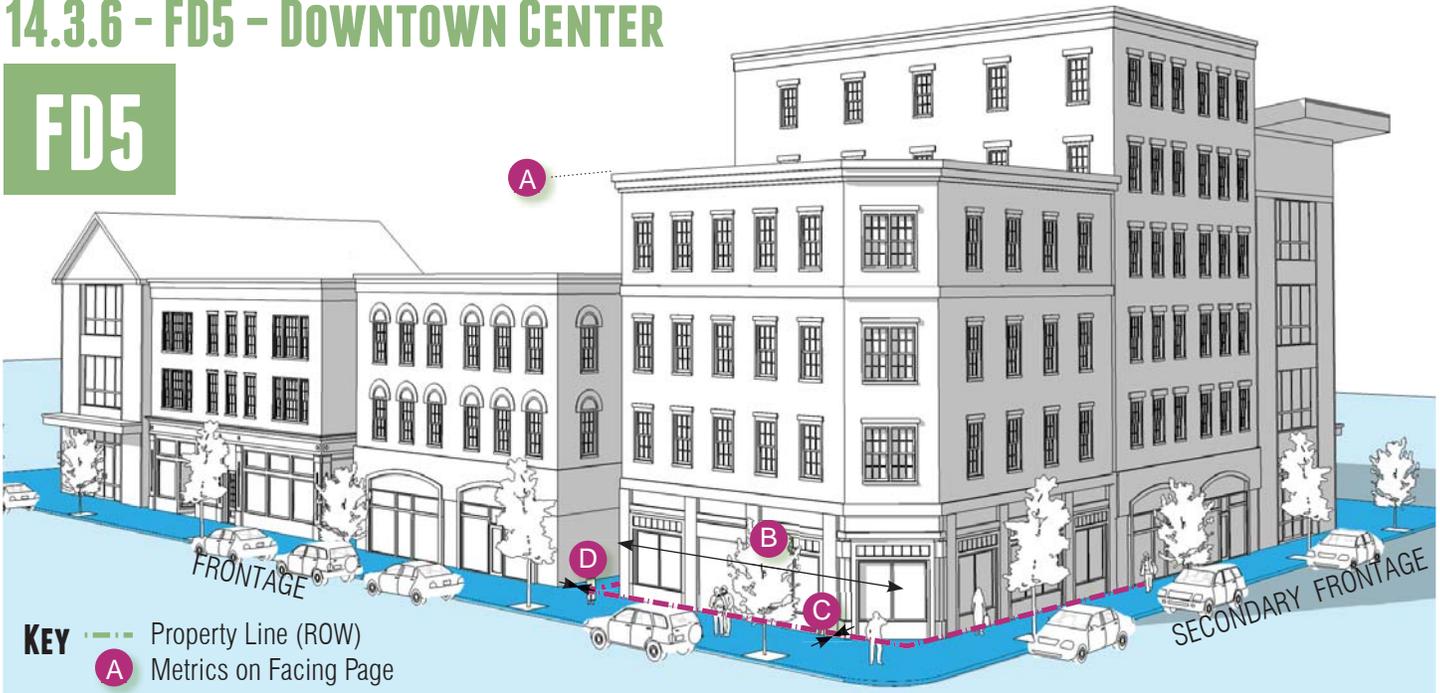


14.3.6 - FD5 - DOWNTOWN CENTER

FD5



THE DIAGRAM ABOVE IS FOR ILLUSTRATIVE PURPOSES ONLY. METRICS SHOWN THEREON SHALL HAVE REGULATORY EFFECT.

14.3.6-A- INTENT

To enhance the vibrant urban center with a variety of high density building types. Provide locally and regionally serving office, retail, service, hospitality, entertainment, Civic functions, as well as a wide variety of urban housing choices. This district also aims to reinforce the walkable nature of the urban core of the city.

Attached buildings

Small to large footprint

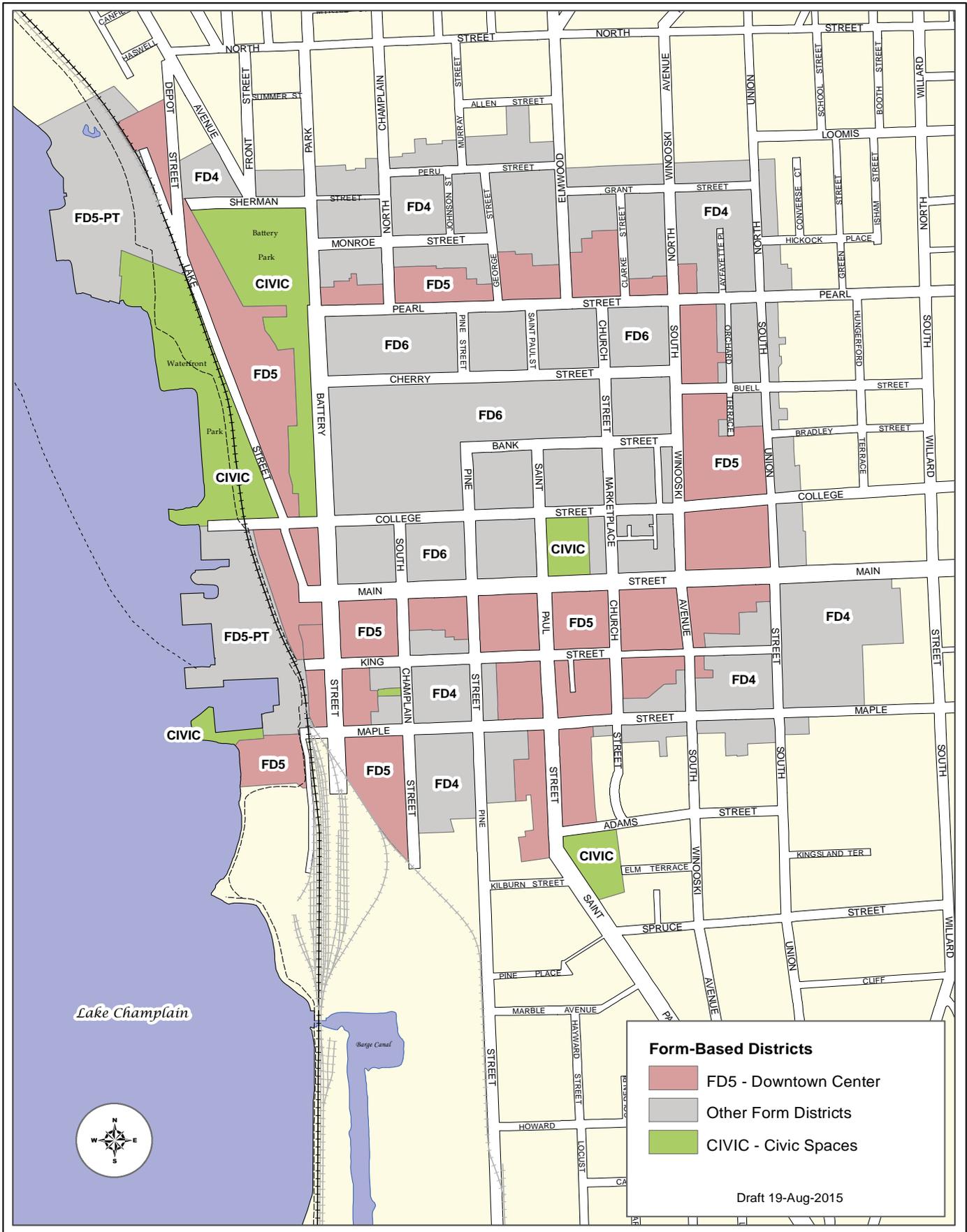
Building at the frontage line

No side Setback

3 to 6 stories

Outbuildings not common





14.3.6-B- ALLOWED BUILDING TYPES

BUILDING TYPE	STANDARDS
Carriage House	Section 14.4.4
Duplex	Section 14.4.6
Rowhouses	Section 14.4.7
Multi-Family: Small	Section 14.4.8
Multi-Family: Large	Section 14.4.9
Work/Live	Section 14.4.10
Mixed-Use	Section 14.4.11
Perimeter	Section 14.4.12
Civic	Section 14.4.13

14.3.6-C- BUILDING FORM

HEIGHT

Principal Building	3 Stories min. 4 Stories max., not to exceed 45 feet, as of right, or, 6-11 stories max., not to exceed 65-105' feet subject to Regulating Plan Special Requirements - Map 2 (See Section 14.2.6) and Major Impact Review	A
Outbuilding	2 Stories max. not to exceed 24 feet	
Backbuilding	1 Story max., not to exceed 15 feet	

MISCELLANEOUS

The linear distance along the Frontage between ground floor entries shall be no more than 60'.

14.3.6-D- LOT OCCUPATION & BUILDING PLACEMENT

Block Perimeter	2,000 ft. max.	
Lot Coverage	100% max.	
Frontage Buildout ¹	80% min. at Setback	B

¹In the absence of a Building Facade along any part of a Frontage Line, a Streetscreen shall be built on the same plane as the Facade. A Streetscreen shall be between 3.5 and 8 feet in height and may be no longer than 20 feet or 20% of the Frontage, whichever is less.

BUILDING DISPOSITION

BUILDING DISPOSITION	STANDARDS
Sideyard	Section 14.6.3
Rearyard	Section 14.6.3

SETBACK (DISTANCE FROM ROW/LOT LINE)

Front		C
Principal Building	0' min.; 6' max.	
Outbuilding	In third Lot Layer	
Side		D
Principal Building	0' min. - 12' max. 5' min. along a shared FD boundary with FD4	
Outbuilding	0' min. or 3' min. on secondary frontage	
Rear		
Principal Building	3' min. or 15' from rear Alley centerline	
Outbuilding	3' min. or 15' from rear Alley centerline	

MISCELLANEOUS

Fence materials shall not include barbed or razor wire. Chain link and wire fencing shall not be used along any Frontage Line. Woven cable fencing is allowed.

14.3.6-E- PARKING, LOADING & SERVICE

REQUIRED SPACES

No on-site parking is required.¹

On-site bike parking required. (See Section 14.6.9)

¹ If providing parking, see Section 14.6.8 - (Supplemental to Form Districts - Parking, Loading, Service and Driveways) for parking dimensional requirements.

LOCATION ON THE LOT

Parking Areas shall be located in the Third Lot Layer.

Garages shall be located in the Third Lot Layer, but may be located in the second Lot Layer if below-grade or above the first Story.

MISCELLANEOUS

At least one pedestrian route from all Parking Lots and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a Building).

14.3.6-F- ENCROACHMENTS - REQUIRED SETBACKS

ENCROACHMENT TYPE	REAR
Steps to Building Entrance	A
Other Architectural Features	3' max.
Landscaping	A
Fences or freestanding walls	6' max. height
Driveways, Walkways	A
Utility Structures	A

KEY

Encroachment Allowed:	A
Encroachment Not Allowed:	-

14.3.6-G- ENCROACHMENTS - PUBLIC RIGHT-OF-WAY

(Along Primary and Secondary Frontages)

ENCROACHMENT TYPE	PUBLIC ROW
Frontage Type	
Shopfront: Awning and Canopy ¹	A
Officefront: Awning and Canopy ¹	A
Other Architectural Features - Minimum 10 ft above the Sidewalk	3' max.
Signs	A ²

¹ Subject to Awning and Canopy standards in Section 14.6.11 (Supplemental to Form-Districts - Urban Design Standards).

² With the exception of Freestanding Signs, Signs may Encroach into the ROW subject to the limits set forth in Section 14.6.10 (Supplemental to Form Districts - Sign Standards).

14.3.6-H- SIGNS

Maximum total number of Signs per Frontage	6
Maximum total number of Signs per Secondary	2

ALLOWED SIGN TYPES	STANDARDS
Awning & Canopy Sign	14.6.10-C
Band	14.6.10-D
Blade	14.6.10-E
Freestanding ¹	14.6.10-F
Marquee	14.6.10-G
Nameplate	14.6.10-H
Outdoor Display Case	14.6.10-I
Wall	14.6.10-J
Window	14.6.10-K

¹ 14' height max.

MISCELLANEOUS

See Section 14.6.10 (Supplemental to Form Districts - Sign Standards) for specific requirements.

14.3.6-I- USE TYPE

FD5

Uses not specifically listed in a use table, and that are not similar in nature and impact to a use that is listed, are not permitted in the Form District.

RESIDENTIAL - GENERAL

Attached Dwellings P

RESIDENTIAL - SPECIAL

Assisted Living P

Boarding House¹ P

Community House (Sec. 14.6.7.d) P

Convalescent /Nursing Home P

Group Home P

SHORT-TERM ACCOMODATIONS

Bed and Breakfast¹ P

Historic Inn (Sec. 14.6.7.b) P

Hotel, Motel P

Shelter P

RETAIL - GENERAL

ATM P

Convenience Store P

Fuel Service Station ²(Sec. 14.6.7.c) P

General Merchandise/Retail P

RETAIL - OUTDOOR

Automobile Sales/Rentals (Sec. 14.6.7.c) P

Boat Sales/Rentals P

Garden Supply Store P

Open Air Markets P

Recreational Vehicle Sales/Rentals P

KEY

Permitted Use P

Conditional Use CU

END NOTES

¹Must be owner-occupied.

² Exterior storage and display not permitted.

³Parking Structures shall be located behind a Perimeter Building (see Section 14.4.13).

14.3.6-I- USE TYPE

FD5

OFFICE & SERVICE

Animal Grooming P

Beauty Salon/Barber Shop/Spa P

Car Wash P

Crisis Counseling Center (Sec. 14.6.7.g) P

Dry Cleaning Service P

Funeral Home P

Health Club/Studio P

Laundromat P

Mental Health Crisis Center P

Office – General P

Office – Medical P

Tailor Shop P

Vehicle/Boat Repair/Service ² P

HOSPITALITY/ ENTERTAINMENT/ RECREATION

Aquarium P

Art Gallery/Studio P

Bar, Tavern P

HOSPITALITY/ ENTERTAINMENT/ RECREATION

Aquarium P

Art Gallery/Studio P

Bar, Tavern P

Billiards, Bowling & Arcade P

Cafe P

Cinema P

Club, Membership P

Community Center P

Conference/Convention Center P

Museum P

Performing Arts Center P

Performing Arts Studio P

Recreational Facility - Indoor P

Restaurant P

14.3.6-I- USE TYPE **FD5**

Restaurant – Take Out	P
MANUFACTURING/ PRODUCTION/ STORAGE	
Boat Storage	P
Dental Lab	P
Food Processing	P
Machine/Woodworking Shop	P
Manufacturing	P
Manufacturing – Tour Oriented	P
Medical Lab	P
Production Studio	P
Photography Lab	P
Printing Plant	P
Research Lab	P
Warehouse/Storage ²	P
Warehouse, Self-Storage ²	P
EDUCATION & DAY CARE	
Day Care – Adult	P
Daycare – All (Sec. 14.6.7.a)	P
School – Post-Secondary & Community College	P
School – Primary	P
School – Secondary	P
School, –Trade, or Professional	P
CIVIC	
Courthouse	P
Fire Station	P
Library	P
Park	P
Police Station	P
Post Office	P

14.3.6-I- USE TYPE **FD5**

Worship, Place of	P
TRANSPORTATION & UTILITIES	
Recycling Center – Small ³ (2,000 sf or less)	P
Public Transit Terminal	P
Operations Center – Taxi/Bus ³	P
Parking Structure ³	P

KEY

Permitted Use	P
Conditional Use	CU

END NOTES

¹Must be owner-occupied.

²Exterior storage and display not permitted.

³Parking Structures shall be located behind a Perimeter Building (see Section 14.4.13).