

setback (but not into the sidewalk), including, but not limited to:

- a. Rain barrels or cisterns, six (6) feet or less in height when in the primary or side street setback;
- b. Planter boxes;
- c. Bioretention areas; and
- d. Similar features, as determined by the Responsible Official.

**4. Other Setback Encroachments**

- a. Fence and walls under Section 7.2.6.1.
- b. Signs under Section 7.3.1.1.
- c. Driveways under Section 3.6.4.2.

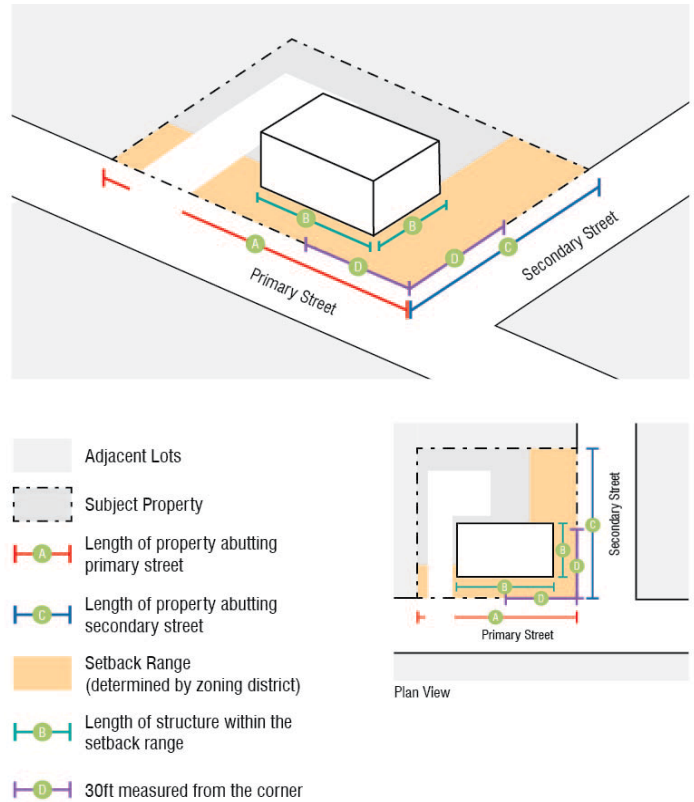
**Section 4.3.3.3 Build-To Zone**

- A.** The build-to is the area on the lot where a certain percentage of the front principal building facade must be located, measured as a minimum and maximum setback range from the edge of the proposed or existing right-of-way, or easement, whichever is greater.
- B.** The required percentage specifies the amount of the front building facade that must be located in the build-to, measured based on the width of the building divided by the width of the site or lot.

- 1. The measurement of the width of the site or lot shall not include the area occupied by the approved access drive.

(Ord. No. 2023-72, 10-17-2023)

**FIGURE 4.6 MEASURING BUILD-TO ZONE**



**C. Intent**

- 1. The build-to is intended to provide a range for building placement that strengthens the street edge along the right-of-way, establishing a sense of enclosure by providing spatial definition adjacent to the street.
- 2. The building edge can be supplemented by architectural elements and certain tree plantings aligned in a formal pattern. The harmonious placement of buildings to establish the street edge is a principal means by which the character of an area or district is defined.
- 3. The build-to range is established to accommodate some flexibility in specific site design while maintaining the established street edge.

**D. General Requirements**

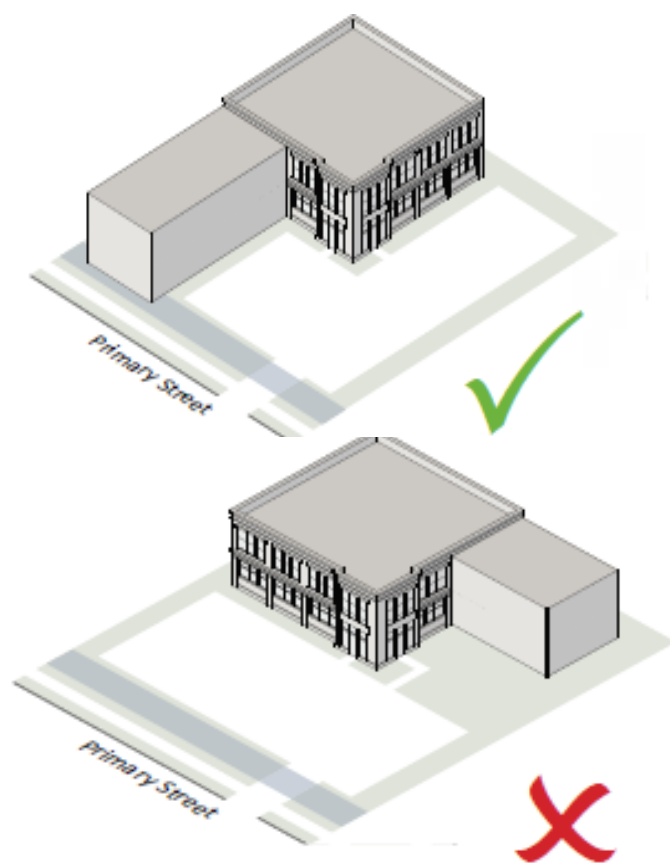
- 1. On corner lots, a building facade must be placed within the build-to for the first 30 feet along the street extending from the block corner.

- 2. With the exception of parking areas, all structures and uses customarily allowed on the lot are permitted in the build-to area.

**E. Nonconforming Build-to Requirement**

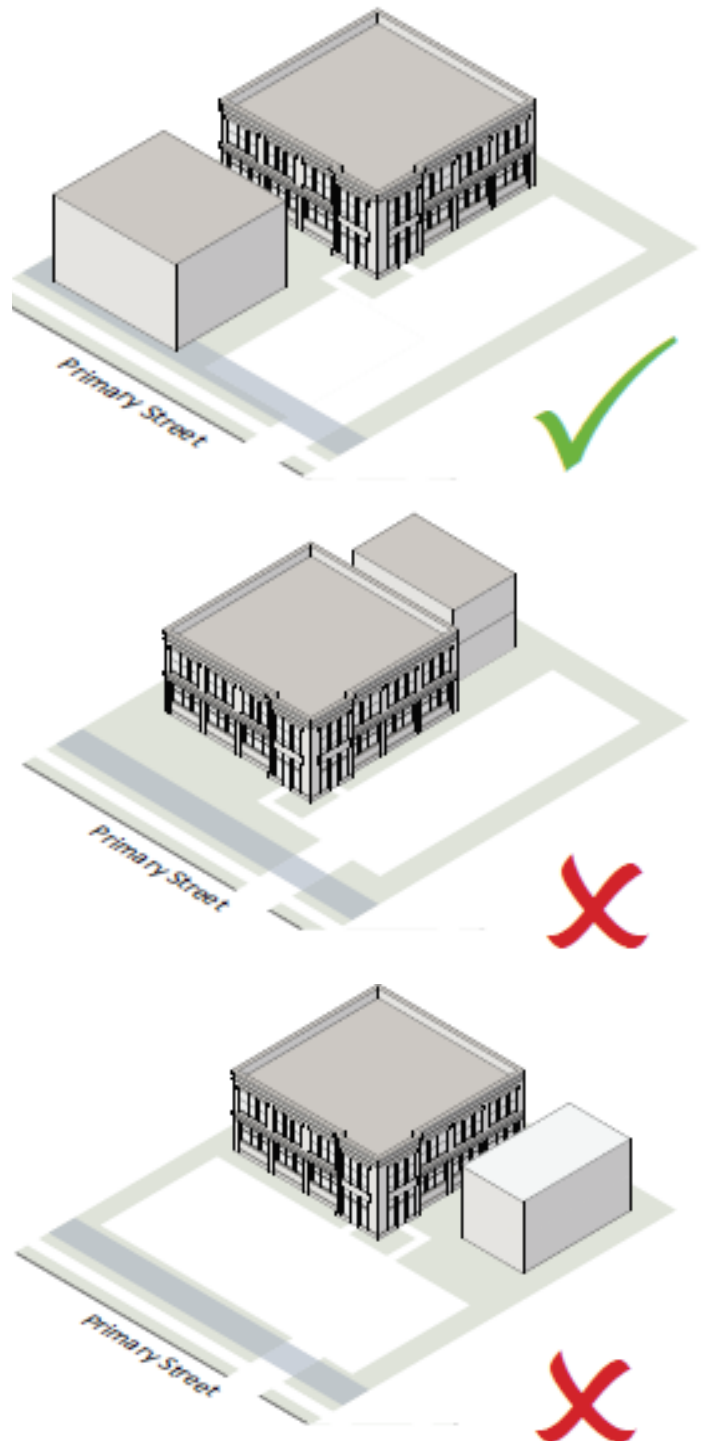
- 1. **Additions.** When an existing building is being expanded and the existing building doesn't meet the build-to requirement, the addition must be placed in the build-to zone. The addition does not have to meet the build-to percentage for the lot.

FIGURE 4.7 BUILD-TO ZONE ADDITIONS



- 2. **New Buildings.** Where a new building is being constructed on a lot or site with an existing building on it that doesn't meet the build-to requirement, all new buildings and additions must be placed in the build-to zone until the build-to percentage for the lot has been met.

FIGURE 4.8 BUILD-TO ZONE NEW BUILDINGS



**F. Alternative Compliance Findings.** An application for alternative compliance may be requested in accordance with Section 2.8.4.1 to modify the build-to requirement, subject to the following findings:

1. The approved alternate meets the intent of the build-to regulations;
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;
3. The approved alternate does not substantially or negatively alter the build-to pattern that is harmonious with the existing built context;
4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety; and
5. Site area that would have otherwise been occupied by buildings is not utilized for parking and is converted to an outdoor amenity area; and
6. In CD-5D and the five downtown Design Contexts, the approved alternate conforms to the Downtown Design Guidelines.

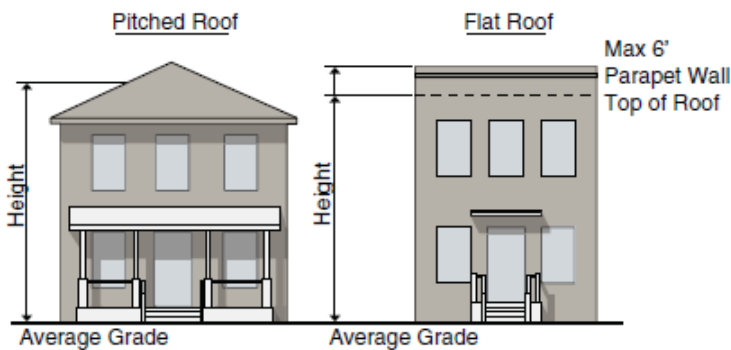
This Section was approved by Ordinance No. 2021-16 on 3-16-2021.

**DIVISION 4: BUILDING HEIGHT**

**Section 4.3.4.1 Measuring Height**

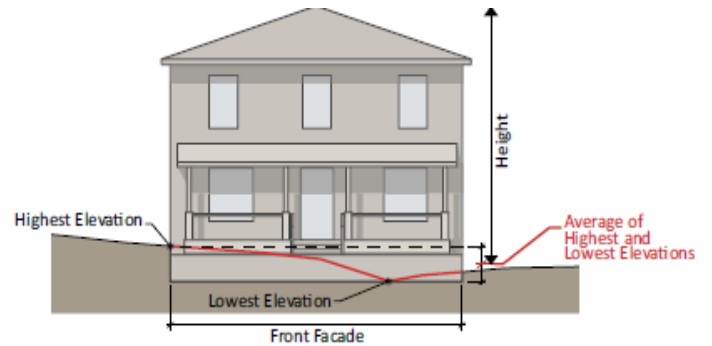
**A. Building Height.** Building height is regulated in both number of stories and feet and is measured from the average grade to the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.

FIGURE 4.9 MEASURING HEIGHT



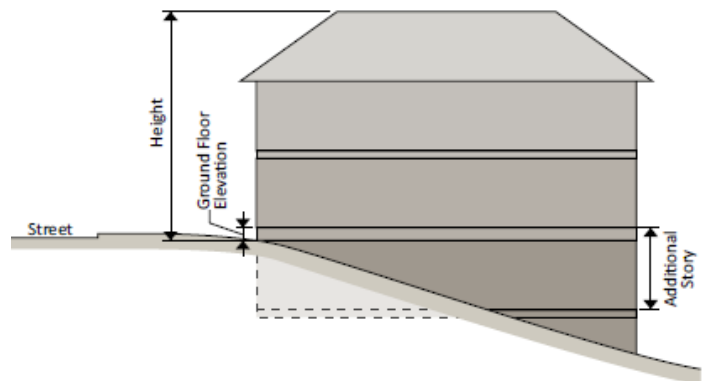
**B. Average Grade.** Average grade is determined by calculating the average of the highest and lowest elevation along pre-development grade or improved grade (whichever is more restrictive) along the front of the building parallel to the primary street setback. Where mass-grading has been approved by the City, average grade shall be considered the improved grade following such mass grading.

FIGURE 4.10 AVERAGE GRADE



**C.** Where a lot slopes downward from the front property line, one (1) story that is additional to the specified maximum number of stories may be built on the lower portion of the lot.

FIGURE 4.11 STORIES BELOW GRADE

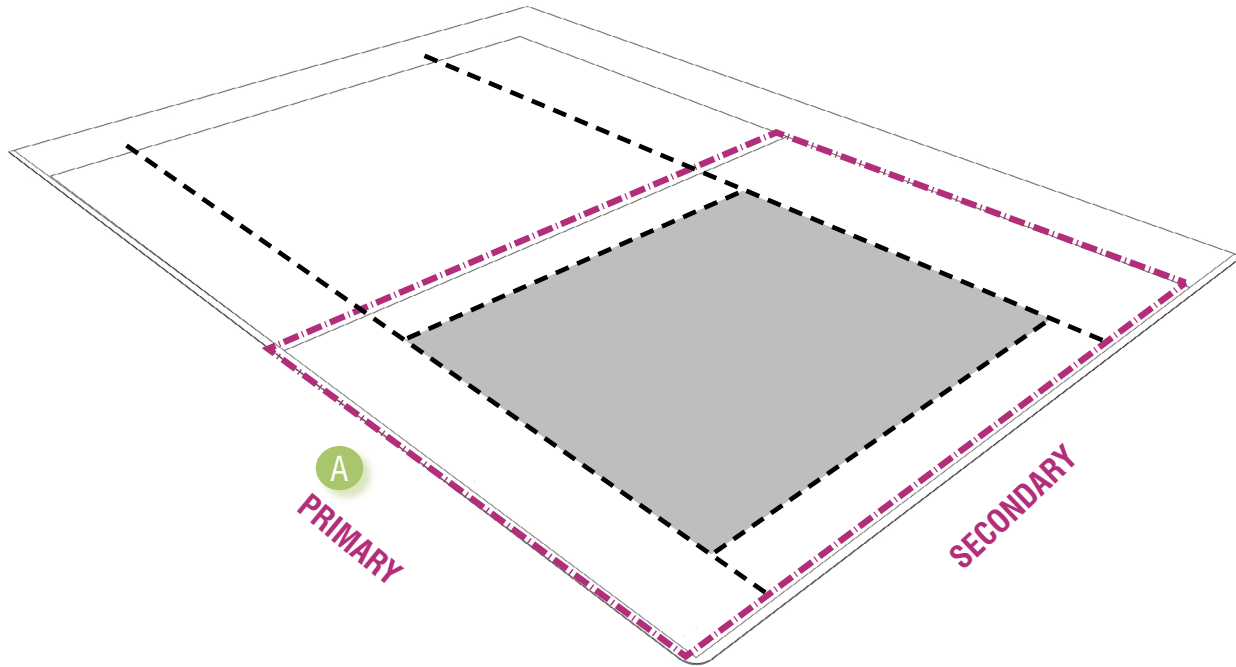


- D.** Mezzanines extending beyond 33% of the floor area below shall be counted as an additional story.
- E.** A basement with 50% or more of its perimeter wall area (measured from finished floor elevation) surrounded by finished grade is not considered a story.
- F. Rooftop amenities or usable floor area on or above the finished roofline.** Usable floor area provided on or above the finished roofline shall be counted as an additional story.

(Ord. No. 2023-72, 10-17-2023)

## CM

### SECTION 4.4.4.1 COMMERCIAL



- KEY**
- - - Property Line (ROW)
  - A Metrics on This and Facing Page
  - Setbacks
  - Building Footprint

#### DISTRICT INTENT STATEMENTS

CM is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. CM should be applied along highway corridors that serve as entrances to downtown or other pedestrian oriented activity areas.

#### DENSITY

Impervious Cover                      80% max.

#### TRANSPORTATION

Block Perimeter	5,000 ft. max.	Section 3.6.2.1
Streetscape Type	Conventional	Section 3.8.1.7

#### BUILDING TYPES ALLOWED

Live/ Work	Section 4.4.5.11
General Commercial	
Mixed Use Shopfront*	Section 4.4.5.13
Civic Building	Section 4.4.5.14
*No Residential on the ground floor	

#### BUILDING STANDARDS

Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.

**LOT**

BUILDING TYPE	LOT AREA	LOT WIDTH
Live/ Work	1,100 sq ft min.	15 ft min.
General Commercial	4,000 sq ft min.	40 ft min.
Mixed Use Shopfront	4,000 sq ft min.	40 ft min.
Civic Building	4,000 sq ft min.	40 ft min.

A

**SETBACKS - PRINCIPAL BUILDING**

Primary Street	10 ft min/ 20 ft max.
Secondary Street	10 ft min/ 15 ft max.
Side	5 ft. min.
Rear	20 ft. min.
Rear, abutting alley	3 ft. min.

**SETBACKS - ACCESSORY STRUCTURE**

Primary Street	50 ft min.
Secondary Street	20 ft. min.
Side	5 ft. min.
Rear	5 ft. min.

**PARKING LOCATION**

LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed	Not Allowed
Third Layer	Allowed	Allowed

**BUILD-TO ZONE (BTZ)**

Building Facade in primary street	50% min.
Building Facade in secondary street	25% min.

**DURABLE BUILDING MATERIAL AND BLANK WALL AREA**

Primary Material	80% min.
Secondary Material	20% max.
Blank Wall Area	35 ft. max.

(Employment Center (EC) renamed Commercial (CM) Ord. No. 2021-47 on 8-3-21)