

General Development Standards - Downtown Center

Dimensional Standards		Standard/Comment
	Building Height	Up to 35'; minimum two-story building required
	Building Stepback	None
	Building Placement (min/max) (see also Section X.X)	This describes Build-to Zones; an area at which construction of a building façade is to occur on the lot, running parallel to property line without setback, ensuring a uniform façade along the street.
	Front/Street	0'/0'
	Side	0'/0'
	Rear	0'/20'
	% Building Frontage (min)	100%
	Buildings/Orientation	
	Encroachments	Awnings, Canopies, Balconies, Stoops, and Colonnades are permitted
	Entrances	Oriented to Street; Required on highest designated street type; Secondary entrances are permitted
	Architecture	Subject to Architectural Standards; See Section 86-XX
	Lot	
	Width	25'
	Coverage (max)	100%
Use/Form Characteristics		
	General	Traditional Downtown Development Pattern; provides a mix of uses primarily vertical, however, may be horizontal upon approval by the Planning Commission; Buildings located at or closer to the public roadways within a defined build-to-line/area; provisions for public and civic spaces; interconnected uses through sidewalks, multimodal pathways, public and civic spaces.
	Prohibitions	SF Residential and/or ground floor residential are not permitted; Parking not required; however, in no case may parking be permitted in the front or side yard; Active Use Areas required
Signage (See Section X.X and Table X.x for Signage Standards & Details)		
	Permitted Types	Awning, Projecting, Sandwich Board, Wall, Window. (Historic Sign Replications are also permitted and are counted towards the total permitted number)
	Permitted Number	See Section 86-XX
Parking (See Section X.X and Table X.x for Required Parking Standards & Rates)		
	Parking Placement	Off-street parking not required, if provided, must be placed in the rear of the buildings
	On-Street Parking	Yes; See Section 86-XX
	Shared Parking	Yes; See Section 86-XY
Access Management		
	Driveways/Spacing	N/A
	Placement	Side or Rear Access Only; except where approved by the Planning Commission as part of a Site & Development Plan
Other Standards		
	Blocks	Block form of development utilizing interconnected grid streets per Section XX-YY
	Open Spaces	Square, Green, Commons, Pocket Park
	Buffering	N/A
		Additional FAR may be approved if 25% of provided parking (structure/parking garage located on the same parcel as the principal use) provided and identified as publicly accessible spaces