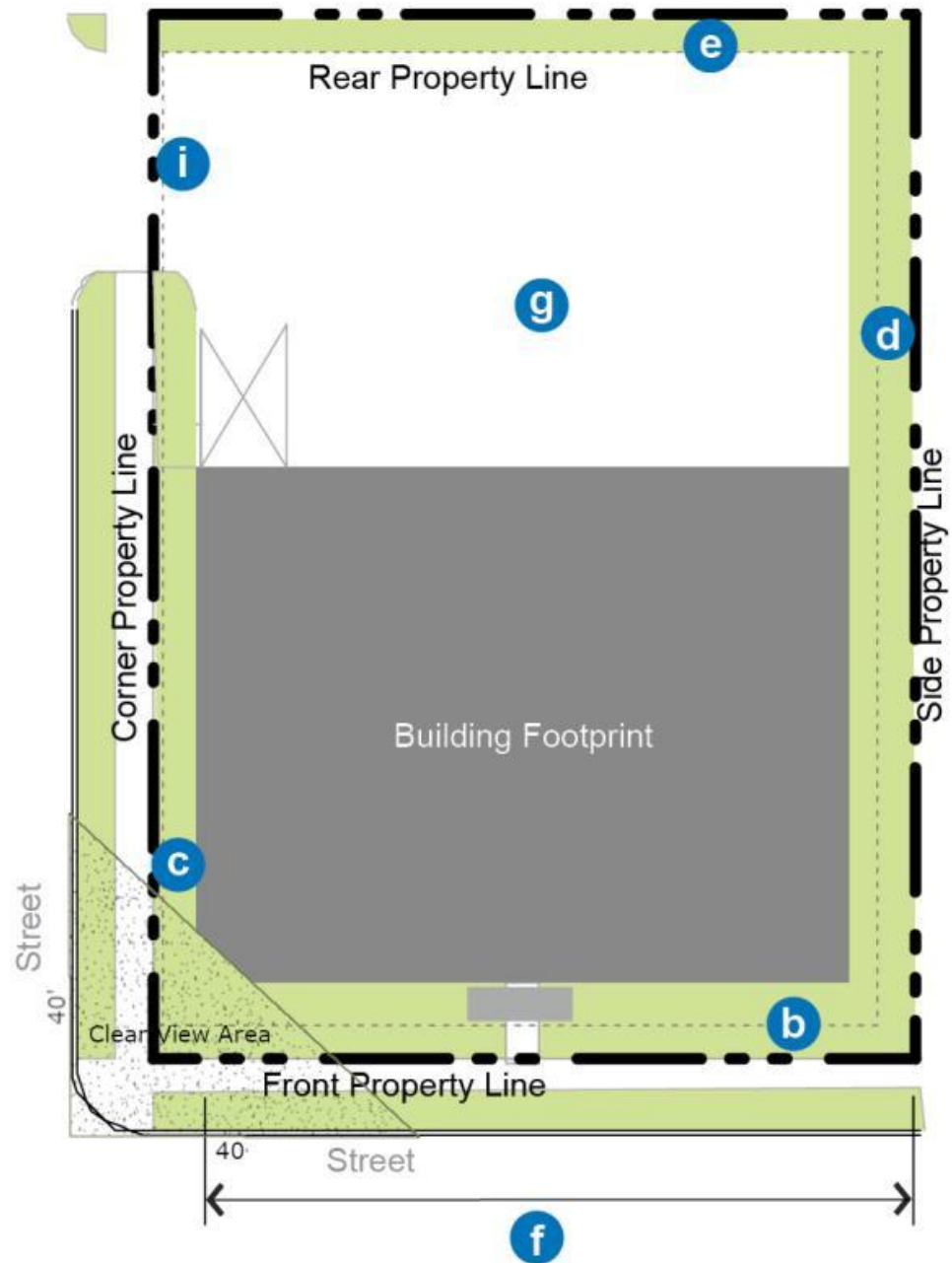
³Commercial uses only allowed when fronting on 40th Street or Washington Boulevard.

⁴Uses limited to residential on lots lacking frontage on 40th Street or Ogden Avenue.

⁵At any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points 40 feet from the point of intersection of the back of the curbs (clear view area).

FIGURE 5.8(1)

CIVIC BUILDING: BUILDING SITING



(Ord. 18-11, 9-18-2018, eff. 9-18-2018)

FIGURE 5.8(2)

CIVIC BUILDING: HEIGHT AND USE REQUIREMENTS

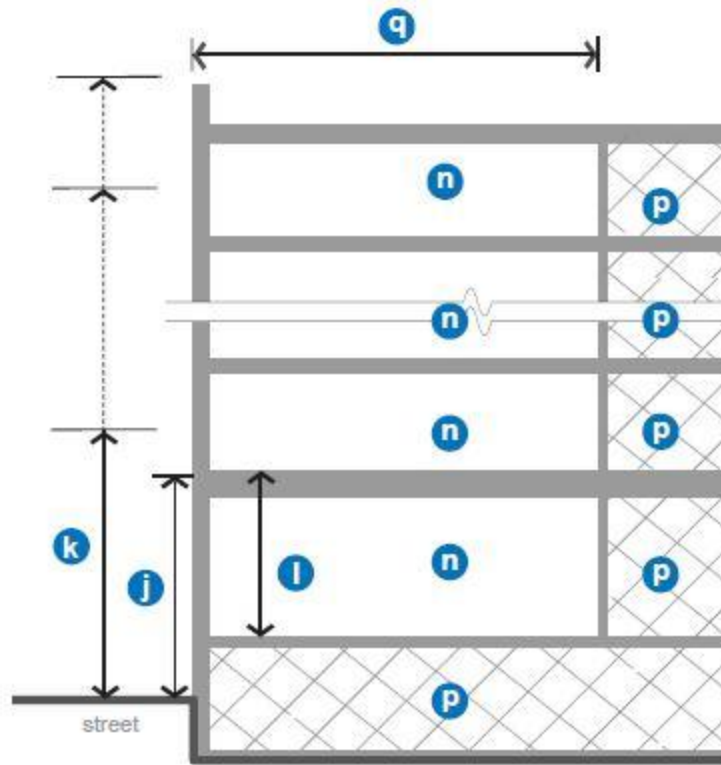
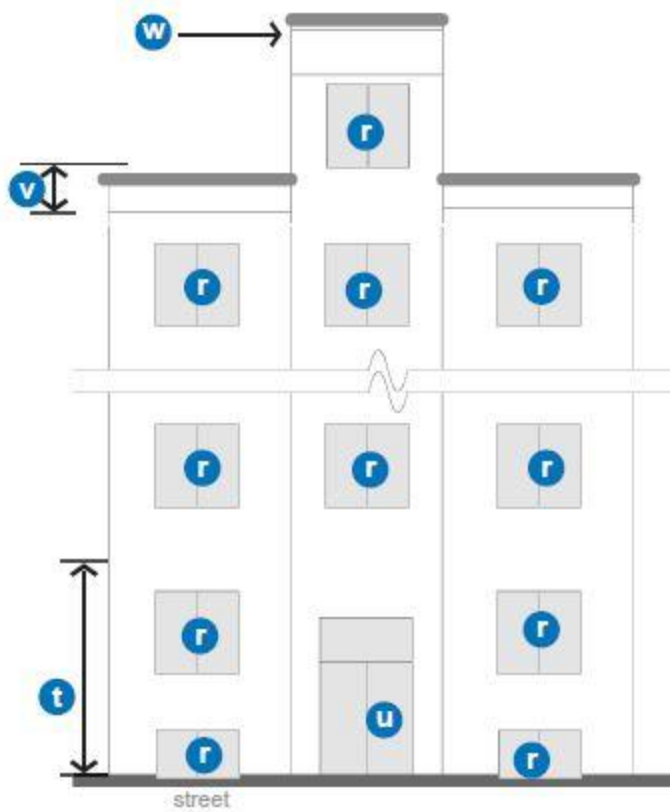


FIGURE 5.8(3)

CIVIC BUILDING: STREET FACADE REQUIREMENTS



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

Commercial Single Purpose buildings. Commercial Single Purpose Buildings are buildings with the primary use being commercial use. Commercial Single Purpose Buildings are subject to the spatial and use requirements set forth in Table 18.47-16.

Figure 18.47.24, Commercial Single Purpose Building Illustration



Table 18.47-16 Commercial Single Purpose Building Requirements

<i>Requirement Type</i>	<i>Requirement</i>
Front Build-to Zone	0-15 feet
Minimum Side Yard Setback	10 feet between buildings, except accessory buildings; or 5 feet from a side property line.
Minimum Rear Yard Setback	10 feet, except when abutting a Residential Zone Boundary, where the setback is 25 feet
Minimum Height	As set forth in Figure 18.47.2 and Table 18.47-3.
Maximum Height	As set forth in Figure 18.47.2 and Table 18.47-3, CCOZ Building Height Areas
Principal Entrance Location	Front or corner side of facade
Vehicular Access	From alley or rear or within the building
Minimum Transparency	50% on ground story
Ground Story Uses	Commercial

Upper Story Uses	Commercial
Where allowed	Mill Center, Market Place