

# REGULATORY RECOMMENDATIONS 5

*OVERVIEW*

*NEW ZONING DISTRICTS*

*DESIGN OVERLAY DISTRICT*

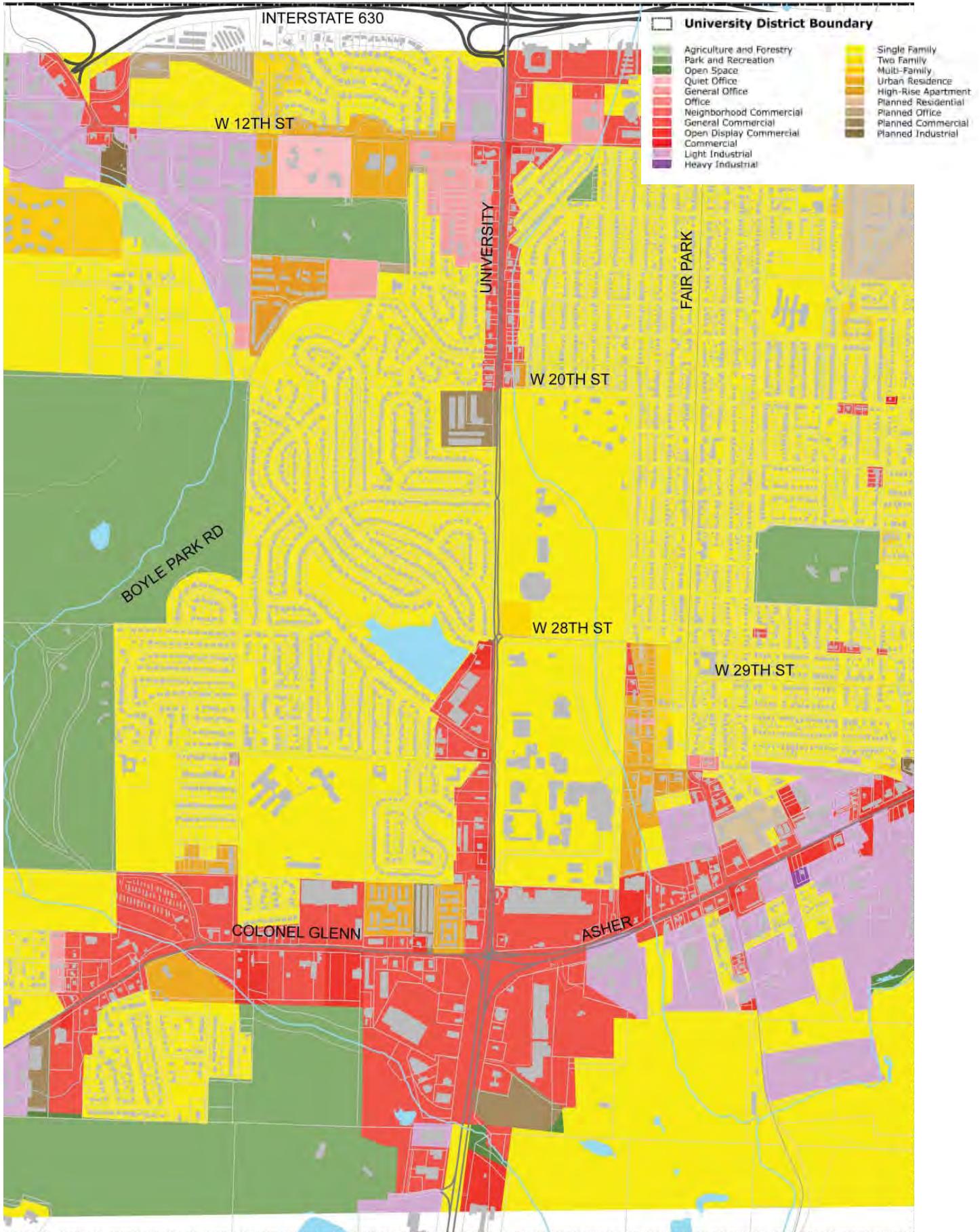


Figure 5-1: Current Zoning

This chapter describes the recommendations for regulatory measures that could be utilized to encourage appropriate development in the UD. These tools are based upon goals and principles described elsewhere in this document—specifically, the Land Use and Urban Design frameworks—as well as representing the regulatory implications of the prototype revitalization projects. The regulatory recommendations address the desired character of future development on private property, whereas other sections of this document address the design and character of the UD’s public realm.

The recommended regulations fall within one of two categories:

- A. Establishment of new zoning districts
- B. Establishment of new Design Overlay District (DOD)

### Zoning Issues

The following are the key issues that were considered in developing the specific regulatory proposals recommended in this chapter:

- There are currently some fifteen (15) zoning classifications that affect land within the study area of the UD (Figure 5-1). With the exception of large areas of Single Family zoning, the other classifications are broken up in a patchy, scattered pattern that may be the result of piecemeal rezonings over the years.
- The zoning classifications reflect the Euclidean approach to zoning, characterized by the segregation of land uses into specified geographic districts. While accessory and community uses such as parks or schools are usually allowed, each of the zoning districts is, for the most part, precisely and unambiguously prescribed to exclude other types of uses (for example, single family residential zones disallow other housing types, and commercial zones disallow residential or office uses).

## OVERVIEW

### Case Studies

While not identical, approaches similar to those proposed herein are in use or undergoing adoption in communities across the nation, such as the following:

- Tallahassee, FL: Gaines Street Revitalization Area (Overlay Zoning/Design Guidelines), Tallahassee Community Redevelopment Agency.
- Wilmington, DE: South Walnut Street Renewal Area (Zoning and Criteria for the Review of Redevelopment Proposals), City of Wilmington.
- Portsmouth, VA: Midtown Focal Area (Development Guidelines), City of Portsmouth.
- Cary, NC: Citywide (Design Guidelines), City of Cary.
- Youngstown, OH: Wick District/Smoky Hollow Redevelopment Area (Design Guidelines), Wick Neighbors, Inc.
- Denver, CO: Downtown B5 Zone District (Design Review, Guidelines and Standards), City of Denver.
- Orlando, FL: Traditional City (Design Standards) and Mixed Use Corridors (Design Standards), City of Orlando.
- Davidson, NC: Planning Ordinance (Design Regulations), Town of Davidson.
- Chattanooga, TN: North Shore Commercial/Mixed Use Zone and Commercial District (Design Guidelines), Chattanooga-Hamilton County Regional Planning Agency.

- In some areas of the UD, such segregation of uses runs counter to this Plan’s goals and principles, which seek to encourage a mix of uses in close proximity to each other in order to create vitality, contribute to safety, and increase the overall livability and pedestrian-friendliness of the district.



*Current standards are suburban-oriented and do not support the development of an urban, pedestrian-oriented environment*

- “Straight” mixed-use zoning districts are not part of the City’s present framework of base zoning—although it is possible for a developer to request platting and rezoning approval to one of four “planned zoning development” (PZD) classifications to pursue mixed-use development. This process is time-consuming and may be costly, perhaps discouraging developers from pursuing the kinds of mixed-use projects necessary to succeed in revitalizing the UD. (In 2006, there were only three (3) PZD requests in the planning districts within the UD study area).
- Most development standards associated with the base zoning districts that apply in the UD are suburban in nature, and therefore at odds with the urban environment that is desired for the district.

In brief, the recommended regulatory modifications have the intent to provide for a more rational pattern of zoning and development regulations within the UD—a pattern that not only considers existing land uses, but that also serves the basis for future redevelopment and revitalization envisioned in this Plan.

## **NEW ZONING DISTRICTS**

For those target areas of the UD where modifications are proposed to achieve a different land use mix, or to allow the introduction of mixed-use development, the recommended implementation option is to create three new mixed-use zoning districts. These zoning districts are designed to accommodate and encourage an increase in “rooftops” in the UDSA, in order to create the critical mass that will support the nonresidential uses contemplated in this Plan.

The recommended zoning districts are as follows:

- **Mixed Urban Residential (MXUR):** The intent of this zoning district is to facilitate the creation of a predominantly residential area consisting of a variety of medium- and higher density residential types, in a compact, pedestrian-friendly urban environment that provides easy access to shopping, services, entertainment, and transit.
- **Mixed Neighborhood Commercial (MXNC):** The intent of this zoning district is to promote a mix of moderate-scale neighborhood retail, service uses and multifamily units in compact, pedestrian-oriented areas that are strategically located and designed to serve the needs of the immediate neighborhoods. This zoning classification specifically encourages retail and personal services that meet the needs of area residents, workers, and visitors.
- **Mixed Community Commercial (MXCC):** The intent of this zoning district is to create a high intensity commercial center that will serve the entire UD community with a balanced mix of larger scale retail, office, entertainment, and (where feasible) multifamily units. This zoning designation is meant to provide primary local destinations for employment, shopping, services, and entertainment, taking advantage of sites that enjoy high visibility and greater traffic volumes, offer good potential for land assembly, or are already larger sites.



*Mixed Urban Residential*



*Mixed Neighborhood Commercial*



*Mixed Community Commercial*

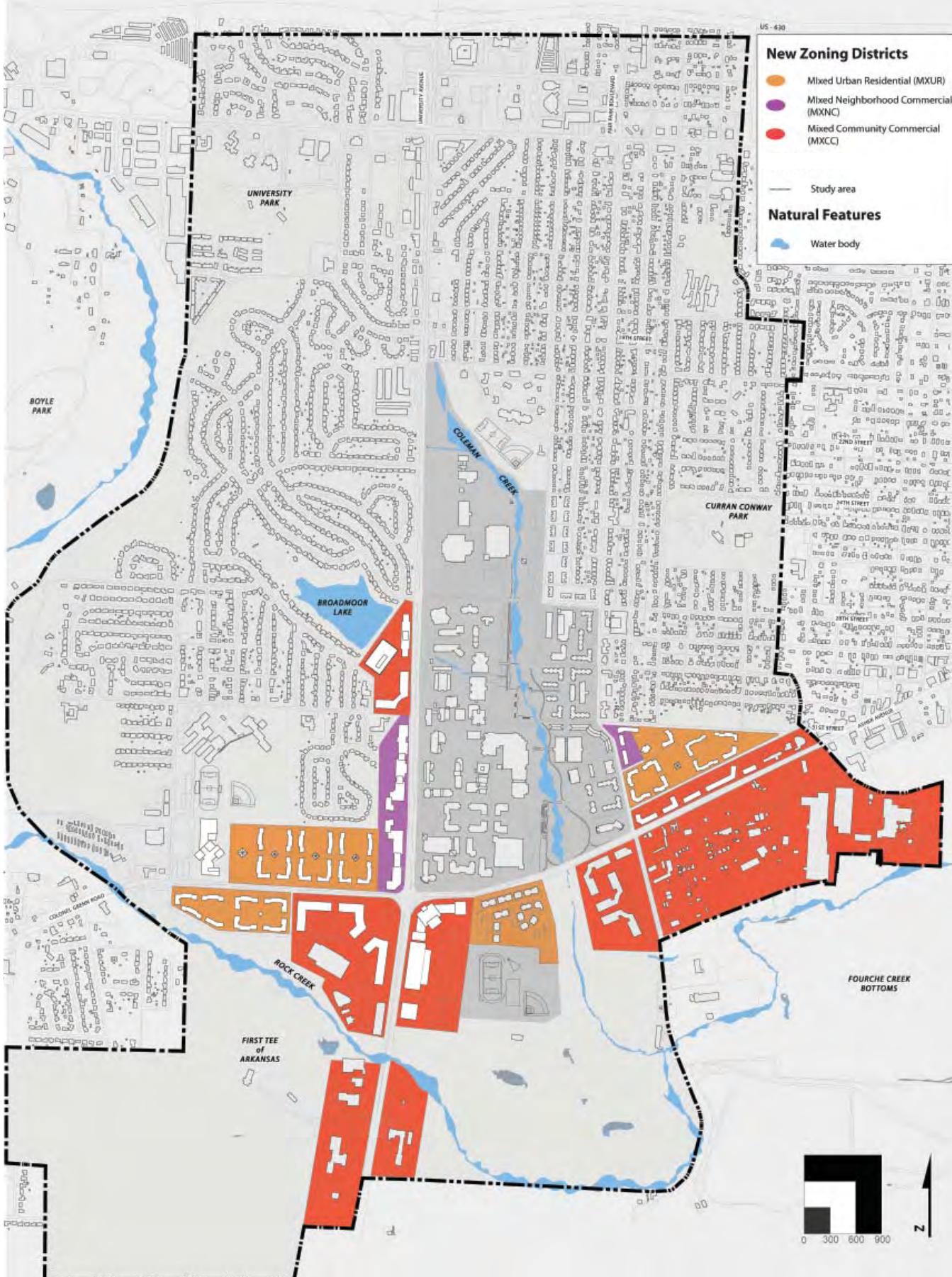


Figure 5-2: New Zoning Districts

The process for creating these new districts will involve both a zoning ordinance text amendment and zoning map amendment (or amendments). It is likely that a Future Land Use Map amendment will also be required to ensure consistency between the zoning and future land use. While the City's Comprehensive Plan includes a "Mixed Use Urban-MXU" land use category that reflects the desired future character of this area, this land use category also indicates the need for a Planned Zoning District or Urban Design District to accommodate moderate and high density development.

## Boundaries

The new zoning districts apply to parcels of land within the UDSA, as shown in Figure 5-2.

## Land Use Mix

- **Mixed Urban Residential (MXUR):** Uses permitted as of right in this mixed-residential zoning district include: single family attached residences (town homes, row houses), duplex and multiplex residences, multifamily structures (apartments, flats, lofts, etc.) and uses accessory and complementary to the urban residential character of this district, including clubhouses, laundry rooms, day care, and recreational facilities.

Conditional uses include: elderly housing; hotels; and home occupations in compliance with the City Code.

- **Mixed Neighborhood-Commercial (MXNC):** Uses permitted in this zoning district are as follows:

### *As of right uses:*

- Antique shop (no repair).
- Art gallery/art studio.
- Bakery.
- Banking institutions (no drive through).
- Barber and beauty shop.
- Book and stationery store.
- Camera shop.
- Cigar, tobacco and candy store.
- Clinic (medical, dental or optical).
- Clothing store.
- Community welfare or health center.
- Customer sewing and millinery.
- Day nursery or day care center.
- Day care center, adult.
- Delicatessen.
- Drugstore or pharmacy (no drive through).
- Duplication shop.

### Mixed Use Urban - MXU

"This category provides for a mix of residential, office, and commercial uses not only in the same block but also within the same structure. This category is intended for older "urban" areas to allow dissimilar uses to exist, which support each other to create a vital area. Development should reinforce the urban fabric creating a 24-hour activity area. Using the Planned Zoning District or the Urban Use District, high and moderate density developments that result in a vital (dense) pedestrian oriented area are appropriate."

(City of Little Rock Comprehensive Plan)



MXUR: Flats/Loft Residences



MXNC: Bakery



MXNC: Florist Shop

- Dry cleaners (pick up station, no processing plant).
- Eating place (sit down restaurant, outdoor dining; no drive-in; no drive-through).
- Florist shop.
- Food and beverage shop.
- Fruit and vegetable market.
- Furniture store.
- Handicraft, ceramic, sculpture or similar art work.
- Hardware or sporting goods store.
- Health studio or spa.
- Hobby shop.
- Ice cream/Yogurt shop.
- Jewelry store.
- Lodge or fraternal organization.
- Medical appliance fittings and sales.
- Multifamily residential
- Newsstand.
- Office (general and professional).
- Optical shop.
- Paint and wallpaper store.
- Pet shop.
- Photography studio.
- Postal and courier services.
- Religious, charitable or philanthropic organization.
- Shoe repair.
- Studio (art, music, speech, drama, dance or other artistic endeavors).
- Studio (broadcasting or recording).
- Tailor.
- Travel agency.



MXNC: Newsstand

#### ***Conditional uses:***

- Amusement, commercial (inside).
- Animal clinic (enclosed).
- Catering, commercial.
- Group care facility.
- House of worship.
- Library, museum, or similar public use.
- Neighborhood grocery store.
- Nursing home or convalescent home.
- Private school, kindergarten or institution for special education.
- School (public or denominational).



MXNC: Apartments (above Shops)

- **Mixed Community Commercial (MXCC):** Uses permitted in this zoning district are as follows:

***As-of-right uses:***

Amusement, (commercial, inside).  
 Animal clinic (enclosed).  
 Antique shop, with repair.  
 Appliance repair.  
 Art gallery/Art studio.  
 Auto parts and accessories.  
 Bakery or confectionery shop.  
 Banking institution.  
 Barber and beauty shop.  
 Beverage shop.  
 Book and stationery store.  
 Butcher shop.  
 Cabinet and woodwork shop.  
 Camera shop.  
 Catering, commercial.  
 Cigar, tobacco and candy store.  
 Clinic (medical, dental or optical).  
 Clothing store.  
 College, university or seminary.  
 Community welfare or health center.  
 Custom sewing and millinery.  
 Day nursery or day care center.  
 Day care center, adult.  
 Delicatessen.  
 Drugstore or pharmacy.  
 Duplication shop.  
 Eating place (sit down restaurant, outdoor dining; no drive-in)  
 Fire station.  
 Florist shop.  
 Furniture store.  
 Grocery store.  
 Group care facility.  
 Handicraft, ceramic sculpture or similar artwork.  
 Hardware or sporting goods store.  
 Health studio or spa.  
 Hobby shop.  
 Hospital.  
 Hotel or motel.  
 House of worship.  
 Jewelry store.  
 Job printing, lithographer, printing or blueprinting.  
 Key shop.



MXCC: Art Gallery



MXCC: Bakery



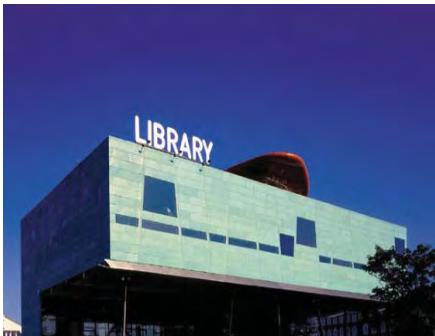
MXCC: Restaurant - outdoor seating



MXCC: Grocery Store



MXCC: Apartments (above Shops)



MXCC: Library



MXCC: Theater (multiplex)

- Laboratory.
- Laundromat or pickup station.
- Laundry, domestic cleaning.
- Lawn and garden center, enclosed.
- Library, museum or similar public use.
- Lodge or fraternal organization.
- Medical appliance fittings and sales.
- Mortuary or funeral home.
- Multifamily residential.
- Office (general and professional).
- Office, showroom with warehouse (with retail sales, enclosed).
- Office equipment sales and service.
- Optical shop.
- Paint and wallpaper store.
- Pawnshop.
- Pet shop.
- Photography studio.
- Private school, kindergarten or institution for special education.
- Recycling facility, automated.
- Religious, charitable or philanthropic organization.
- School (business).
- School (commercial, trade or craft).
- School (public or denominational).
- Secondhand store (used furniture or rummage shop).
- Shoe repair.
- Studio (art, music, speech, drama, dance or other artistic endeavors).
- Studio broadcasting and recording.
- Tailor.
- Taxidermist.
- Taxi office.
- Theater (not drive-in type).
- Tool and equipment rental (inside display only).
- Travel agency.

***Conditional uses:***

- Ambulance service post.
- Auto glass or muffler shop.
- Auto parts, sales with limited motor vehicle parts installation.
- Auto rental or leasing (no service, sales or repair).
- Auto repair garage.
- Bar, cocktail lounge, or nightclub.
- Building material sales (open).
- Car wash.
- Eating place with drive-in service.
- Glass or glazer. Installation, repair and sales.

Home center.  
 Landscape service.  
 Lawn and garden center, open display.  
 Nursing home or convalescent home.  
 Office warehouse.  
 Plant nursery.  
 Private club with dining or bar service.  
 Service station with limited motor vehicle repair.  
 Small engine repair.  
 Swimming pool sales and supply.  
 Upholstery shop, furniture.  
 Upholstery shop, auto.

### **Additional Regulations**

In all three zoning districts, a mix of uses within a single development project or structure is encouraged and mixed-use development (as defined in the text box to the right) shall be permitted as of right.

Residential uses that are part of a vertical mixed-use project shall never be located below a commercial or office use. Instead, the intensity of the uses should decrease as the floors go up. For example, in a 3-story mixed-use structure that includes retail, office, and residential, the retail use should occupy the ground floor, the office use the second floor, and the residential use the top floor.

In every case, the City entity with review authority (i.e., Planning Department, Planning Commission, etc.) may approve unlisted or atypical uses as long as the use is found to be consistent with the purpose and intent of the district in which it is proposed, and not likely to create incompatibilities with other uses permitted within the district.

Mixed use refers to the combining of retail/commercial and/or service uses with office and/or residential use in the same building or on the same site in one of the following ways:

- Vertical Mixed Use. A single structure with the upper floors used for residential or office use and the ground floor for retail or service uses.
- Horizontal Mixed Use – Attached. A single structure which provides retail or service use in the portion fronting the public or private street with attached residential or office uses behind.
- Horizontal Mixed Use – Detached. Two (2) or more structures on one (1) site, which provide retail or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.



*Horizontal Mixed Use (detached)*



*Vertical Mixed Use*

## **Densities and Intensities**

Because the general goal of the UDRP is to encourage a pedestrian scale of development and the high level of activity of an urban neighborhood, development densities and intensities are not explicitly restricted in the proposed mixed-use zoning district, and will vary based on dwelling unit or building size and type. Achievable densities and intensities are, instead, controlled indirectly, as a function of the height and setback limits imposed by the Design Overlay District.

## **Setbacks**

A build-to line minimum of five (5) feet and a maximum of fifteen (15) feet from the face of the curb shall be provided for development in the MXUR, MXNC, and MXCC zoning districts, as shown in Figure 5-3.

Side yard setbacks shall vary between zero (0) and fifteen (15) feet; rear yard setbacks may not exceed twenty-five (25) feet.

Exceptions to the above standards may be approved in cases where the site plan includes a distinct public space such as plazas/squares, galleries, courtyards, patios, small parks and greens.

## **Building Heights**

Maximum building heights vary by district and by use, as shown in Figure Figure 5-4:

- **MXUR:** Residential buildings shall not exceed six (6) stories.
- **MXNC:** Nonresidential buildings shall not exceed four (4) stories.
- **MXCC:** No building shall exceed four (4) stories.

## **Open Space**

The minimum amount of open space to be provided on a development varies by zoning district, as follows:

- **MXUR:** A minimum of thirty-five percent (35%) open space ratio.
- **MXNC:** A minimum of twenty-five percent (25%) open space ratio.
- **MXCC:** A minimum of fifteen percent (15%) open space ratio.

Additional site and building design aspects for new development redevelopment proposed in these zones will be governed by the standards set forth in the following section (Design Overlay District).

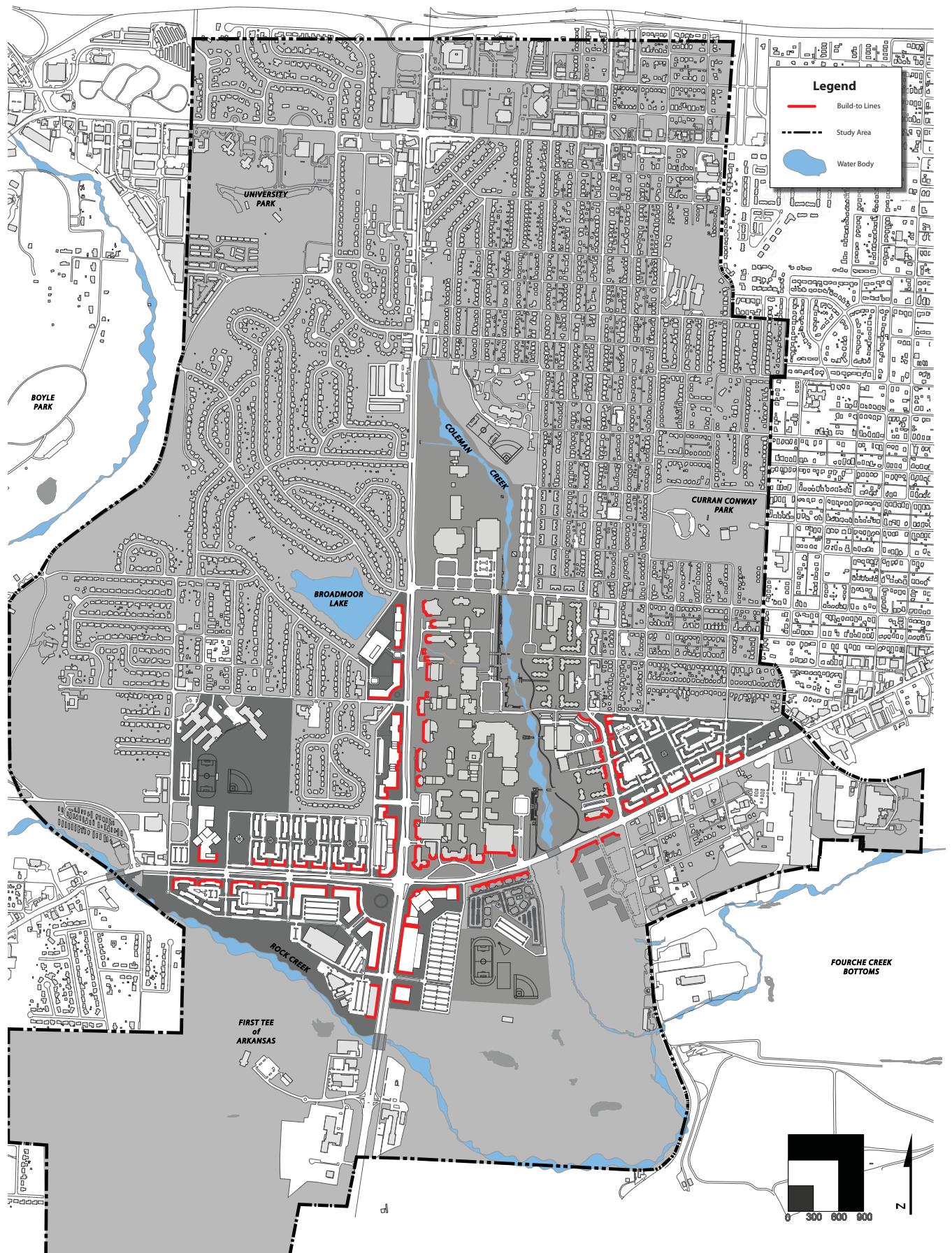


Figure 5-3: Build-to lines

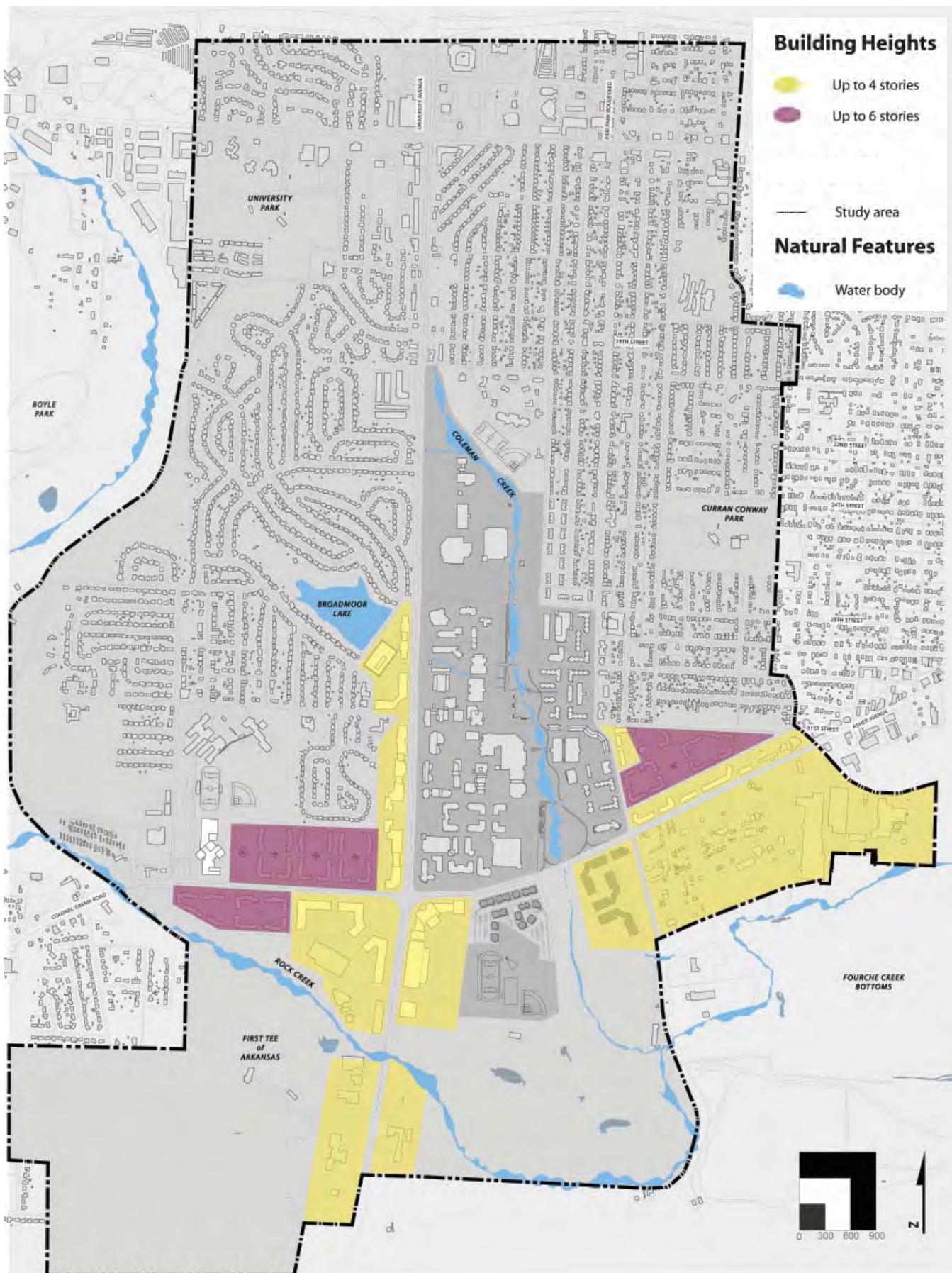


Figure 5-4: Building Heights

## ***DESIGN OVERLAY DISTRICT***

While the new mixed-use zoning districts will target key areas within the UD to introduce a different balance of uses, a UD-DOD is proposed to raise the bar on quality of new development and redevelopment throughout the district.

According to Section 36-342 of the City of Little Rock Zoning Ordinance, the purpose of a DOD is to “provide enhanced design standards to protect and enhance the unique natural scenic beauty or features of a particular corridor while providing for development opportunities. Design overlay districts may also be used to protect or facilitate a particular design theme established through a certain architectural style or period.”

The City currently has eight (8) adopted DODs, and one more (for the Hillcrest neighborhood) is undergoing adoption as of the writing of this report.

### **Purpose**

The purpose of the UD-DOD is to help transform the UD into a vibrant, safe, attractive, cohesive urban district, with thriving residential areas, lively retail and entertainment; and diverse economic development opportunities. The UD-DOD promotes the creation of quality development projects that will contribute to, and leverage, the revitalization of the UD over time, while promoting a unified development character and distinct district identity.

### **Boundaries**

The boundaries of the UD-DOD apply to lands within the UD identified in Figure 5-5. The UD-DOD standards govern the siting and design of new development and redevelopment on all parcels located within the specified boundaries, with the exceptions described below.

### **Applicability**

The standards recommended for this district are in addition to and overlay all other zoning districts and other ordinance requirements that regulate the development of land. In other words, all property that falls within the UD-DOD must comply with the requirements of both the underlying and overlay zoning districts in addition to any other applicable provisions regu-

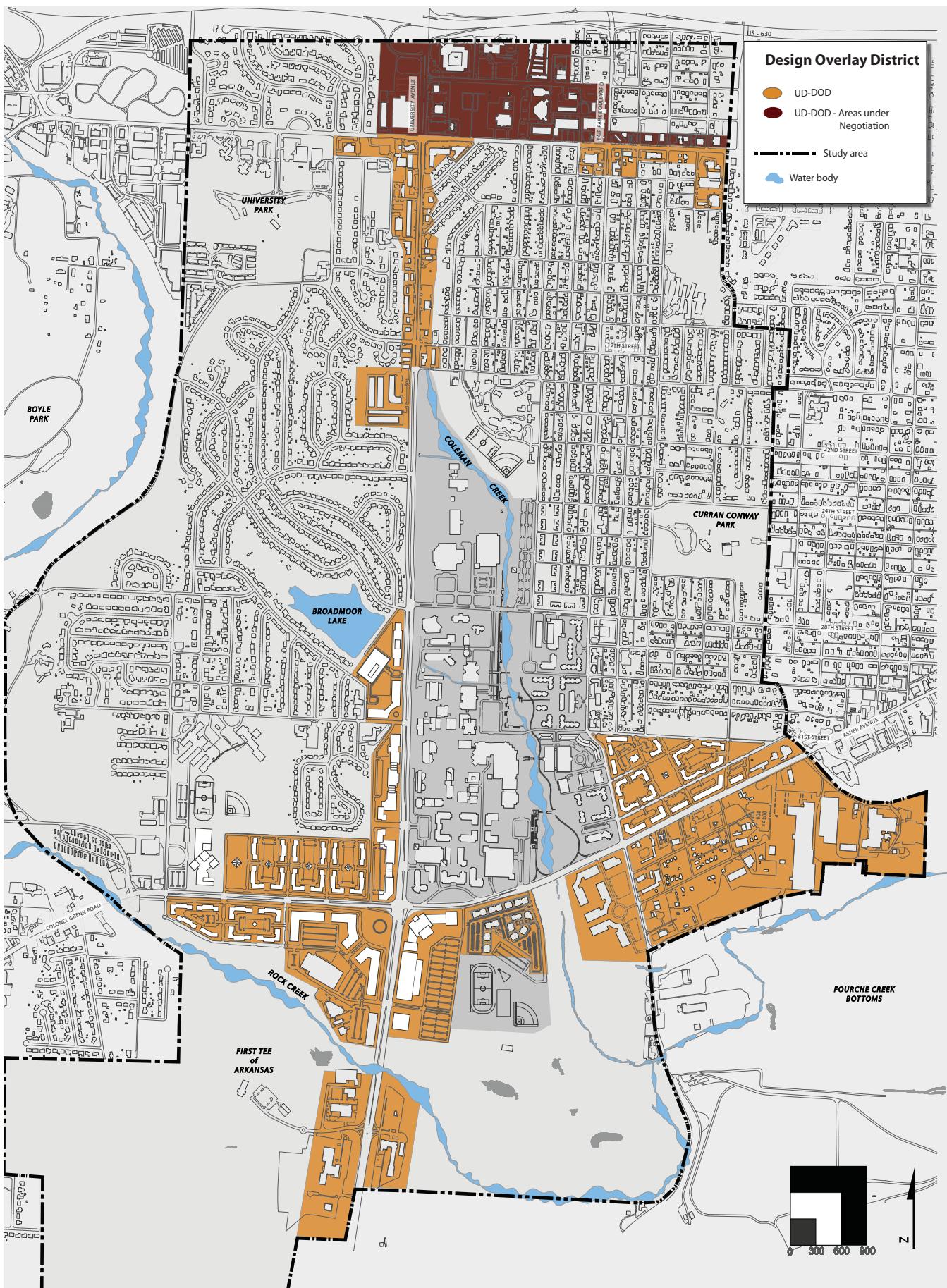


Figure 5-5: Design Overlay District

lating the development of land. In case of conflict, the overlay requirements supersede other requirements.

In addition, the recommended standards apply to new development, redevelopment of existing buildings the cost of which exceeds fifty (50) percent of the buildings' current replacement value, or expansion of existing development. The design guidelines are meant to be implemented when a permit is requested for exterior improvements on buildings or in the public right-of-way. Routine repairs, maintenance and interior alterations, as defined in the City's Zoning Ordinance and Building Code, do not require compliance.

Uses, structures or lots that are in existence at the time the UD-DOD is adopted, and which do not conform to the adopted standards and guidelines, should be treated as nonconforming. Nonconforming status will not apply to construction of improvements in the public right-of-way required by the city, redevelopment or expansion of existing development. Refer to Chapter 36, Article III of the City's Zoning Ordinance for specific regulations governing nonconformities.

## Development Criteria

The following standards are organized into three major areas: Site Planning, Building Design, and Signage. Imagery and diagrams are included to clarify and reinforce the intent of the standards. Users should also refer to the UDRP illustrative (Figure 4-1), which demonstrates different ways in which the principles and standards could be applied to sites. The illustrative plan shows examples of possible building, public space, and parking lot configuration.

### Site Planning

a) *Building Placement and Orientation:* It is desirable that buildings be constructed to meet the sidewalk. While some variation is encouraged, using a relatively consistent front setback from structure to structure helps to define the street edge, reinforce a pedestrian scale, and create a sense of place. In addition, buildings should occupy no less than 80 percent of the build-to line, exclusive of driveways

The creation of pedestrian-oriented open spaces as "place-making" features is encouraged. These spaces shall serve a functional purpose as a community gathering space, and shall be designed to include amenities such as the following:

- Seating areas
- Fountains and other water features
- Clock towers
- Public art

### Nonconforming Status

*"Nonconforming building or structure means any building or structure lawfully existing on the effective date of this chapter, as amended, which does not comply with all of the regulations of this chapter for governing parking, or bulk and area requirements for the zoning district in which such building or structure is located; provided, however, any building containing more than one (1) dwelling unit in addition to the number permitted by the district regulations in the district where it is located shall be deemed to be a nonconforming use rather than a nonconforming building. Nonconforming use means any use lawfully being made of any land, building or structure, on the effective date of this chapter, as amended, which does not comply with all the regulations of this chapter governing use for the zoning district in which such land, building or structure is located."*

(Zoning Ordinance of the City of Little Rock, Article I, Sec. 36-2, Definitions.)



*Integrate pedestrian-oriented spaces into site design: parks, plazas, passageways*



*Design and program outdoor spaces to promote pedestrian activity and interaction*



*Incorporate vertical features in buildings fronting on University Avenue and Colonel Glenn Road /Asher Avenue*

All outdoor spaces, whether public or private, should be programmed to encourage a high level of pedestrian activity through interaction with adjacent uses, and the public sidewalk.

Buildings located along University Avenue and Colonel Glenn Road/Asher Avenue should incorporate vertical urban design features (e.g., towers, turrets, and other landmark features) that serve to define gateways, anchor the street intersection, and terminate vistas.

*b) Circulation and Access*

To promote curb continuity, driveways shall be located on the side or rear of a site. In addition, non-residential development shall be designed to allow for cross-access to compatible adjacent properties to encourage shared parking and shared access points from the public street.

An exemption can be applied to properties located in the middle of the block, which are not adjacent to any other public or private access and must be accessed through University Avenue, Colonel Glenn Road, or Asher Avenue. Those developments shall be evaluated on case-by-case bases for access through those roads, as may apply.

The creation of mid-block rear alleys that can be shared by multiple sites is encouraged.

Two-sided retail facilities are encouraged. For facilities that front onto both surface parking areas and public space, façade treatments should be of similar scale and design. For smaller retail establishments, service and delivery could be accommodated at either of the entrances.

Vehicular drive-through areas, such as those associated with fast food restaurants and banks, shall be incorporated in the rear side of buildings so as not to compromise the quality of the pedestrian experience at the street edge. Vehicular drive-through areas should not be located adjacent to public spaces.

*c) Parking*

The intent of the following standards is to reduce negative impacts typically associated with surface parking lots. The application of these standards will create parking areas that are safer, more visually appealing and sympathetic to adjacent uses; that provide shade for pedestrians and vehicles; and that manage storm water runoff without impacting parking area efficiency.

### **Location and Design**

On-street parking is encouraged along all internal streets. All other parking, including surface parking areas and accessory garages should be provided to the rear or sides of buildings, with access provided from the side or rear or the site whenever possible. No parking should be provided between

University Avenue, Colonel Glenn Road, or Asher Avenue and adjacent buildings.

Front, side and rear yard setbacks shall apply to surface parking lots and parking structures. To soften the visual impact of surface parking, lots shall be subdivided into smaller areas through the use of landscaping and similar elements. The use of pervious parking materials is encouraged in the design of surface parking lots.

All parking areas shall be configured so as to provide proper vehicular circulation and avoid the backing of vehicles directly onto the street.

For office development 10,000 square feet or more, preferred parking shall be provided for carpools/vanpools serving building occupants.

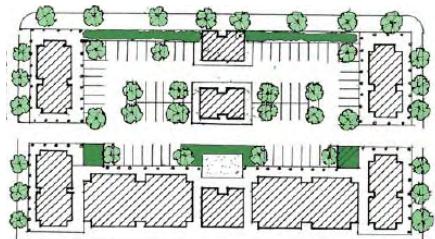
Structured parking shall be encouraged when it will serve to create open space and a more efficient development layout. However, to mitigate potential negative impacts on adjacent streets or properties, parking structures should have active ground floor uses, such as retail, facing the street. “Wrapping” parking structures in office or residential uses is also encouraged to screen parking decks from the street and from nearby uses.

Parking structures shall display similar architectural quality, scale, and massing to that of surrounding structures on all facades. Sloping decks shall not be expressed in the facades of the structure. Architectural elements in the façade shall be expressed as horizontal, level lines similar to other building uses. Exterior openings in parking structures shall be screened in such ways that cars, headlights, and internal light fixtures are not visible from the street. In addition, the size and proportion of the openings shall be compatible with those of neighboring buildings. Glazing, perforated metal panels, applied surface elements, landscaping, or combinations of these may be used to screen openings, provided that these screens are compatible with other materials or elements on the façade.

### Required Number of Parking Spaces

Parking shall be provided at the following ratios, which represent the maximum number of required spaces:

- Single family detached and attached residential: Two (2) parking spaces per unit.
- Multifamily residential: One and a half (1½) parking spaces per unit, plus 0.25 guest parking spaces per unit in a multifamily development.
- Retail sales/display space: One (1) parking space per 300 square feet.
- Office space: One (1) parking space per 450 square feet.



*Locate surface parking internal to a site, to the rear or side of buildings*



*Blend structured parking in with the building’s architecture and integrate active ground floor uses*

- Restaurants and dining facilities: One (1) parking space per each four (4) seats.
- For all other nonresidential uses, parking shall be provided in a number equal to at least fifty percent (50%), but no more than one hundred percent (100%), of the parking required by Chapter 36, Sec. 36-502, “Required off-street parking,” of the City’s Zoning Ordinance. However, minimization of on-site parking is encouraged through the off-site and shared parking alternatives described below. For mixed-use projects, additional reductions may be approved.

### **Shared Parking and Off-Site Parking Alternatives**

Shared or joint-use off-street parking facilities are encouraged for two (2) or more buildings or uses by two (2) or more owners or operators, provided that: (a) the total of such parking spaces when combined or used together is equal to the sum of the requirements of the individual uses computed separately; and (b) the shared parking facilities are located no farther than 700 feet from the subject use.



*Share off-street parking facilities between two or more buildings or uses*

On-street parking directly fronting a lot or use may count toward fulfilling the parking requirement for that lot or use. No on-street parking shall be allowed on University Avenue, Colonel Glenn Road or Asher Avenue.

Notwithstanding these provisions, handicapped parking spaces shall always be provided on site.

For each off-site parking space provided in this manner, a development shall receive a credit in the form of a reduction of the required on-site parking.

### **Bicycle and Pedestrian Facilities**

All non-residential and multifamily dwelling development shall include adequate bicycle amenities to encourage cyclists. A surface lot or parking garage serving such uses shall provide at least one (1) bicycle parking space per every five (5) vehicular parking spaces provided in the surface lot or garage. Short-term bicycle parking shall be located within fifty (50) feet of a building’s main entrance, preferably in a visible and prominent location where there is high pedestrian activity.

When there is more than one building on the site, or adjacent sites share parking, bicycle parking must be distributed to serve all buildings or main entrances.

Parking lots shall also be required to have clear pedestrian routes within



*Incorporate bicycle amenities and facilities in nonresidential and multifamily development*

them. Pass-through walkways—i.e., those connecting parking located behind buildings to the sidewalk—shall be provided to rear parking lots and to pedestrian walks connecting to the sidewalk network and to adjoining and surrounding areas. These walkways shall have clear signs and markings for orientation and a high degree of passive surveillance, including overlooking windows, and adequate security lighting. To further aid in pedestrian safety, alternative surfaces and textures, such as brick or stone pavers are encouraged at all pedestrian crosswalks within and surrounding parking facilities.

*d) Open Spaces, Buffers and Landscaping*

The purpose of these standards is to promote the creation of an attractive, functional network of green, landscaped spaces and tree canopy in private development throughout the UD. This network should complement and link up, when possible, to the larger system of public open spaces in the District and the City-wide network.

### **Open Space**

The integration of open space into the design of the proposed development is encouraged, provided that the visual character of the development remains compatible with that of the surrounding area, and consistent with the overall character of the corridor. All developments are encouraged to find ways to maximize impervious and open space areas in their design, in order to reduce the rate and quantity of storm water runoff.

With the exception of driveways or pedestrian walkways, the entire area of the front, side and rear setbacks of a site shall count as open space if consisting of pervious surfaces or planted with groundcovers, shrubs, and trees.

Pedestrian walkways and driveways (where no other location is feasible) may occupy up to seventy-five percent (75%) of the front yard only, to permit extensions of the public sidewalk beneath arcades and colonnades, and along the face of buildings.

### **Buffers**

A planted buffer, no less than five (5) feet wide, shall be provided along the side or rear property line of a development site when land uses existing on the adjoining properties differ from the land uses proposed on the development site, or where other functional or visual incompatibilities may arise.

Bufferyards shall be located on the outer perimeter of the site, and may



*Connect rear parking lots to the sidewalk via pass-through pedestrian walkways*



*Integrate open space and reduce impervious coverage*



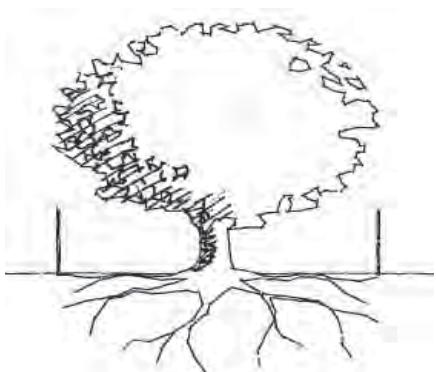
*Provide a landscaped buffer along the side or rear property line to minimize incompatibilities with adjacent uses*



*Bio-swales, rain gardens, and vegetated tree wells count toward meeting the required open space ratio*



*Design around and incorporate existing mature, desirable trees*



*Protect the crown and critical root zone of existing trees during and after construction*



*Minimize the visual monotony of long fences or walls by introducing changes of plane or height, landscape or architectural accents*

count toward the required open space requirements if planted with ground covers, shrubs, and trees.

No structure other than a fence or low wall shall be placed within a required buffer (provided the fence or wall complies with the standards described in the following subsection).

### **Landscaping**

No less than fifty percent (50%) of the required landscape area of a site shall be provided within the required setbacks. Rain gardens, bio-swales, and vegetated tree wells shall count toward the required open space ratio and are encouraged to maximize the ability of the site to retain and filter storm run-off.

Planting within a required landscape area shall consist of plants adapted to the local conditions to minimize the need for supplementary irrigation. Gray water shall be used for irrigation to the maximum extent possible.

The location, shape and size of buildings or other site improvements shall be designed to accommodate, to the extent feasible, preservation of existing trees and vegetation areas. Every effort shall be made to design around existing large, desirable trees, and the City may grant a deviation to setback standards to permit preservation of trees on site. The crown and critical root zone of an existing tree intended to remain on the site shall be protected during and after construction.

Any necessary transplantation shall follow the American National Standards Institute A-300 or similarly accepted standards, after a tree removal permit has been obtained from the City. Removal of tree canopy shall be mitigated on site, if feasible.

Paving materials used as part of on-site landscaping and streetscaping shall be as porous as possible, and shall have a high reflectance value to mitigate the heat island effect, in balance with the need to control glare. Paved areas shall be shaded to the maximum possible extent.

In residential developments, walls and fences are encouraged at the property line, to define the front, side and, rear yard of a property; to establish a semiprivate realm adjacent to the street; and to define the street edge. Walls, hedges and fences shall have a maximum height overall height of six (6) feet. The opaque portion of a fence shall have a maximum height of four (4) feet. Walls and fences shall have piers or newel posts at corners and ends. On long stretches of fence or wall, visual monotony shall be minimized through openings, changes of plane or height, or the introduction of landscape or architectural accents, provided such design variations are consistent with the architecture of the principal structure on the site. The

use of chain link, plastic or vinyl fencing materials is prohibited.

Parking lot landscaping shall be installed in compliance with the requirements of Chapter 15, Article VI of the City's Code of Ordinances.

*e) Storm Water Management*

The following standards encourage a sustainable approach to storm water management while maintaining the desired “sense of place” for the UD. These standards are intended to complement those currently in effect through City codes.

A storm water management plan that decreases the rate and quantity of storm water runoff from pre-development levels shall be implemented. Installation of pervious paving and green roofs is encouraged, as is the harvesting of storm water for use in irrigation and for flushing toilets.

Runoff shall be treated before it enters the natural drainage system. The use of vegetated swales, bio-filters, bio-retention systems, and rain gardens are encouraged, to assist in treating runoff and to provide visually attractive practices. Roof downspouts should drain onto porous surfaces.

The location of onsite storm water management detention facilities should not compromise the desired character of development. Storm water detention facilities generally shall be located behind buildings or adjacent to parking areas. Storm water facilities should not be placed in or along public spaces or commercial streets internal to a site.

*f) Services and Utilities*

Services are an essential component of any development, but they can be visually unattractive and a nuisance to neighbors. The following standards are intended to minimize the negative impacts of these ancillary uses:

Electric and telephone service lines shall be provided underground whenever possible.

Electric meters, antennas, exterior storage areas, solid waste, recycling, and yard trash containers (excluding public containers), grease containers, and loading docks shall be located within parking areas, in the rear of sites, or other locations remote from the public sidewalk. Dumpsters and permanently placed refuse receptacles shall be located at least 20 feet from adjacent residential uses. The joint use of dumpsters is strongly encouraged.

Service and utilitarian accessory uses, including loading docks and other areas used for frequent idling of vehicle engines, shall be designed to minimize impacts on adjoining properties, and screened from public view in a manner compatible with the design of the site and the character of the



*Treat runoff through the use of bio-swales, bio-filters and other bio-retention systems*



*Drain roof downspouts onto porous surfaces*



*Design on-site detention facilities to be visually attractive open space features*



*Screen service and utility uses from public view*



Screen rooftop equipment from public view with a parapet or other type of screen

principal structure. The use of fencing and/or dense landscape is encouraged for screening. Chain link, plastic, or vinyl fencing as screening materials is prohibited.

All outdoor mechanical equipment, including air conditioning, heating and ventilation systems, shall be placed on the roof, to the rear or side of a building, or be otherwise visually screened from public view. In no case shall the placement of mechanical equipment be allowed along the University Avenue, Colonel Glenn Road, or Asher Avenue frontage of a building. Mechanical equipment placed on the roof of a building shall be screened from view from any of the abutting streets by parapets or other types of visual screenings.

### ***Building Design***

These building design standards provide guidance regarding the exterior design treatment of buildings in the UD. The standards, however, express general design principles, and are intended to promote attractive, high-quality building designs, rather than to dictate a specific architectural style or a fixed set of specific design solutions. The primary goal of the building design standards is to help those undertaking new development, or improving existing structures within this district, to design in a manner that is appropriate to and compatible with the desired character and visual appearance of the district as a whole, and each character area in particular.

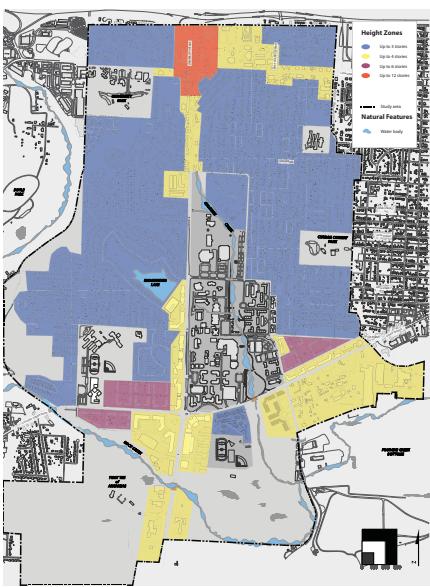
The intent of the building design standards is to create a distinct character and identity in the UD by promoting buildings that establish the street as an “outdoor room” of safe, attractive, human-scaled space that is comfortable for walking and shopping.

#### *a) Scale and Massing*

The massing and scale of each building shall be designed in a manner that is appropriate to its site, as well as related to and compatible with the massing and scale of neighboring buildings.

Building heights vary by zoning district, as well as by “character area,” as established elsewhere in the Revitalization Plan, except that at the northern edge of the district, in the zone along University Avenue between I-630 and approximately 12th Street may accommodate structures up to twelve (12) stories, as long as appropriate massing transitions and buffering are provided to minimize impacts on adjoining development.

Regardless of the number of stories, building volumes shall be articulated into three distinct vertical components: a “base,” a “middle,” and a “top.” Floor to floor heights shall be expressed on the exterior of a building (e.g., through cornices, projections, etc.). Typical ceiling heights appropriate to the



Building heights are established in the “character areas”

intended use or uses of the building shall serve as the basis for articulating façade elements and maintaining a human scale, as follows:

- Residential uses, ground floor: 8-9 feet.
- Office or retail uses, ground floor: 10-15 feet. If the ground floor includes an arcade, the clear height of the arcade should be toward the upper reach of this range, which, coupled with the use of properly spaced columns, will maximize visibility from the street.
- Office or residential uses, upper floors: 8-12 feet.

Different uses on different floors, such as office or residential over retail, shall be expressed in the architecture of buildings. Step-backs, balconies, and architectural detailing on upper floors, and canopies and colonnades at the street level are encouraged to provide vitality to the street and to reduce the perceived size and scale of buildings.

Uninterrupted expanses of solid wall shall be avoided, especially along street frontages. If a solid wall is required by program or building code on a façade that fronts the street, the facade shall be visually partitioned into building modules, not exceeding 30 feet in length, through the use of architectural detailing (e.g., ribs or pilasters, piers, or false fenestration patterns), or projections and recesses created with canopies or awnings, arcades, porches, dormers, etc.

If a building is located on a block corner, such building shall “turn the corner” by incorporating a special corner feature such as a tower. The tower may be decorative or functional, such as when used to house stairs or an elevator. A towers can be ornamented with clocks (mechanical or sun dials) or medallions, especially designed signage, circular or rose windows, etc. Towers may also be used to highlight a main building entrance, even if not located on the corner.

The height of a tower should be proportioned to the overall massing of the building, but generally should be no taller than one and one-third (1 1/3) of the maximum roof height. In plan, the tower should be no larger than one fourth (1/4) of the longest dimension of the building.

#### *b) Entrances and Fenestration*

A regular pattern of solids to voids shall be used to establish a rhythm and a hierarchy of elements on the building façade. While the elements themselves may change, the pattern should be used in a consistent manner on all the building elevations. It should also be compatible with the pattern found on adjacent buildings.

Doorways, windows, and other façade openings shall be located to reflect and contribute to a human scale and to create visual interest at the street



*Use cornices, projections, and other architectural features to articulate the floor to floor height on the exterior of a building*



*Express the different uses in a mixed use building in the exterior architecture (stepbacks, balconies, etc.)*



*Visually partition any solid wall that fronts a street through the use of pilasters, piers, false windows, canopies, arcades, etc.*



*Locate the main building entrance on the primary building facade and make it clearly visible from the street*



*Emphasize the location of the main entrance through architectural detailing*



*Provide shelter from the elements at the building entrance*



*Ground floor facade “transparency” is critical for nonresidential uses (retail)*

level.

The primary building façade of a nonresidential building shall contain the main building entrance, and this entrance shall be clearly visible from a major street. Placing building entrances at street corners is encouraged, to take advantage of merging streams of traffic for maximum visibility. It also creates a more prominent presence at the intersection, helping the building to be a more memorable and distinctive landmark.

Architectural detailing can be used to emphasize the location of the main entrance, both visually and functionally. Other entrances to a building, including those from side or parking, shall be treated as secondary entrances. Direct, convenient pedestrian access shall be provided from all entrances into a building.

Shelter shall be provided at the building entrance, in the form of awnings, arcades, porches, or other architectural features, to create a place to transition from indoors to outdoors during inclement weather.

When separate rentable spaces are housed in the ground floor of any building, separate entrances shall be required onto the sidewalk for each space, except when two or more stores share a vestibule.

Residential buildings typically will have a greater proportion of wall to openings. Windows and other openings shall be placed with careful attention to providing privacy in the building as well as in neighboring buildings.

Non-residential buildings and multistory or mixed-used buildings that have retail or office uses on the ground floor shall have a more open façade. Transparent, non-reflective glazing shall be used for all windows located on the ground floor façade.

A minimum of 75% of ground floor facades and 30% of upper floor walls shall be transparent and provide visual accessibility to major streets. Providing windows and doors facing the street creates a strong impression of “eyes on the street.” This is desirable to maximize a sense of security through passive surveillance, as well as to provide a lively atmosphere for walking. Blanked-out storefront windows or windows that look into unused dead space do not meet this requirement.

Windows above the first level of a building shall generally be oriented vertically. In addition, those upper floor windows that directly face onto a public street shall be divided into individual units, rather than a continuous “ribbon.”

Windows shall be recessed or shall project as bays from the main wall of

the façade so as to create texture and shadows that add to the visual interest of the building, as well as the perception that individual people or activities are behind individual windows.

c) *Architecture*

A specific architectural style is not mandated by these standards. This is in recognition that the primary goal is to promote quality design and creativity in all development—not to ensure architectural uniformity throughout the UD. While design compatibility and community identity are important factors, both can be achieved through a variety of designs.

Variety in building material is encouraged. Selected building materials shall create “texture” or introduce patterns or color in walls, roofs, or accents, in order to avoid monotonous surfaces. Changing materials throughout a building façade also creates visual interest, but the changes should be consistent on all sides of the structure.

All principal buildings shall be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain their appearance over time including, but not limited to:

- Natural or synthetic stone
- Brick
- Stucco
- Integrally-colored, textured, or glazed concrete masonry units
- Approved textured, pre-stressed concrete systems
- Glass
- Standing seam metal roofs

When feasible, buildings should incorporate materials contain a high percentage of recycled content, and that have been manufactured and, where possible, extracted regionally to reduce the amount of energy required for transportation. Bio-based building materials should be incorporated where possible.

For roofing, ENERGY STAR compliant (highly reflective) and high emissivity roof roofing material shall be used for at least 75% of the roof surface. The use of “green” vegetative roofs is also encouraged.

The following materials are discouraged in general:

- Un-articulated concrete masonry units
- Painted concrete masonry units
- Metal structures
- Vinyl

Ancillary buildings and structures should be designed with the same care



*Use materials carefully to create texture and variety throughout a building facade.*



*Select bio-based, recycled/recyclable, regionally produced building materials when feasible*



*Use “green” vegetative roofs where possible*



*Create a coordinated color palette for the entire development, taking into consideration adjacent development*



*Use color variations to break up the mass, but limit the number of colors (base, accent, and trim), and use them in a consistent manner on all sides of the building*

as their principal structures, and shall incorporate materials and detailing compatible with the principal structure.

Color shall be used as an integral element of the overall design of all structures. A coordinated palette of colors shall be created for the entire development, which shall be compatible with, but does not have to be identical to those of adjacent developments.

Color variations shall be used to break up the mass of the building and to provide interest, but should not be overdone—a good rule of thumb is to limit number of color choices in any given building to a base color, accent color(s), and trim color(s).

Color shall be used in a consistent manner on all sides of your building. In particular, if the building is located on a corner, the front façade treatment should “turn the corner” to provide continuity.

### ***Signage***

A system of well-designed, consistent signage can reinforce an area's sense of place and contribute to a positive visitor's experience. Signage can also be used to establish the boundaries of a district, enhance the perception of an area as safe, clean, and welcoming, and celebrate unique characteristics of an area to make it more memorable. All signage in the UD-DOD shall comply with the criteria for types, number, size, and location provided in Article X of the Zoning Ordinance, except as follows:

- No off-site advertising
- No pole-mounted signs