

and the Urban Neighborhood South (UN-S). Tables 5-5 through 5-7 provide the development standards for the UN districts.

509.01. Conflict with other Sections. Where there is conflict between these Urban Neighborhood District (UN-E, UN-W, and UN-S) provisions and other sections of the Zoning Ordinance, these district regulations shall govern.

509.02 Urban Neighborhood East (UN-E) District Development and Design Standards. Table 5-5 prescribes development and design standards applicable to the Urban Neighborhood East (UN-E) District. Single-family detached, zero lot-line, twin house, duplex, cottage housing development, and ADDU uses are exempt from these standards.

Table 5-5

| Development and design standard requirements within the Urban Neighborhood East District (UN-E) | |
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| Density | 85 bedrooms per acre for Mixed Use, Multiple Unit Development, Town House, and Private Dormitory use. See Section 502.02 for all other performance residential use standards. |
| Setbacks | Front: 15 feet* Side: 15 feet* Rear: 15 feet / 20 feet if building abuts a single-family district* *For buildings with three (3) or fewer stories; however, if the building is located across the street from or adjacent to a single-family district, an additional ½ feet of setback shall be required for each one (1) foot of building height over 30 feet. |
| Structure Height | Structure height shall not exceed 45 feet. * An additional four (4) to six (6) feet of height for a decorative cornice or parapet wall is allowed. If a parcel is across the street from or adjacent to a single-family residential zoning district, the maximum structure height shall be 35 feet. <i>(See definition Structure, Height Section 203)</i> |
| Story Height | West of South or North Ross Street: The minimum ground story height for nonresidential uses shall be 18 feet. The minimum ground story height for ground story residential shall be 15 feet. The minimum upper story height shall be 10.5 feet. Buildings which include both nonresidential and residential uses at the ground story shall arrange the exterior façade so as to give the appearance of a consistent floor line at 18 feet between the ground and second stories. East of South or North Ross Street: The minimum ground story height for nonresidential and residential uses shall be 15 feet. The minimum upper story height shall be 10.5 feet. |
| Floor to Area Ratio (FAR) | 1.5 for Mixed Use, Multiple Unit Development and Private Dormitory use. See Section 502.02 for all other performance residential use standards. For non-residential uses see Table 4-3. |
| Impervious Surface Ratio (ISR) | 0.75 for Mixed Use, Multiple Unit Development and Private Dormitory use. See Section 502.02 for all other performance residential use standards. For non-residential uses see Table 4-3 |

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| <p>Building Mass</p> | <p>The maximum street-facing building length is 240 feet. Buildings on corner lots shall locate at the corner of the highest street classification.</p> <p>Connections made from one building mass to another beyond the maximum building length are limited to hallways, breezeways, and overhead walkways not to exceed 25 feet in combined width per story. The minimum separation between buildings where connections are provided is 15 feet. Such connections shall be setback no less than 30 feet from the property line. Enclosed connections shall be permitted only at the second story and above and shall be fenestrated at 80% to provide transparency through the connecting structure.</p> <p>Articulation in Structure Height: For buildings 100 feet or more in length, the street-facing roof line must have a variation in height. On a corner lot, the variation in height must be located at the corner of the building that addresses both street fronts. Parapets and other prominent architectural details visible from the street which rise above the roofline may account for the required articulation in structure height.</p> <p>Articulation in Building Façade: Buildings 100 feet or more in length must use changes in the depth of plane to create variations in the building face along the street frontage.</p> <p>Forecourts: A portion of the building, not to exceed thirty percent (30%) of the street frontage but not less than ten (10) feet in width, may be used as a recessed area along the front plane for additional entrances and amenity space. Vehicular access shall be prohibited in this space. A maximum of one forecourt is permitted per structure.</p> |
| <p>Functional Entrances</p> | <p>West of South or North Ross Street only:</p> <p>Ground story uses along the street frontage, including ground story residential, shall provide a functional entrance no greater than seventy-five (75) feet apart. On corner lots, a primary entrance shall be located at the corner. Pedestrian alleyways and passages may satisfy this requirement. The Planning Director may waive this requirement.</p> |
| <p>Façade Composition</p> | <p>The maximum length of individual façade compositions along a required building line, generally running parallel to the street frontage, shall be 100 feet. Each façade composition shall be distinct by means of material changes, fenestration, and/or configuration of architectural elements.</p> |
| <p>Fenestration</p> | <p>In all areas:</p> <p>The maximum bulkhead height of the ground story is four (4) feet above the grade level. Spandrel areas shall be no larger than six (6) feet in height for all ground story fenestration.</p> <p>Colored or mirrored glass is not permitted.</p> <p>West of South or North Ross Street:</p> <p>The percentage of openings for glass fenestration of nonresidential uses at street level (ground-story) visible from the street is required to be a minimum of 40% of the total facade area measured from floor to floor.</p> <p>The percentage of openings for glass fenestration at the second story visible from the street is required to be a minimum of 30% of the total facade area measured from floor to floor.</p> |

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| | <p>The percentage of openings for glass fenestration at the third story and above visible from the street is required to be a minimum of 20% of the total façade area measured from floor to floor.</p> <p>East of South or North Ross Street:</p> <p>The percentage of openings for glass fenestration of nonresidential uses at street level (ground story) visible from the street is required to be a minimum of 30% of the total façade area measured from floor to floor.</p> <p>The percentage of openings for glass fenestration at the second story visible from the street is required to be a minimum of 20% of the total façade area measured from floor to floor.</p> <p>The percentage of openings for glass fenestration at the third story and above visible from the street is required to be a minimum of 20% of the total façade area measured from floor to floor.</p> |
| Cladding Materials | <p>Building materials shall consist of stone, masonry, ceramic tile, terracotta tile, wood (not composite), precast concrete and traditional “hard coat” stucco or brick with accents of stucco, limestone, or wood. If synthetic materials are used, they must simulate natural materials and are limited to architectural trim and cornices.</p> <p>Visible sloped roofing shall be slate, asphalt shingles, copper, or pre-finished kynar paint coated metal. (See Urban Core Development Guidelines.)</p> |
| Concealed Equipment and Prohibited Products | <p>The following shall be located or screened so as not to be visible from any public street: air conditioning compressors, window and wall air conditioners, dumpsters, electrical and other utility meters, irrigation and pool pumps, permanent barbecues, satellite antennae, utility appurtenances, mechanical rooftop equipment or ventilation apparatus.</p> |
| Mixed Use Provisions | <p>In all areas:</p> <p>Corner lots shall locate any nonresidential uses at the intersection of the highest street classification. Garage entrances, mechanical rooms, blank walls, and areas inaccessible to the general public are prohibited on building corners.</p> <p>Garages, blank walls, service entries, or mechanical rooms shall not exceed 30% of the ground story street frontage.</p> <p>West of South or North Ross Street:</p> <p>Buildings 100 feet or greater must contain an active use at the ground story for no less than 70% of the length of any street frontage. No more than 50% of ground story street frontage shall be used as private amenity space for exclusive use by residents of the building. The Planning Director may reduce the minimum frontage of active use space required to accommodate for unique circumstances. Such reductions shall not exceed ten (10) feet.</p> <p>East of South or North Ross Street:</p> <p>Buildings 100 feet or longer must contain an active use at the ground story for no less than 70% of the length of any street frontage. The Planning Director may reduce the minimum frontage of active use space required to accommodate for unique circumstances. Such reductions shall not exceed ten (10) feet.</p> |
| Residential Use Provisions | <p>Ground story residential units shall be designed as independent living units with a primary entrance that takes access from the public right of way or nearest</p> |

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| | <p>sidewalk. No more than four individual units may share said entryway. Units on the 3rd story and above shall take separate access interior to the building.</p> <p>Minimum unit width: 18 feet Maximum unit width: 50 feet Minimum front setback: 5 feet Minimum fenestration: 30%</p> <p><i>(See Section 502.02(A.) for fee-simple Single-family detached)</i></p> |
| <p>Open Space Requirements</p> | <p>0.15 open space shall be required for Performance Residential Developments on parcels greater than one (1) acre.</p> <p>On parcels less than one (1) acre, no separate platted open space lots shall be required, however the required 0.15 open space shall be calculated and subtracted from the developable parcel. The remainder of this calculation will be the basis for determining the total of units allowed. The open space calculation shall be divided equally among and attached to each lot. This minimum open space shall be designated on the subdivision plat and shall not be used for the placement of any structures, parking, or bufferyard.</p> <p><i>Example: For a single-family performance residential, the minimum lot size is 5,000 s.f.</i></p> $22,000 \text{ s.f.} \times 0.15 = 3300$ $22,000 - 3300 = 18,700$ $18,700 \div 5,000 = 3.74 \text{ lots.}$ <p><i>The maximum number of lots allowed would be 3. The minimum amount of open to be added to each lot would be 1,100 s.f.</i></p> |
| <p>Parking Requirement</p> | <p>See Section 513 for parking requirement.</p> <p>A maximum of 20 percent of required parking spaces may be provided off-site at a public parking facility through a lease arrangement with the City of Auburn. Development approval is subject to availability of the needed number of spaces at a City-owned parking facility.</p> |
| <p>Parking Lot Screening</p> | <p>In all areas:</p> <p>The planting requirement shall be 1 canopy tree and 6 shrubs for every twenty-five (25) feet of ROW frontage. The planting requirements and buffer width may vary due to site conditions at the discretion of the Planning Director.</p> <p>Surface parking adjacent to any street ROW shall also be screened with a Type 1, Option A fence (see Figure 4-2) with support piers that are clad with stone, brick, stucco or architecturally decorative concrete block.</p> <p>West of South or North Ross Street:</p> <p>Grade level parking (surface or structured) must be screened with a structure. In cases where the parking cannot be screened by a structure of the permitted use as determined by the Planning Director, parking adjacent to any street ROW must be separated with a planted buffer at least ten (10) feet wide.</p> <p>East of South or North Ross Street:</p> <p>Grade level parking (surface or structured) must be located behind the front building facades. Grade level structured parking located at the perimeter of a structure must be screened so that cars are not visible from adjacent streets. Screening must use approved cladding material or vegetation to hide parked vehicles and shield lighting. Sloped ramps must not be discernable along the perimeter of the parking structure. In cases where the parking cannot be screened by a structure of the permitted use as determined by the Planning</p> |

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| | Director, parking adjacent to any street ROW must be separated with a planted buffer at least five (5) feet wide. |
| Streetscape and Public Improvements | For streetscape or other public improvements see Section 5 of the Engineering Design and Construction Manual and any adopted streetscape plans for streets that the development is adjacent to. |
| Signage | See Section 605.04. (A.), Building Signs in the Urban Core, College Edge Overlay District, and Urban Neighborhood Districts. |
| Balconies | A license agreement shall be required for any balcony projection into the right-of-way. The license agreement must be approved prior to construction release or issuance of a building permit. Application for any balcony encroachment must be made to both the Planning Director and the City Engineer for review, and the format of the license shall be determined and approved by the City Attorney. Official approval of such agreement shall be by resolution of the City Council. Buildings with balconies must have covenants that prohibit leaving unsightly debris, clothing, banners or other materials visible from public view. Enforcement of covenants shall be the responsibility of the Homeowners' or Condominium Association. |
| Awnings and Canopies | Sloped or flat awnings and canopies are allowed. Awnings fabricated of canvas or metal are allowed. Awnings may be placed above and extend the width of any door or window, or extend up to 85% of the width of the building façade along the street line, whichever is greater; and must be supported from the building façade with suspension rods. Support structures for awnings or canopies cannot extend from the sidewalk. Awnings slopes may be flat to 45 degrees maximum and may not exceed 5 feet in vertical height. |
| Waivers | Applicants should meet early on with Planning staff and refer to the Downtown Design Guidelines for additional information and recommendations. These standards shall be met in addition to all other standards of this Ordinance, unless specifically exempted. Any proposed deviation from these standards shall be requested in the form of a waiver and shall be reviewed and approved by the Planning Commission. In considering any request for a waiver of these standards, the Planning Commission may request that the proposed deviation be reviewed and evaluated by the Downtown Design and Review Committee. |

For Development approval process see Section 802. Pre-application conference is encouraged.

509.03 Urban Neighborhood West (UN-W) District Development and Design Standards. Table 5-6 prescribes development and design standards applicable to the Urban Neighborhood West (UN-W) District. Single-family detached, zero lot-line, twin house, duplex, cottage housing development, and ADDU uses are exempt from these standards.

Table 5-6

| Development and design standard requirements within the Urban Neighborhood West District (UN-W) | |
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| Density | 170 bedrooms per acre for Mixed Use, Multiple Unit Development, Town House, and Private Dormitory use. See Section 502.02 for all other performance residential use standards. |