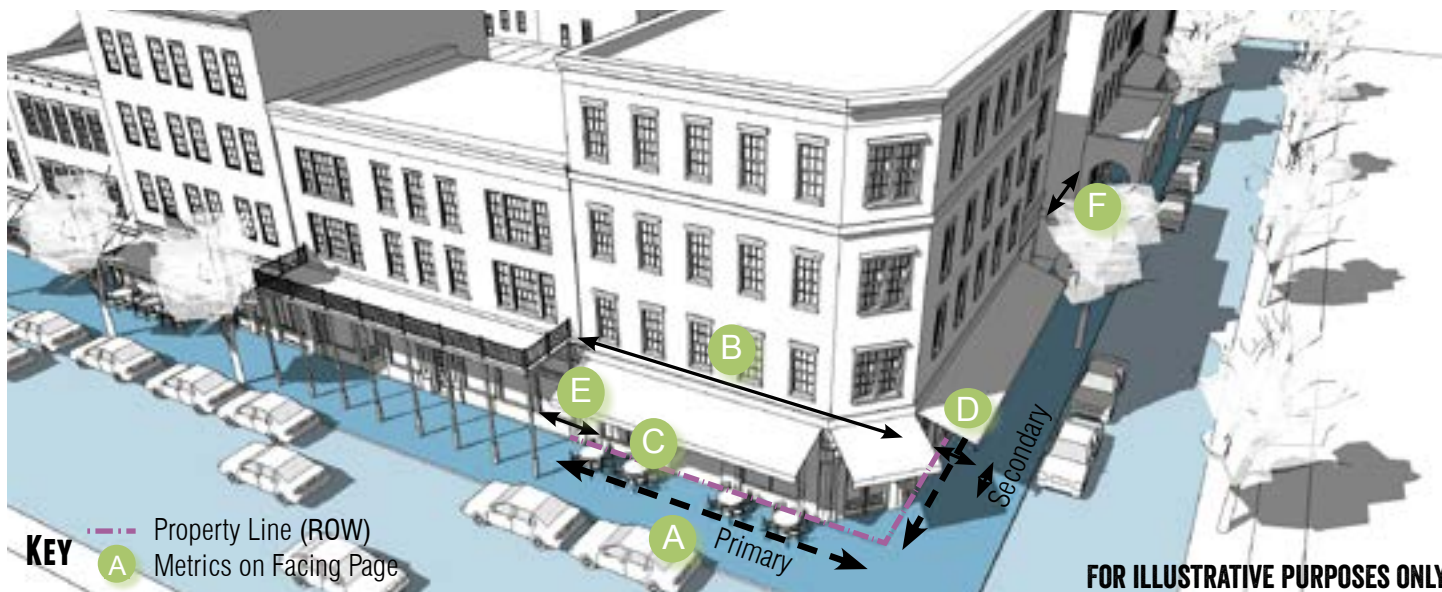


CD-5

SECTION 4.4.3.5 CHARACTER DISTRICT - 5



GENERAL DESCRIPTION

The CD-5 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.

TRANSPORTATION

Block Perimeter	2,000 ft. max	Section 3.6.2.1
Streetscape Type	Main Street Multi-Way	Section 3.8.1.6 Section 3.8.1.9

DENSITY

Impervious Cover	100% max.
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BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
Townhouse	Section 4.4.6.7
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Mixed Use Shopfront	Section 4.4.6.14
Civic Building	Section 4.4.6.15

BUILDING STANDARDS

Building Height (Max.)*	5 stories	75 ft.
Building Height (Min.)*	2 stories	24 ft.
Ground Floor Elevation	2' min for ground floor residential	

* Alternative Compliance available (see Section 4.3.4.4 or Section 4.3.4.5)

LOT

BUILDING TYPE	LOT AREA	LOT WIDTH	A
Townhouse	1,500 sq. ft. min.	15 ft. min.	
Apartment Building	2,000 sq. ft. min.	20 ft. min.	
Live/Work	1,100 sq. ft. min.	15 ft. min.	
Mixed Use Shopfront	2,000 sq. ft. min.	20 ft. min.	
Civic Building	2,000 sq. ft. min.	20 ft. min.	

SETBACKS - PRINCIPAL BUILDING

Primary Street	0 ft. min./ 12 ft. max.	B
Secondary Street	0 ft. min./ 12 ft. max.	C
Side	0 ft. min.	D
Rear	0 ft. min.	E
Rear, abutting alley	3 ft. min.	E

SETBACKS - ACCESSORY STRUCTURE

Primary Street	20 ft. plus principal structure setback min.
Secondary Street	20 ft. plus principal structure setback min.
Side	0 ft. min.
Rear	3 ft. min. or 15 ft. from centerline of alley

PARKING LOCATION

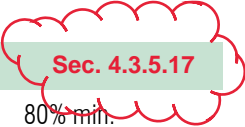
LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed along secondary street only	Not Allowed
Third Layer	Allowed	Allowed

BUILD-TO ZONE (BTZ)

Building Facade in primary street	80% min.
Building Facade in secondary street	60% min.

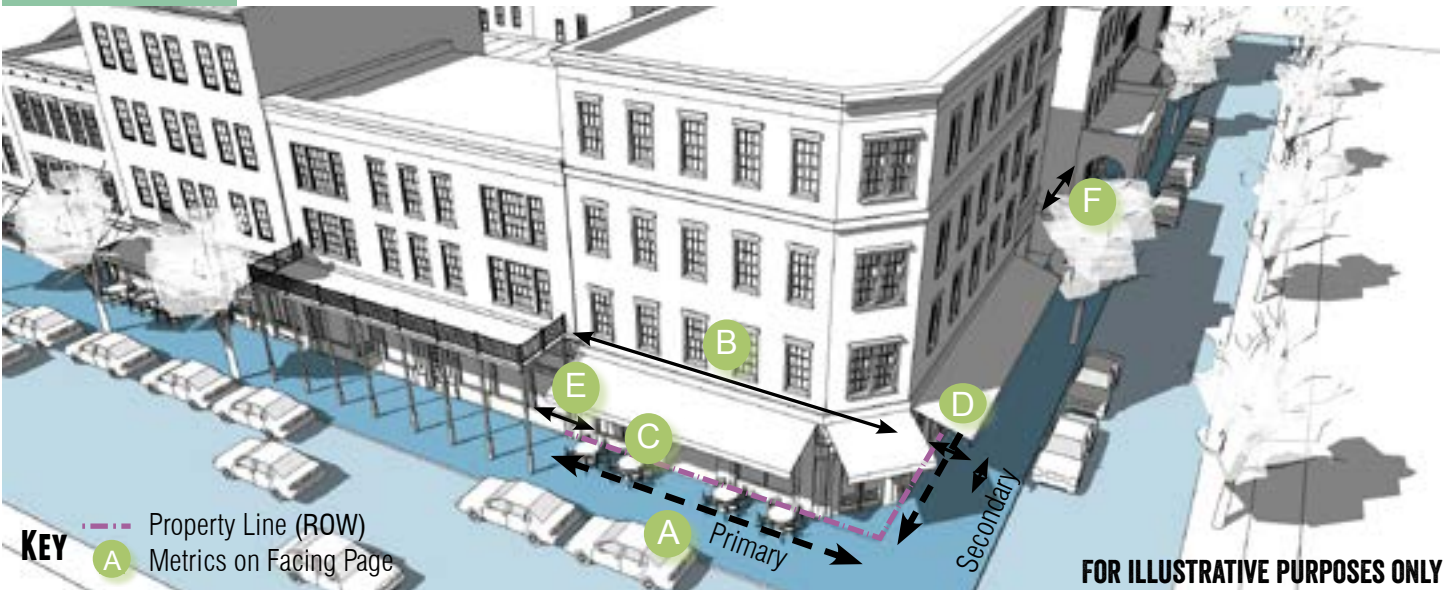
DURABLE BUILDING MATERIAL AREA

Primary Material	80% min.
Secondary Material	20% max.
Blank Wall Area	25 ft. max.



CD-5D

SECTION 4.4.3.6 CHARACTER DISTRICT - 5 DOWNTOWN



GENERAL DESCRIPTION

The CD-5D district is intended to provide for mixed use, pedestrian oriented development in downtown. To promote walkability and to encourage street level retail activity, auto-oriented uses are restricted.

DENSITY

Impervious Cover 100% max.

TRANSPORTATION

Block Perimeter 2,000 ft. max. Section 3.6.2.1
 Streetscape Type Main Street Section 3.8.1.6

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
Townhouse	Section 4.4.6.7
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Mixed Use Shopfront	Section 4.4.6.14
Civic Building	Section 4.4.6.15

BUILDING STANDARDS

Building Height (Max.)*	5 stories	75 ft.
Building Height (Min.)*	2 stories	24 ft.
Ground Floor Elevation	2' min for ground floor residential	
Buildings located in the downtown historic district shall not exceed a building height of 3 stories.		
* Alternative Compliance available (see Section 4.3.4.4 or Section 4.3.4.5)		

LOT

BUILDING TYPE	LOT AREA	LOT WIDTH	A
Townhouse	1,500 sq. ft. min.	15 ft. min.	
Apartment	2,000 sq. ft. min.	20 ft. min.	
Live/Work	1,100 sq. ft. min.	15 ft. min.	
Mixed Use Shopfront	2,000 sq. ft. min.	20 ft. min.	
Civic Building	2,000 sq. ft. min.	20 ft. min.	

SETBACKS - PRINCIPAL BUILDING

Principal Street	0 ft min/ 12 ft max.	B
Secondary Street	0 ft min/ 15 ft max.	C
Side	0 ft. min.	D
Rear	0 ft. min.	E
Rear, abutting alley	3 ft. min; or 15 ft from centerline of alley	E

SETBACKS - ACCESSORY STRUCTURE

Principal Street	20 ft. plus principal structure setback min.
Secondary Street	20 ft. plus principal structure setback min.
Side	0 ft. min.
Rear	3 ft. min.

PARKING LOCATION

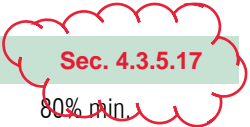
LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed along secondary street only	Not Allowed
Third Layer	Allowed	Allowed

BUILD-TO ZONE (BTZ)

Building Facade in primary street	80% min.
Building Facade in secondary street	60% min.

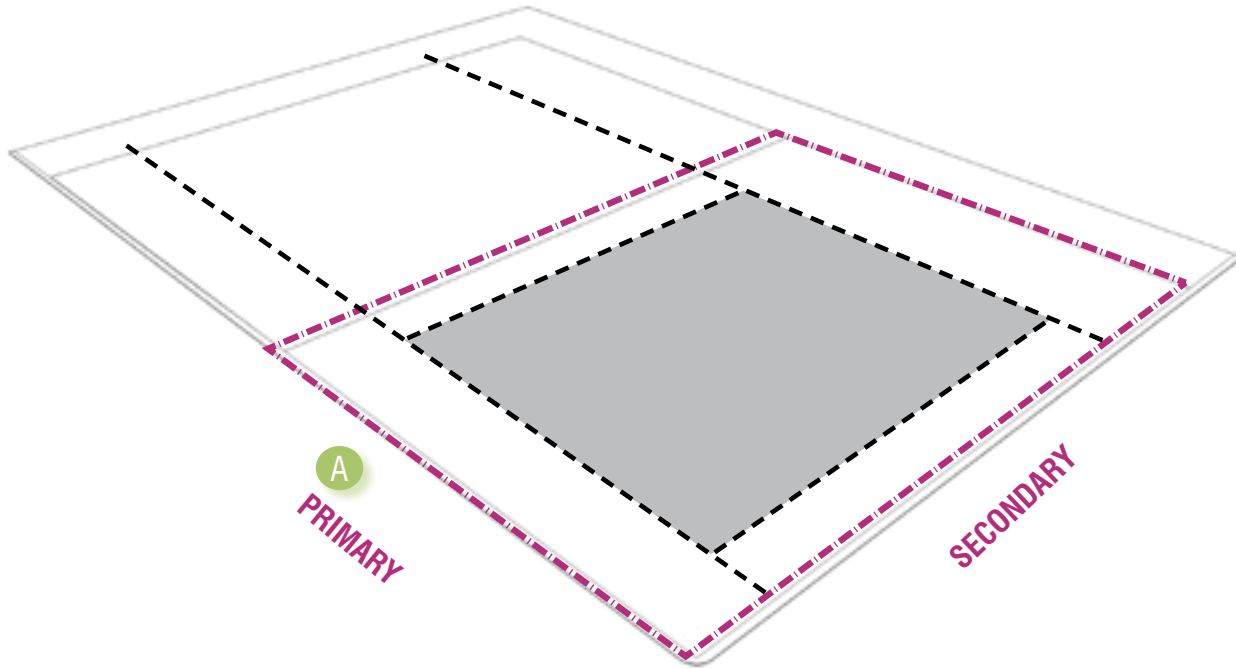
DURABLE BUILDING MATERIAL AREA

Primary Material	80% min.
Secondary Material	20% max.
Blank Wall Area	25 ft. max.



EC

SECTION 4.4.5.1 EMPLOYMENT CENTER



KEY

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

DISTRICT INTENT STATEMENTS

EC 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. EC 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 4.4.6.11
General Commercial	Section 4.4.6.13
Mixed Use Shopfront*	Section 4.4.6.14
Civic Building	Section 4.4.6.15

*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.

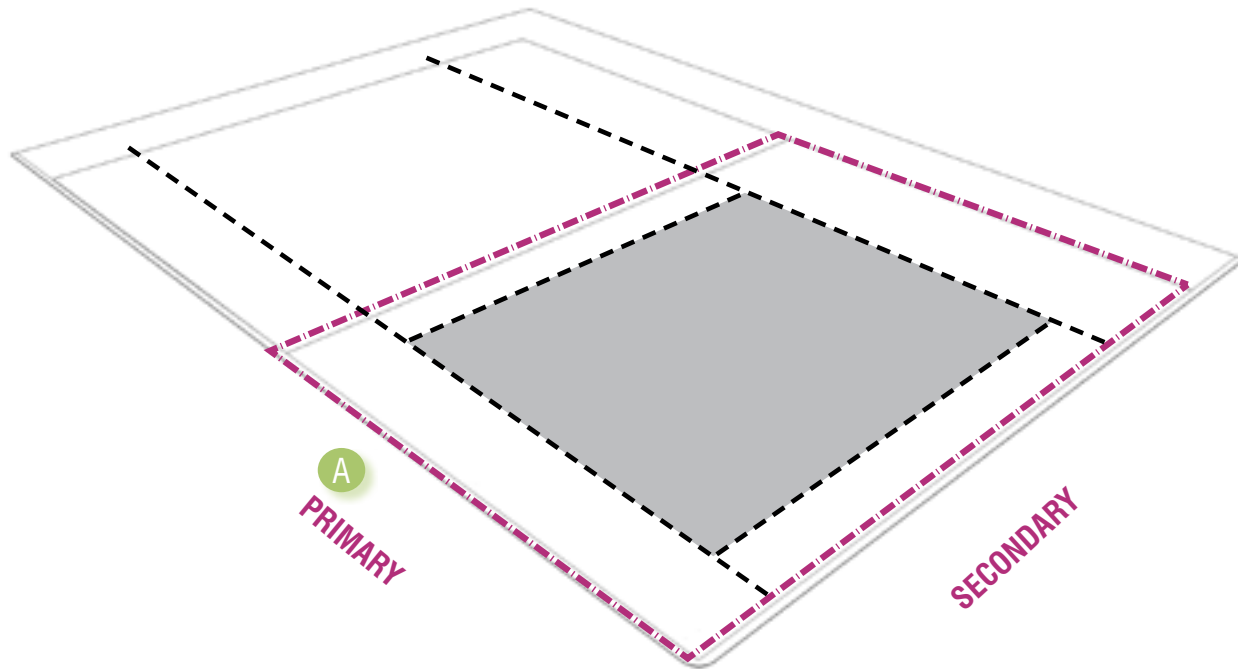
PARKING LOCATION		
LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed	Not Allowed
Third Layer	Allowed	Allowed

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 Sec. 4.3.5.17	
Primary Material	80% min.
Secondary Material	20% max.
Blank Wall Area	35 ft. max.

HC

SECTION 4.4.5.2 HEAVY COMMERCIAL



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

DISTRICT INTENT STATEMENTS

HC is intended to accommodate auto oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

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

General Commercial	Section 4.4.6.13
Civic Building	Section 4.4.6.15

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
General Commercial	6,000 sq ft min	60 ft min.
Civic Building	6,000 sq ft min	60 ft min.

A

SETBACKS - PRINCIPAL BUILDING

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

SETBACKS - ACCESSORY STRUCTURE

Primary Street	20 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	Allowed	Allowed
Second Layer	Allowed	Allowed
Third Layer	Allowed	Allowed

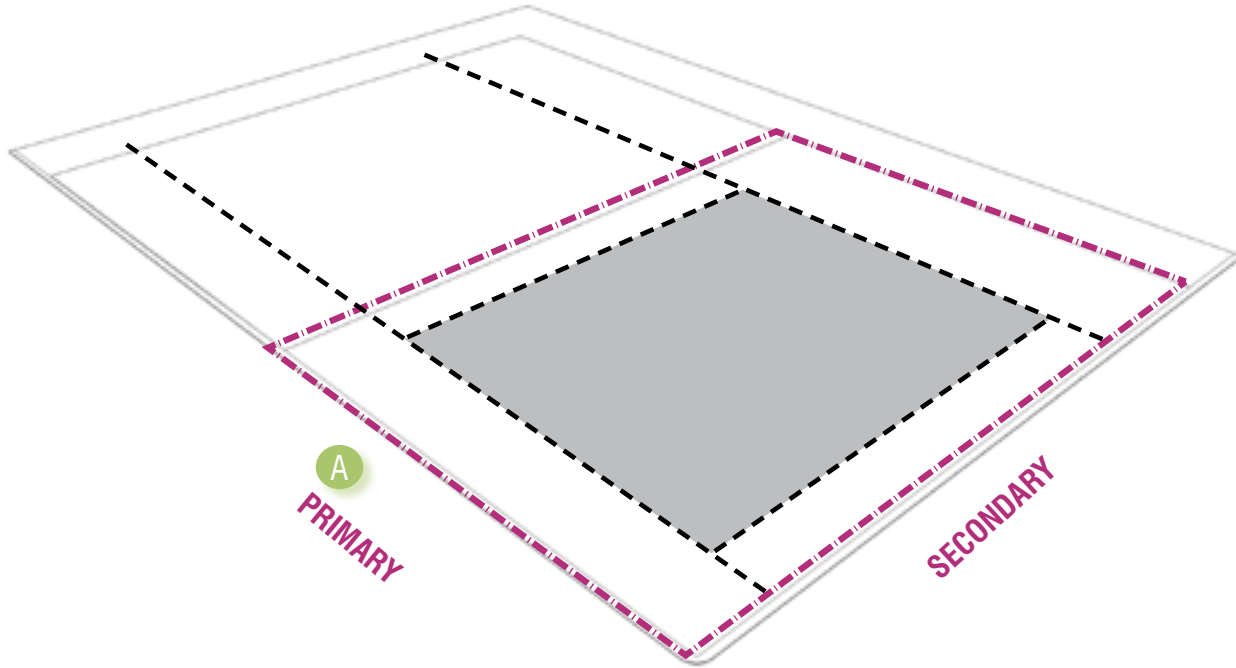
DURABLE BUILDING MATERIAL AND BLANK WALL AREA

Primary Material	80% min.
Secondary Material	20% max.
Blank Wall Area	50 ft. max.

Sec. 4.3.5.17

LI

SECTION 4.4.5.3 LIGHT INDUSTRIAL



KEY

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

DISTRICT INTENT STATEMENTS

LI is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

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

General Commercial	Section 4.4.6.13
Civic Building	Section 4.4.6.15

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	A
General Commercial	7,000 sq. ft. min.	70 ft. min.	
Civic Building	7,000 sq. ft. min.	70 ft. min.	

SETBACKS - PRINCIPAL BUILDING

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

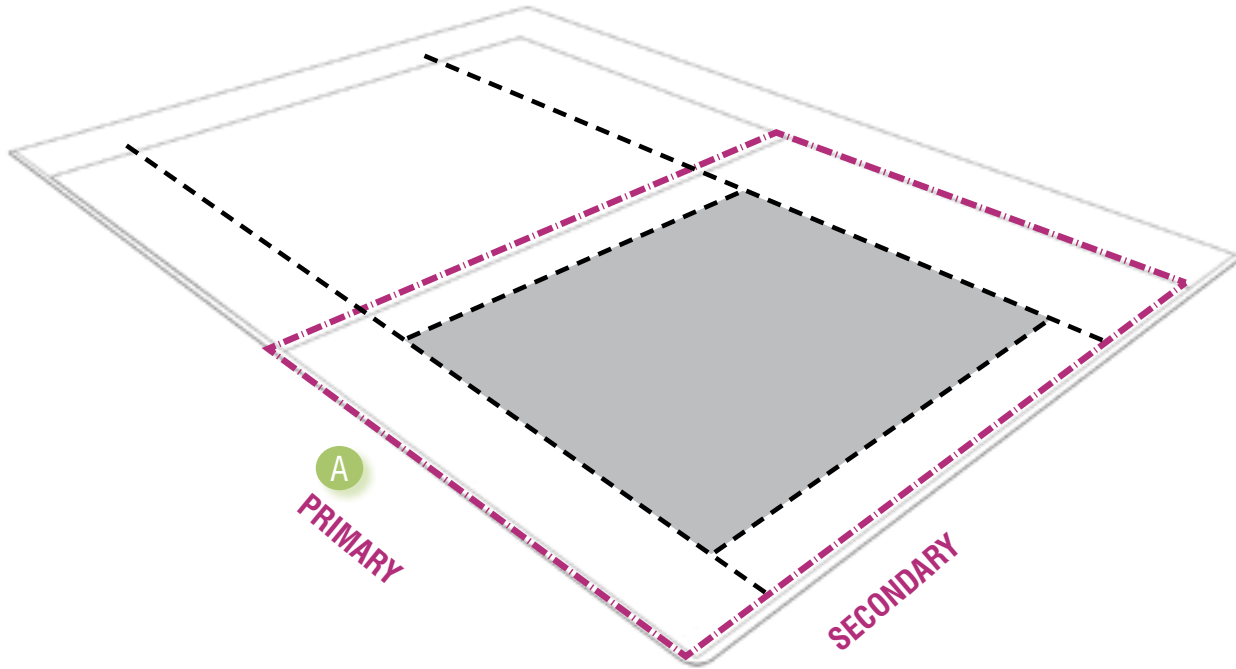
LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Allowed	Allowed
Second Layer	Allowed	Allowed
Third Layer	Allowed	Allowed

DURABLE BUILDING MATERIAL AND BLANK WALL AREA **Sec. 4.3.5.17**

Primary Material	70% min.
Secondary Material	30% max.
Blank Wall Area	50 ft. max.

HI

SECTION 4.4.5.4 HEAVY INDUSTRIAL



KEY

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

DISTRICT INTENT STATEMENTS

HI is intended to accommodate a broad range of high impact manufacturing or industrial uses, that by their nature create a nuisance, and which are not properly associated with or are not compatible with nearby residential or commercial uses.

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

General Commercial	Section 4.4.6.13
Civic Building	Section 4.4.6.15

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
General Commercial	7,000 sq. ft. min	70 ft. min.
Civic Building	7,000 sq. ft. min	70 ft. min.

A

SETBACKS - PRINCIPAL BUILDING

Primary Street	20 ft. min.
Secondary Street	20 ft. min.
Side	20 ft. min.
Rear	20 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	Allowed	Allowed
Second Layer	Allowed	Allowed
Third Layer	Allowed	Allowed

DURABLE BUILDING MATERIAL AND BLANK WALL AREA

Primary Material	70% min.
Secondary Material	30% max.
Blank Wall Area	50 ft. max.

Sec. 4.3.5.17

Section 4.4.6.9 Courtyard Housing

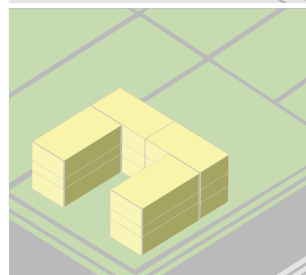
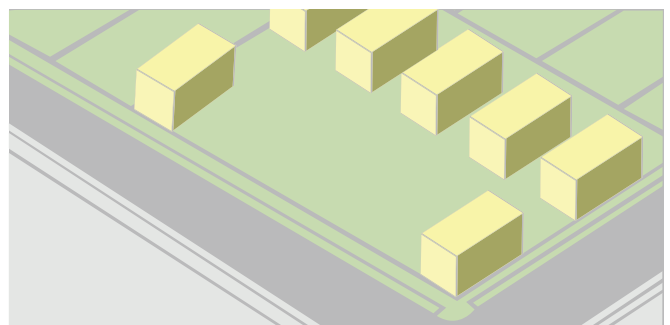
ND-4; CD-4

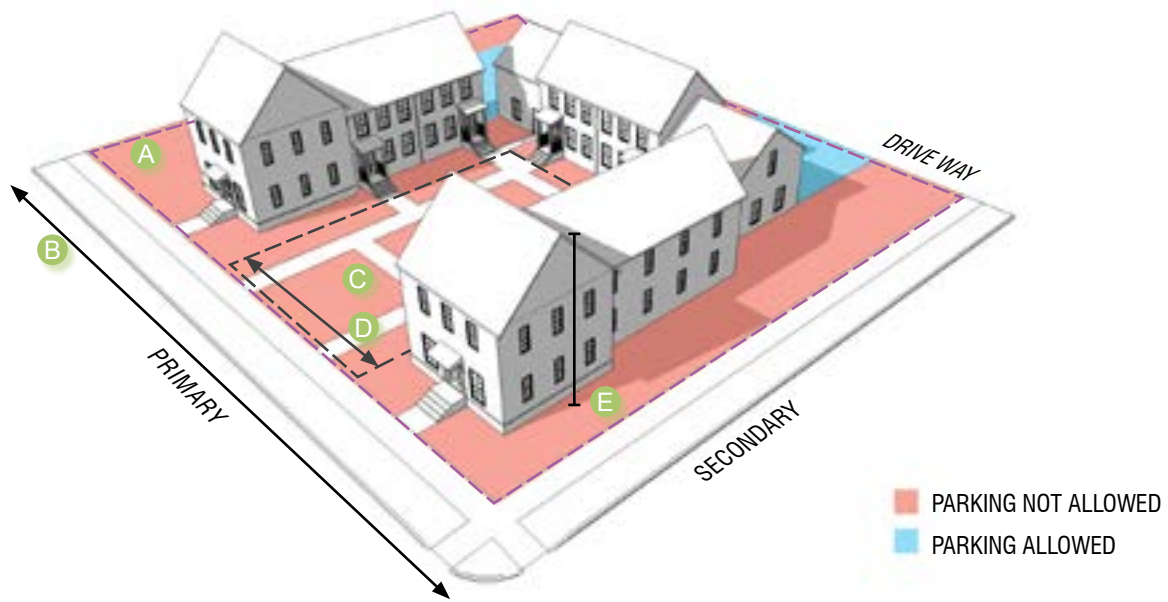


GENERAL DESCRIPTION

The courtyard housing building type consists of multi-family residential units or attached homes on individual lots arranged around a central court that consists of three to twenty-four units. The court is open to the facing street. Residential units may be in stacked units, townhouses, or both. This type enables appropriately-scaled, well-designed higher densities and is important for providing affordability and a broad choice of housing types that promote walkability.

CONFIGURATION OPTIONS





LOT

Area	No min	A
Width	No min	B
Units per lot	24 max	

COURTYARD

Area	3,000 SF min.	C
Width	20 ft min. along the frontage	D
Ownership and Management	HOA; Section 3.10.1.6	
Courtyard cannot be parked or driven upon, except for emergency access		

BUILDING ELEMENTS ALLOWED

Front Porch	Section 4.3.5.11
Stoop	Section 4.3.5.12
Balcony	Section 4.3.5.13

HEIGHT AND MASSING

Principle Structure Height	Set by District	E
Accessory Structure Height	Set by District	

BUILDING SETBACKS

Principal Building Setbacks	Set by District along the outside perimeter of a site
Accessory Structure Setbacks	Set by District along the outside perimeter of a site
Internal Lot Setbacks	0 ft. min

VEHICLE ACCESS AND PARKING

Parking Location	Third Layer
------------------	-------------

ACTIVATION

Street Facing Entrance	Required;
Blank Wall Area	35 ft. max

DURABLE BUILDING MATERIAL

Primary Material	80% min
Secondary Material	20% max

Sec. 4.3.5.17

Section 4.4.6.10 Apartment

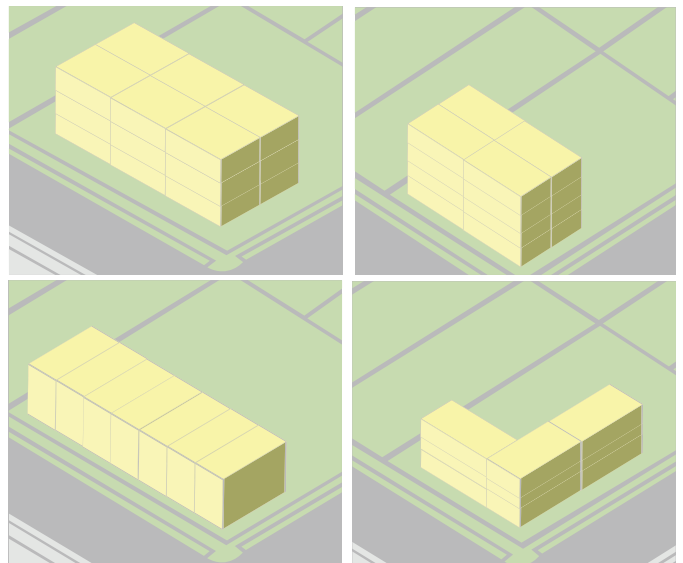
ND-4; ND-4M; CD-5; CD-5D



GENERAL DESCRIPTION

The apartment, is a multi-family residential only structure consisting of a number of dwellings units arranged side by side and stacked on multiple floors. Unit types may be either single level (flats) or multi-floor (townhouse).

CONFIGURATION OPTIONS





LOT

Area	Set by District	A
Width	Set by District	
Lot Coverage	Set by district	

BUILDING ELEMENTS ALLOWED

Porch	Section 4.3.5.11
Stoop	Section 4.3.5.12
Balcony	Section 4.3.5.13

All stairwells, porches, balconies, and elevator shafts may extend from the footprint of the building a maximum of 2 ft. and shall be incorporated into the design of the facade using consistent and compatible materials and design.

HEIGHT AND MASSING

Principle Structure Height	Set by District	B
Accessory Structure Height	Set by District	

BUILDING SETBACKS

Principal	Set by District
Secondary	Set by District

VEHICLE ACCESS AND PARKING

Parking Location	Third Layer
------------------	-------------

ACTIVATION

Street Facing Entrance	Street facing entries required every 100 ft	E
Blank Wall Area	35 ft. max.	

DURABLE BUILDING MATERIAL

Primary Durable Building Material Area	100% min.	Sec. 4.3.5.17
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Section 4.4.6.11 Live/Work

ND-4M; CD-4; EC; CD-5; CD-5D



GENERAL DESCRIPTION

A small to medium-sized attached or detached structure that consists of a flexible space used for artisan, studio, service, or retail uses, and a residential unit above and/or behind. Both the flex space and the residential unit are internally connected and occupied by a single entity. This type is appropriate for providing affordable and flexible mixed use space for incubating neighborhood-serving retail and service uses, artists and other craftspeople. This type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. It is especially appropriate for incubating neighborhood serving commercial uses and allowing neighborhood main streets to expand as the market demands.



LOT	
Area	Set by District A
Width	Set by District
BUILDING ELEMENTS ALLOWED	
Awning/ Canopy	Section 4.3.5.16
Balcony	Section 4.3.5.13
Porch	Section 4.3.5.11
Gallery	Section 4.3.5.15

HEIGHT AND MASSING	
Principle Structure Height	Set by District B
Accessory Structure Height	Set by District
Ground Story Height	10 ft min
Building Width	Set By District C

BUILDING SETBACKS		
	Principle	Accessory
Principal	Set by District	
Secondary	Set by District	
Side	0 ft min	Set by District
Rear	Set by District	

VEHICLE ACCESS AND PARKING	
Parking Location	Set by District

ACTIVATION STANDARDS	
Street facing entrance	Required
Ground story transparency	30% min. D
Blank wall area	25 ft. max.

DURABLE BUILDING MATERIAL	
Primary Material	80% min
Secondary Material	20% max

Sec. 4.3.5.17

Section 4.4.6.13 General Commercial

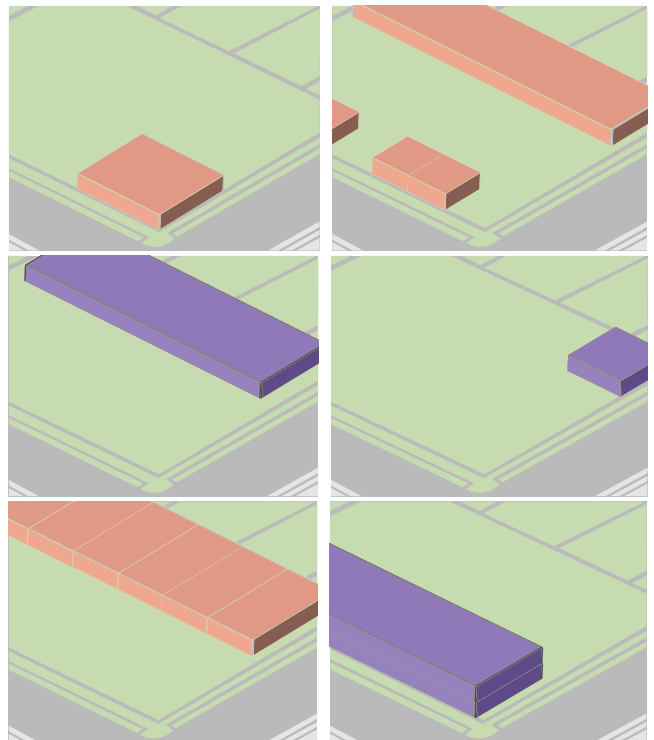
HC; LI; HI; EC

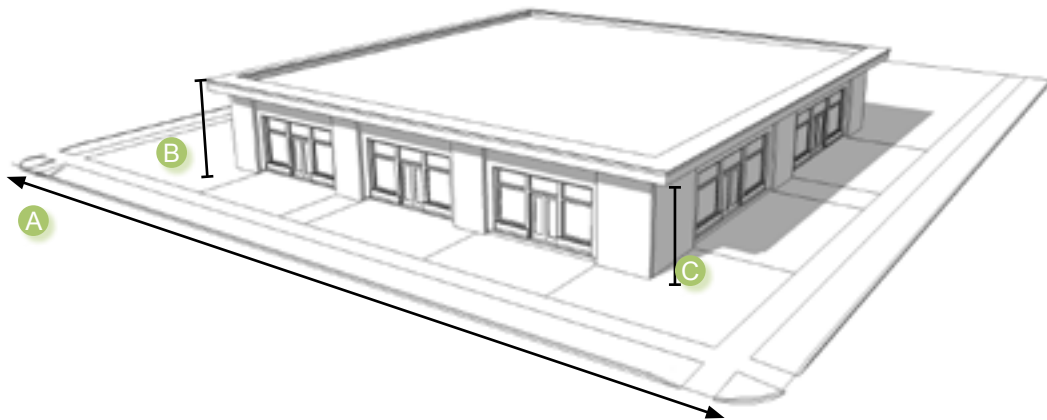


GENERAL DESCRIPTION

A building type that typically accommodates commercial, office or light industrial uses serving the surrounding community or region.

CONFIGURATION OPTIONS





LOT

Area	Set by District	A
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Width	Set by District	
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BUILDING ELEMENTS ALLOWED

Awning/ Canopy	Section 4.3.5.16
Forecourt	Section 4.3.5.14
Gallery	Section 4.3.5.15

HEIGHT AND MASSING

Principle Structure Height	Set by District	B
----------------------------	-----------------	---

Accessory Structure Height	Set by District	
----------------------------	-----------------	--

Ground Story Height	10 ft min	C
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BUILDING SETBACKS

Principal Building	Set by District
--------------------	-----------------

Accessory Building	Set by District
--------------------	-----------------

VEHICLE ACCESS AND PARKING

Parking Location	Set by District
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ACTIVATION

Durable Building Material	Set by District
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Blank Wall Area	Set by District
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