

DIVISION 2. REGULATIONS--DOWNTOWN CORRIDOR ("D")

Sec. 34-556. Uses.

The uses allowed within this district are those designated within the matrix set forth within section 34-796.

(5-19-08(3))

Sec. 34-557. Height regulations

The following height regulations shall apply to buildings and structures within the Downtown Corridor district, except as provided within section 34-558(a) (stepback requirement):

- (1) *Minimum:* Forty-five (45) feet.
- (2) *Maximum:* Seventy (70) feet, subject to streetwall regulations.
- (3) *With special use permit:* One hundred one (101) feet.

(5-19-08(3))

Sec. 34-558. Streetwall regulations.

(a) *Stepback requirement.* The minimum height of the streetwall of any building or structure shall be forty (40) feet and the maximum height of the streetwall shall be forty-five (45) feet, containing exactly three (3) interior floors. After forty-five (45) feet, there shall be a minimum stepback of twenty-five (25) feet along the length of the streetwall. However, any streetwall fronting upon a numbered street within this district between Ridge Street and 10th Street, East shall, after forty-five (45) feet, be required to have a stepback of five (5) feet. These requirements shall not apply to any buildings or structures on Water Street.

(b) *Setbacks.*

(1) *Primary and linking street frontage.* At least seventy-five (75) percent of the streetwall of a building must be built to the property line adjacent to a primary street. For the remaining portion of streetwall (i.e., twenty-five (25) percent), the maximum permitted setback is twenty (20) feet; however, (i) if streetscape trees are provided to the standards set forth in section 34-870, or (ii) pursuant to a special use permit granted by city council, up to fifty (50) percent of the streetwall of a building may be set back twenty (20) feet.

(2) *Side and rear setback, adjacent to any low density residential district:* Twenty (20) feet, minimum.

(3) *Side and rear setback, adjacent to any other zoning district:* None required.

(5-19-08(3))

Sec. 34-559. Buffer regulations.

Adjacent to any low-density residential district, side and rear buffers (S-2 type) shall be required, ten (10) feet, minimum (refer to section 34-871).

(5-19-08(3))

Sec. 34-560. Density regulations.

Residential density shall not exceed forty-three (43) DUA; however, up to two hundred forty (240) DUA may be allowed by special use permit. The minimum density required for multifamily developments (new construction only) shall be twenty-one (21) DUA.

(5-19-08(3); 9-15-08(2))

Sec. 34-561. Reserved.

Editor's note: Ord. of September 15, 2008, repealed § 34-561, which pertained to multifamily developments--bedroom limitations. See also the Code Comparative Table.

Sec. 34-562. Mixed-use developments--Additional regulations.

(a) No less than twenty-five (25) percent of the gross floor area of a mixed-use development must be designed and occupied for residential use.

(b) No ground floor residential uses may front on a primary street, unless a building fronts on more than one (1) primary street, in which case ground floor residential uses may front on one (1) primary street. Under no circumstances, however, shall any ground floor residential uses front on Main Street, Market Street or Water Street.

(c) All entrances shall be sheltered from the weather, and lighted.

(d) Where any building or development occupies one (1) or more parcels constituting an entire city block, courtyards shall be provided (subject to the street wall requirements set forth, above, within this division). Such courtyards shall be accessible from adjacent streets.

(5-19-08(3))

Sec. 34-563. Off-street loading areas.

Off-street loading areas may not face public right-of-way.

(5-19-08(3))

Secs. 34-564--34-575. Reserved.