

Text Recommended by the Planning Commission on February 26, 2015

ZOTA 2015-4: AMENDMENT TO ARTICLE 28-6(C): ALTERNATIVE BUILDING FEATURES IN THE MIXED-USE (MU) ZONES

28-6 PROVISIONS APPLICABLE TO ALL MIXED-USE ZONES - shall be as follows:

28-6(a) DEVELOPMENT PLAN REQUIRED - All applications for a zone map amendment shall require the accompanying submission of a preliminary development plan. No development or occupancy of any existing structure for mixed use shall occur until a final development plan has been approved and certified. In addition to all requirements for development plans contained in Article 21, the Planning Commission shall consider the following plan features in its review. Approval of a development plan for any mixed-use zone shall require a finding that the development plan complies with the provisions of Sections 28-6(b) through (g) below.

28-6(b) PEDESTRIAN ACCOMMODATION - shall be as follows:

- (1) At least one primary street level entrance to a building that faces any public street shall be oriented toward the public street.
- (2) For at least one location adjoining the street, a pedestrian entryway, including landscaping elements, has been provided to the site.
- (3) Where two or more buildings are proposed, they shall be arranged in a manner that provides an open space area, such as a plaza, courtyard or similar feature.
- (4) Convenient and well-defined pedestrian access has been provided to the site, any abutting public transit stops, adjoining neighborhoods, between multiple buildings, open space areas and parking areas.
- (5) A 6-foot minimum unobstructed pedestrian walkway shall be provided to accommodate landscaping, street trees, street furniture, sidewalk cafes or other obstacles. Additional sidewalk width shall also be provided where high pedestrian traffic is anticipated.
- (6) For any development within the Downtown Streetscape Master Plan area, the development shall adhere to the provisions of that plan.

28-6(c) BUILDING FEATURES - shall be as follows:

- (1) For every primary wall plane:
 - a. A change of at least five (5) feet in depth and eight (8) feet in length shall be made for every 80 feet of length or fraction thereof, or,
 - b. Implementation of a minimum of three of the following for every sixty (60) feet of length or fraction thereof:
 1. A change of at least one (1) foot in depth for at least one story;
 2. A change in wall height of at least two (2) feet;
 3. A change in exterior material type, style, or finish for at least one story;
 4. A minimum of twenty percent (20%) of the ground floor building face shall be transparent glass, including windows and doors.
- (2) For every side or rear wall plane:
 - a. A change of at least eight (8) feet in length and five (5) feet in depth shall be made for every 100 feet in length, or,
 - b. Implementation of a minimum of three of the following for every eighty (80) feet of length or fraction thereof:
 1. A change of at least one (1) foot in depth for at least one story;
 2. A change in wall height of at least two (2) feet;
 3. A change in exterior material type, style, or finish for at least one story;
 4. A minimum of twenty percent (20%) of the ground floor building face shall be transparent glass, including windows and doors.
- (3) The primary wall plane shall provide at least one of the following features at ground level:
 - a. A balcony at least 4' x 5'.
 - b. A bay window with at least a one-foot offset, containing a minimum of twenty (20) square feet.
 - c. A covered entrance at least 3' x 3'.
 - d. A porch at least 4' x 6', with a floor at least twelve (12) inches above grade.
 - e. A recessed entrance at least 3' x 5'.
- (4) At least ten percent (10%) of any building face shall be transparent glass, including windows and doors.