

507.02. Urban Core (UC) District Development and Design Standards. Table 5-3 prescribes development and design standards applicable to the Urban Core (UC) District.

Table 5-3

Development and design standard requirements within the Urban Core (UC) District	
Setback	All structures shall be set back no further than 10 feet from any designated corridor (see Section 429) or primary street frontage.
Structure Height	Structure height shall not exceed 75 feet measured from grade to the top of the roof structure. For lots where the grade slopes, height shall be measured from the highest point on grade. (An additional 4 to 6 feet of height for a decorative cornice or parapet is allowed.)
Story Height	<p>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. 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.</p> <p>The minimum upper story height shall be 10.5 feet.</p>
Floor to Area Ratio (FAR)	8.5
Building Mass	<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>
Functional Entrances	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.
Façade Composition	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.
Fenestration	<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>North of East Thach Avenue:</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 50% 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> <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>South of East Thach Avenue:</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 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 30% 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.</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	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 barbeques, satellite antennae, utility appurtenances, mechanical rooftop equipment or ventilation apparatus.
Mixed Use Provisions	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

	<p>minimum frontage of active use space required to accommodate for unique circumstances. Such reductions shall not exceed ten (10) feet.</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>In addition to the requirements for conditional use approval in Section 803, applications for conditional use approval within the UC shall submit building elevations and covenants for the proposed development.</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 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>Ground story residential uses are prohibited on the following streets:</p> <ol style="list-style-type: none"> 1. North College Street between East/West Magnolia Avenue and the railroad right of way between East/West Glenn Avenue and Mitcham Avenue 2. South College Street between East/West Magnolia Avenue and East Thach Avenue 3. West Glenn Avenue between Wright Street and North College Street 4. East Glenn Avenue between North College Street and North Gay Street 5. West Magnolia Avenue between Wright Street and North/South College Street 6. East Magnolia Avenue between North/South College Street and North/South Gay Street <p>Additionally, no more than 30% of ground story street frontage shall be used for residential uses in the UC zoning district on the following streets*</p> <ol style="list-style-type: none"> 1. Other than noted above, all streets north of East/West Thach Avenue. 2. South College Street south of East Thatch Avenue. 3. South Gay Street south of East Thatch Avenue. <p><i>* The Planning Director may waive this limitation</i></p>
Parking Requirement	<p>Residential uses in the UC shall provide one (1) parking space per bedroom. Required parking shall be provided either:</p> <ol style="list-style-type: none"> a) On Site; b) Within one thousand (1,000 feet) of the development site through an arrangement with the property owner or lessee (a long-term lease, recorded easement, etc.) acceptable to the Planning Director that will be filed with the Planning Department and verified annually; or

	<p>c) By payment into a City parking fund in a standard amount established by the City Council, should the City Council choose to establish such a fund.</p> <p>Hotel and condotel uses shall be subject to parking requirements as set forth in Section 513.02(B).</p> <p>No off-street parking will be required for nonresidential uses in the Urban Core (UC) District; however, no more than 50% of the gross surface area of any property within the Urban Core (UC) shall be utilized for vehicular drives or parking spaces. This limitation shall not apply to parking garages or parking otherwise incorporated into habitable building structures.</p>
Parking Lot Screening	<p>Surface parking 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>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>Ground story parking in a structure shall be setback no less than 15 feet from the property line and shall be screened using an appropriate façade composition or use. Where upper stories of structured parking are located at the perimeter of a building, they must be screened so that cars are not visible from adjacent streets. Sloped ramps must not be discernable along the perimeter of the parking structure. Architectural and/or vegetative screens must be used to articulate the façade, hide parked vehicles and shield lighting.</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 meet the Cladding Materials and Exterior Wall Palette requirements of this section.</p>
Streetscape and Public Improvements	<p>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.</p>
Signage	<p>See Section 605.04. (A.), Building Signs in the Urban Core, College Edge Overlay District, and Urban Neighborhood Districts.</p>
Balconies	<p>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.</p> <p>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.</p>
Awnings and Canopies	<p>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</p>

	<p>along the street line, whichever is greater; and must be supported from the building façade with suspension rods.</p> <p>Support structures for awnings or canopies cannot extend from the sidewalk.</p> <p>Awnings slopes may be flat to 45 degrees maximum and may not exceed 5 feet in vertical height.</p>
Waivers	<p>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.</p>

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

Section 508. College Edge Overlay District (CEOD).

508.01. Conflict with other Sections. Where there is conflict between these College Edge Overlay District (CEOD) provisions and other sections of the Zoning Ordinance, these district regulations shall govern.

508.02. College Edge Overlay District (CEOD) Development and Design Standards. Table 5-4 prescribes development and design standards applicable to the College Edge Overlay District (CEOD). All provisions of the Urban Core (UC) District as stated in Table 5-3 shall apply in the College Edge Overlay District (CEOD), except where specifically detailed below, in which these regulations shall govern.

Table 5-4

Development and design standard requirements within the College Edge Overlay District (CEOD)	
Setback	All structures shall be located on the property line at the College/Magnolia right-of-way.
Parking Requirement	<p>Residential uses in the CEOD configured as studio or one-bedroom units shall provide one (1) parking space per residential unit. Residential uses in the CEOD with two (2) or more bedrooms per unit shall provide one and one-half (1.5) parking spaces per residential unit. Required parking shall be provided either:</p> <ul style="list-style-type: none"> a. On Site; b. Within one thousand (1,000 feet) of the development site through an arrangement with the property owner or lessee (a long-term lease, recorded easement, etc.) acceptable to the Planning Director that will be filed with the Planning Department and verified annually; or c. By payment into a City parking fund in a standard amount established by the City Council, should the City Council choose to establish such a fund. <p>Hotel and condotel uses shall be subject to parking requirements as set forth in Section 513.02(B)</p>

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

Section 509. Urban Neighborhood District (UN). The Urban Neighborhood Zoning District is divided into three (3) sub-districts; the Urban Neighborhood East (UN-E), the Urban Neighborhood West (UN-W)