

**City of Auburn Planning Commission
PL-2021-00174 'Zoning Ordinance Text Amendment – Downtown Design
Standards'**

Review Date: April 1, 2021

Applicant: City of Auburn
Planning Department
171 North Ross Street, Suite 100
Auburn, AL 36830

Case Staff: Logan Kipp, Principal Planner
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Request: Recommendation to City Council for approval of amendments to Article II, Definitions (Section 203) Article V, Detailed Use Regulations (Sections 507, 508, 509, and Tables 5-3, 5-4, 5-5, 5-6, 5-7); and Article VI, Signs (Section 605.04) of the *City of Auburn Zoning Ordinance*

Purpose: The purpose of this text amendment is to add new language relating to Downtown Design Standards. Text proposed for removal is shown as strikeouts. Proposed additions to the text are underlined. All other text shall remain the same.

Recommendation: Approval

Analysis

The purpose of this proposed text amendment is to provide staff with the tools and language to review new construction in the downtown area and provide baseline design standards that have been vetted by design professionals with a vested interest in Auburn's urban fabric and character. These proposed regulations provide minimum design standards which, in conjunction with a pending update of the Downtown Design Guidelines will create a more comprehensive design document.

The City of Auburn created the Downtown Design Review Committee (DDRC) in 2018 for the purposes of conducting architectural reviews of proposed development downtown, and to review the City's design standard requirements in the Urban Core. Following an initial period of proposal reviews to build a base of contextual familiarity, the committee focused on the second of these two purposes in late 2019.

Beginning in January 2020, Planning staff held five work sessions with the Downtown Design Review Committee to address revisions to the current design regulations in the downtown area (UC, CEOD, UN-W, UN-E, UN-S). In February, a moratorium on purpose-built student housing was enacted, giving staff and commissions valuable time to address building code revisions, appropriate residential uses, density, and these design standards. During early sessions with the DDRC, it was decided that the current Downtown Design Guidelines, a separate document created in 2008 at the conclusion of the Urban Core Task Force review and assessment of downtown should be reviewed and updated. The portions of the design requirements that relate to desired design outcomes, urban character, and recommended design characteristics would be

written into the guidelines where appropriate illustrations and additional information could be provided. Specific design criteria such as story height and percent of fenestration would be written into the Zoning Ordinance where it could be enforced. The DDRC and staff prioritized the revision of baseline standards in the Zoning Ordinance and staff directed their attention to this effort while an update to the guidelines would be a subsequent work effort. Discussions between staff and the DDRC were guided by research and suggestions through benchmarking other communities (Nashville, Chattanooga, Charleston, Columbus, San Francisco, Mobile, among others) and through a review and critique of recent projects that have been through the architectural review process and constructed in Auburn. At the final DDRC work session on October 13, 2020, staff and the committee concluded with an understanding that the proposed regulations met their intent and overall represented an improvement to the current regulations.

On November 10th, 2020 Planning staff presented a first draft of the proposed regulations as they had been vetted and prepared with the DDRC in a Joint DDRC/PC work session. The Planning Commission provided staff with valuable direction and staff then reached out to stakeholders including city staff and both local and regional professionals in the design, engineering, and architecture industry. These professionals provided staff with insight into common building practices and design obstacles that the proposed regulations might create. The issues that presented major conflicts with standard building practice were then addressed and two additional joint work sessions were held with the DDRC and Planning Commission to present these changes and finalize the proposed amendment.

In addition to the existing design regulations in the downtown area (UC, CEOD, UN-W, UN-E, UN-S), this proposal adds design criteria to the following aspects of the urban fabric which were not previously considered in the Zoning Ordinance:

- Minimum Story Heights (no change in total structure height)
- Building Mass and Articulation
- Distinct Façade Compositions
- Functional Entrances
- Allow a specific urban-style residential use at the ground story
- Waivers

Additional changes to the Zoning Ordinance through the proposed amendment include:

- Provide an additional two feet for architectural details and parapets at the top of a structure
- Remove ground-story commercial use requirement in areas where such uses may be unreasonable and instead require “active uses”
- Increase the amount of fenestration or glazing required at the ground and 2nd story
- Require surface and structured parking to meet certain design characteristics and screening
- Relocate the sign regulations in the downtown area to Article VI, Signs

Other changes proposed by this ordinance correct inaccurate references within the Zoning Ordinance.

Proposed Text Amendment

ARTICLE II. DEFINITIONS. *All other text in this section shall remain.*

Section 203. Definitions.

Active Use: A category of uses in the Urban Core (UC), Urban Neighborhood East (UN-E), Urban Neighborhood West (UN-W), and Urban Neighborhood South (UN-S) Districts that intersects the public-private realm to provide visual, cultural, and social interest to both those that are engaged in the use as well as passers-by. Active Uses include retail and entertainment, recreation, offices, institutions, and ground-story residences with primary entrances that take access from the public right of way and create inviting spaces through their ability to stimulate interactivity.

Articulation, Vertical or Horizontal: In architecture, it is the definition of the formal elements of architectural design and expression. Through degrees of articulation, each part is united with the whole in such a way that the joined parts are put together to form a pattern. The articulation of a building reveals how the parts fit into the whole by emphasizing each part separately. Vertical articulation is the change of patterned façade elements from one vertical band to the left or right. Horizontal articulation is the change of patterned façade elements from one horizontal band or story to the stories above or below.

Building Mass: Refers to the structure in three dimensions (form), not just its outline from a single perspective (shape). Building Mass influences the sense of space which the building encloses, and helps to define both the interior space and the exterior shape of the building.

Bulkhead: The horizontal area between the bottom of the ground story to the bottom of an opening such as a window or bay.

Façade Composition: The arrangement and proportion of façade materials and elements (window, doors, columns, pilasters, bays).

Fenestration: The arrangement of windows and doors on the elevations of a building and their associated level of transparency. Fenestration is often examined as a pattern.

Forecourt: A private frontage wherein a portion of the facade is close to the frontage line and remaining facade is set back from the frontage line.

Functional Entrance: A building opening designed to be used by pedestrians and/or tenants and accessible during regular business hours. It does not include any entry exclusively designated as an emergency exit, entry to mechanical rooms, or a garage door not designed as a pedestrian entrance for the general public.

Spandrel: Horizontal element or infill that marks the floor level between stories and is above the fenestration of the façade.

Story Height: The vertical distance between the floor and the ceiling plus the thickness of the floors between each pane. In situations where the grade level slopes, the beginning of the floor height is the average of the least and greatest vertical distance.

DETAILED USE REGULATIONS. *All other text in this section shall remain.*

Section 507. Urban Core (UC) District.

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 *All other text in this section shall remain.*

Development and design standard requirements within the Urban Core (UC) District	
Setback	<i>No change.</i>
<u>Structure Height</u>	<u>Structure Building</u> 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 four (4) to six (6) feet of height for a decorative cornice or parapet is will be allowed.)
<u>Story Height</u>	<u>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.</u> <u>The minimum upper story height shall be 10.5 feet.</u>
Floor to Area Ratio (FAR)	<i>No change.</i>
<u>Building Mass</u>	<u>The maximum street-facing building length is 240 feet. Buildings on corner lots shall locate at the corner of the highest street classification.</u> <u>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.</u> <u>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.</u> <u>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.</u> <u>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.</u>
<u>Functional Entrances</u>	<u>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.</u>
<u>Façade Composition</u>	<u>The maximum length of individual façade compositions along a required</u>

	<u>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.</u>
<u>Fenestration Glazing</u>	<u>In all areas:</u> <u>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.</u> Colored or mirrored glass is not permitted. <u>North of East Thach Avenue:</u> <u>The percentage of openings for glass fenestration of nonresidential uses at street level (ground-story 1st Floor) visible from the street is required to be a minimum of 50% 30% of the total façade area measured from finish floor line to finish floor line.</u> <u>The percentage of openings for glass fenestration at the second story upper floor levels (2nd floor and above) visible from the street is required to be a minimum of 30% 20% to 40% of the total façade area measured from finish floor line to finish floor line. An exception may be made for retail or office located on the second floor. In this instance, the percentage of openings may be 30% to 50% of the façade.</u> <u>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.</u> <u>South of East Thach Avenue:</u> <u>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.</u> <u>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.</u> <u>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.</u> <u>Windows shall be provided in an orderly, consistent, and rational pattern, symmetrical in the tradition of Downtown Auburn.</u>
<u>Cladding Materials, Exterior Wall Palette, Materials and Composition</u>	<u>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 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.</u> <u>The palette of the exterior building materials must be in a range outlined by the color palette. (See Urban Core Development Guidelines.)</u>

	Brick shall be in a range in color from red to dark reddish brown. Brick texture may be wood mold, wire cut, or smooth face. (See Urban Core Development Guidelines.) Visible sloped roofing shall be slate, asphalt shingles, copper, or pre-finished kynar paint coated metal. (See Urban Core Development Guidelines.)
Concealed Equipment and Prohibited Products	<i>No change.</i>
Mixed Use and Residential Use Provisions	<u>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.</u> <u>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.</u> <u>Garages, blank walls, service entries, or mechanical rooms shall not exceed 30% of the ground story street frontage.</u> Street level (First Floor) uses are required to be retail, office, commercial or institutional. Residential uses may be permitted at street level provided they are located behind the façade of a retail, office, commercial, or institutional use and are not visible from the public right of way. Second level (Second Floor) uses are required to be residential, retail, office, commercial, or institutional. Third level (Third Floor) uses and above are required to be commercial, office or residential. Parcels with frontage along Tichenor Avenue may have the ground floor commercial uses requirement waiver by the Planning Director if market conditions are not favorable to commercial uses in that area. Parcels with frontage along Miller Avenue, Casey Avenue and Armstrong Street are not required to have ground floor commercial uses as part of a residential development. 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.
<u>Residential Use Provisions</u>	<u>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.</u> <u>Minimum unit width: 18 feet</u> <u>Maximum unit width: 50 feet</u> <u>Minimum front setback: 5 feet</u> <u>Minimum fenestration: 30%</u>

	<u>No more than 30% of ground story street frontage shall be used for residential uses in the UC zoning district, north of East Thach Avenue.*</u> <u>Ground story residential uses are prohibited on the following streets:</u> 1. <u>North College Street between East/West Magnolia Avenue and the railroad right of way between East/West Glenn Avenue and Mitcham Avenue</u> 2. <u>South College Street between East/West Magnolia Avenue and East Thach Avenue</u> 3. <u>West Glenn Avenue between Wright Street and North College Street</u> 4. <u>East Glenn Avenue between North College Street and North Gay Street</u> 5. <u>West Magnolia Avenue between Wright Street and North/South College Street</u> 6. <u>East Magnolia Avenue between North/South College Street and North/South Gay Street</u> <i><u>* The Planning Director may waive this limitation</u></i>
Parking Requirement	<i>No change.</i>
Parking Lot Screening	<u>Surface Grade level parking (surface or structured) must be screened with a structure building. In cases where the parking cannot be screened by a structure building 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) 5 feet wide.</u> 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. <u>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.</u> 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.
Streetscape and Public Improvements	For streetscape or other public improvements see Section 5 of the <u>Engineering Public Works Design and Construction Manual and any adopted streetscape plans for streets that the development is adjacent to.</u>
Signage	<u>See Section 605.04.(A.), Building Signs in the Urban Core, College Edge Overlay District, and Urban Neighborhood Districts.</u>

Signage (continued)	Building signs and sandwich board signs as defined in Article VI are the only signs that are allowed in the UC. Signs may be attached to any building façade. In a multi tenant building, the building owner is responsible for distributing the sign allowance among the tenants. Electronic reader boards are prohibited in the UC. Single story building – Building facades that face a public street or that have the main entrance may have one (1) square foot of sign area for each (1) linear foot of building or space width, or sixteen (16) square feet, whichever is greater, but no more than fifty (50) square feet. Other building facades may have one half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than fifty (50) square feet. Multi-story building – Building facades that face a public street or that have the main entrance may have two (2) square feet of sign area for each (1) linear foot of building or space width or thirty two (32) square feet, whichever is greater, but no more than seventy five (75) square feet. Other building facades may have one half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than seventy five (75) square feet. Blade signs are encouraged and a blade sign not exceeding six (6) square feet can be provided in addition to building mounted signage on any façade that has a sidewalk or entrance. A blade mounted sign is defined as an ornamental rod extending perpendicular from the building with a hanging sign suspended from it at a 90 degree angle from building face and street ROW. Blade signs are to be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign. All building signs must be mounted between the first and second floor line, or between the second and third floor line or near the top of the wall. The Planning Director, or appropriate designee, may approve an alternate location for a sign in cases where these locations conflict with or may cause damage to architectural ornamentation of a building. In any case, building signs may not be mounted higher than the building. Signage area for the primary sign is computed by measuring the number of square feet in the smallest rectangle, within all letters, logos, symbols or other elements of the sign can be enclosed. A sandwich board sign is a sign of A frame construction designed for placement on the sidewalk in front of the place of business being advertised, and is generally two (2) sided. Sandwich board signs that meet all of the following criteria may be placed and displayed on a public sidewalk: a. A height of no more than four (4) feet; b. Maximum area of any side is eight (8) square feet; c. No illumination; d. Placed in front of the building or leased space during business hours respective to the use in the building or leased space; e. Maintains a clearance on the sidewalk of at least five (5) feet; and, f. Maintains a distance of at least twenty (20) feet from any other sandwich board sign.
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	Where adjacent buildings are narrow and sign placements on either side make it impossible for a building owner or tenant to meet the sandwich board spacing requirement, the Planning Director, or appropriate designee, may approve an alternative location that maximizes distance between adjacent signs.
Balconies	<i>No change.</i>
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 <u>85</u> 75% 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.
<u>Waivers</u>	<u>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.</u>

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

Section 508. College Edge Overlay District (CEOD).

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 *All other text in this section shall remain.*

Development and design standard requirements within the College Edge Overlay District (CEOD)	
Setback	<i>No change.</i>
Height	Building 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 four (4) feet of height for a decorative cornice or parapet wall will be allowed.)
Floor to Area Ratio (FAR)	8.5
Mixed Use Provisions	Street level (First Floor) uses are required to be retail, office, commercial or institutional. Second level (Second Floor) uses are required to be residential, retail, office,

	commercial, or institutional. Third level (Third Floor) uses and above are required to be commercial, office or residential. In addition to the requirements for conditional use approval in Section 803, applications for conditional use approval within the CEOD shall submit building elevations and covenants for the proposed development.
Parking Requirement	<i>No change.</i>
Parking Lot Screening	Grade level parking (surface or structured) must be screened with a building. In cases where the parking cannot be screened by a building 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 5 feet wide. 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. 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.
Streetscape and Public Improvements	For streetscape or other public improvements see Section 5 of the Public Works Design and Construction Manual
Glazing	The percentage of openings for glass fenestration at street level (1st Floor) is required to be a minimum of 30% of the total facade area measured from finish floor line to finish floor line. The percentage of openings for glass fenestration at upper floor levels (2nd floor and above) is required to be 20% to 40% of the total facade area measured from finish floor line to finish floor line. An exception may be made for retail or office located on the second floor. In this instance, the percentage of openings may be 30% to 50% of the facade. Windows shall be provided in an orderly, consistent, and rational pattern, symmetrical in the tradition of Downtown Auburn. Colored or mirrored glass is not permitted.
Cladding Materials, Exterior Wall Palette, Materials and Composition	Building materials shall consist of 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. The palette of the exterior building materials must be in a range outlined by the color palette. (See Urban Core Development Guidelines.) Brick shall be in a range in color from red to dark reddish brown. Brick texture may be wood mold, wire cut, or smooth face. (See Urban Core Development Guidelines.) Visible sloped roofing shall be slate, asphalt shingles, copper, or pre-finished kynar paint coated metal. (See Urban Core Development Guidelines.)
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.
Signage	Building signs and sandwich board signs as defined in Article VI are the only signs that are allowed in the CEOD. Signs may be attached to any building façade. In a multi tenant building, the building owner is responsible for distributing the sign allowance among the tenants. Electronic reader boards are prohibited in the CEOD. Single story building— Building facades that face a public street or that have the main entrance may have one (1) square foot of sign area for each (1) linear foot of building or space width, or sixteen (16) square feet, whichever is greater, but no more than fifty (50) square feet. Other building facades may have one half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than fifty (50) square feet. Multi story building— Building facades that face a public street or that have the main entrance may have two (2) square feet of sign area for each (1) linear foot of building or space width or thirty two (32) square feet, whichever is greater, but no more than seventy five (75) square feet. Other building facades may have one half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than seventy five (75) square feet. Blade signs are encouraged and a blade sign not exceeding six (6) square feet can be provided in addition to building mounted signage on any façade that has a sidewalk or entrance. A blade mounted sign is defined as an ornamental rod extending perpendicular from the building with a hanging sign suspended from it at a 90 degree angle from building face and street ROW. Blade signs are to be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign. All building signs must be mounted between the first and second floor line, or between the second and third floor line or near the top of the wall. The Planning Director, or appropriate designee, may approve an alternate location for a sign in cases where these locations conflict with or may cause damage to architectural ornamentation of a building. In any case, building signs may not be mounted higher than the building. Signage area for the primary sign is computed by measuring the number of square feet in the smallest rectangle, within all letters, logos, symbols or other elements of the sign can be enclosed. A sandwich board sign is a sign of A frame construction designed for placement on the sidewalk in front of the place of business being advertised, and is generally two (2) sided. Sandwich board signs that meet all of the following criteria may be placed and displayed on a public sidewalk: - A height of no more than four (4) feet; - Maximum area of any side is eight (8) square feet; - No illumination; - Placed in front of the building or leased space during business hours respective to the use in the building or leased space; - Maintains a clearance on the sidewalk of at least five (5) feet; and,

	f. Maintains a distance of at least twenty (20) feet from any other sandwich board sign. Where adjacent buildings are narrow and sign placements on either side make it impossible for a building owner or tenant to meet the sandwich board spacing requirement, the Planning Director, or appropriate designee, may approve an alternative location that maximizes distance between adjacent signs.
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 75% 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.

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

Section 509. Urban Neighborhood District (UN). *No change.*

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 *All other text in this section shall remain.*

Development and design standard requirements within the Urban Neighborhood East District (UN-E)	
Density	85 bedrooms per acre for Mixed Use, Multiple Unit Development, <u>Town House</u>, and Private Dormitory use. See Section 502.02 for all other performance residential use standards.
Setbacks	<i>No change.</i>
<u>Structure</u> Height	<u>Structure</u> Building height shall not exceed 45 feet.* An additional four (4) <u>to six (6)</u> feet of height for a decorative cornice or parapet wall is <u>will</u> be allowed.

	If a parcel is across the street from or adjacent to a single-family residential zoning district, the maximum <u>structure building</u> height shall be 35 feet. <i>(See definition Structure, Height Section 203)</i>
<u>Story Height</u>	<u>West of South or North Ross Street:</u> <u>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.</u> <u>East of South or North Ross Street:</u> <u>The minimum ground story height for nonresidential and residential uses shall be 15 feet. The minimum upper story height shall be 10.5 feet.</u>
Floor to Area Ratio (FAR)	<i>No change.</i>
Impervious Surface Ratio (ISR)	<i>No change.</i>
<u>Building Mass</u>	<u>The maximum street-facing building length is 240 feet. Buildings on corner lots shall locate at the corner of the highest street classification.</u> <u>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.</u> <u>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.</u> <u>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.</u> <u>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.</u>
<u>Functional Entrances</u>	<u>West of South or North Ross Street only:</u> <u>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</u>

	<u>corner. Pedestrian alleyways and passages may satisfy this requirement. The Planning Director may waive this requirement.</u>
<u>Façade Composition</u>	<u>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.</u>
<u>Fenestration</u>	<u>In all areas:</u> <u>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.</u> <u>Colored or mirrored glass is not permitted.</u> <u>West of South or North Ross Street:</u> <u>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.</u> <u>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.</u> <u>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.</u> <u>East of South or North Ross Street:</u> <u>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.</u> <u>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.</u> <u>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.</u>
<u>Cladding Materials</u>	<u>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.</u> <u>Visible sloped roofing shall be slate, asphalt shingles, copper, or pre-finished kynar paint coated metal. (See Urban Core Development Guidelines.)</u>
<u>Concealed Equipment and Prohibited Products</u>	<i>No change.</i>
<u>Mixed Use Provisions</u>	<u>In all areas:</u>

	<u>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.</u> <u>Garages, blank walls, service entries, or mechanical rooms shall not exceed 30% of the ground story street frontage.</u> <u>West of South or North Ross Street:</u> <u>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.</u> <u>East of South or North Ross Street:</u> <u>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.</u>
<u>Residential Use Provisions</u>	<u>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.</u> <u>Minimum unit width: 18 feet</u> <u>Maximum unit width: 50 feet</u> <u>Minimum front setback: 5 feet</u> <u>Minimum fenestration: 30%</u> <u>(See Section 502.02(A.) for fee-simple Single-family detached)</u>
<u>Open Space Requirements</u>	0.15 open space shall be required for Performance Residential Developments on parcels greater than one (1) acre. On parcels less than one (1) acre, no separate platted open space lots shall be required, however the required 0.15 open space shall 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 <u>space</u> shall be designated on the subdivision plat and shall not be used for the placement of any structures, or parking, or bufferyard. <i>Example: For a single-family performance residential, the minimum lot size is 5,000 s.f.</i> $22,000 \text{ s.f.} \times 0.15 = 3300$ $22,000 - 3300 = 18,700$

	$18,700 \div 5,000 = 3.74$ lots. <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>
Parking Requirement	No change.
Parking Lot Screening	<u>In all areas:</u> 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. 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. <u>West of South or North Ross Street:</u> Grade level parking (surface or structured) must be <u>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 located behind the front building facades. If parking is located within a parking structure, the facade of the parking structure facing the street(s) shall be required to be clad with stone, brick, stucco or other decorative materials that complement the exterior of the primary structure.</u> <u>East of South or North Ross Street:</u> Grade level parking (surface or structured) must be located behind the front building facades. <u>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 Director, parking adjacent to any street ROW must be separated with a planted buffer at least five (5) feet wide.</u>
Streetscape and Public Improvements	For streetscape or other public improvements see Section 5 of the <u>Engineering Public Works Design and Construction Manual and any adopted streetscape plans for streets that the development is adjacent to.</u>
Signage	<u>See Section 605.04.(A.), Building Signs in the Urban Core, College Edge Overlay District, and Urban Neighborhood Districts.</u> Building signs and sandwich board signs as defined in Article VI are the only signs that are allowed in the UC. Signs may be attached to any building facade. In a multi tenant building, the building owner is responsible for distributing the sign allowance among the tenants. Electronic reader boards are prohibited in the UC. Single story building — Building facades that face a public street or that have

	the main entrance may have one (1) square foot of sign area for each (1) linear foot of building or space width, or sixteen (16) square feet, whichever is greater, but no more than fifty (50) square feet. Other building facades may have one half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than fifty (50) square feet. Multi-story building – Building facades that face a public street or that have the main entrance may have two (2) square feet of sign area for each (1) linear foot of building or space width or thirty two (32) square feet, whichever is greater, but no more than seventy five (75) square feet. Other building facades may have one half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than seventy five (75) square feet. Blade signs are encouraged and a blade sign not exceeding six (6) square feet can be provided in addition to building mounted signage on any façade that has a sidewalk or entrance. A blade mounted sign is defined as an ornamental rod extending perpendicular from the building with a hanging sign suspended from it at a 90 degree angle from building face and street ROW. Blade signs are to be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign. All building signs must be mounted between the first and second floor line, or between the second and third floor line or near the top of the wall. The Planning Director, or appropriate designee, may approve an alternate location for a sign in cases where these locations conflict with or may cause damage to architectural ornamentation of a building. In any case, building signs may not be mounted higher than the building. Signage area for the primary sign is computed by measuring the number of square feet in the smallest rectangle, within all letters, logos, symbols or other elements of the sign can be enclosed. A sandwich board sign is a sign of A frame construction designed for placement on the sidewalk in front of the place of business being advertised, and is generally two (2) sided. Sandwich board signs that meet all of the following criteria may be placed and displayed on a public sidewalk: a. A height of no more than four (4) feet; b. Maximum area of any side is eight (8) square feet; c. No illumination; d. Placed in front of the building or leased space during business hours respective to the use in the building or leased space; e. Maintains a clearance on the sidewalk of at least five (5) feet; and, f. Maintains a distance of at least twenty (20) feet from any other sandwich board sign. Where adjacent buildings are narrow and sign placements on either side make it impossible for a building owner or tenant to meet the sandwich board spacing requirement, the Planning Director, or appropriate designee, may approve an alternative location that maximizes distance between adjacent signs.
<u>Balconies</u>	<u>A license agreement shall be required for any balcony projection into the</u>

	<u>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.</u> <u>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.</u>
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 75% 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.
<u>Waivers</u>	<u>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.</u>

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 *All other text in this section shall remain.*

Development and design standard requirements within the Urban Neighborhood West District (UN-W)	
Density	170 bedrooms per acre for Mixed Use, Multiple Unit Development, <u>Town House</u>, and Private Dormitory use. See Section 502.02 for all other performance residential use standards.
Setbacks	<i>No change.</i>
<u>Structure</u> Height	East of North Donahue Drive: <u>Structure Building</u> height shall not exceed 75 feet. An additional four (4) to six (6) feet of height for a decorative cornice or parapet wall is will be allowed. West of North Donahue Drive:

	<u>Structure Building</u> height shall not exceed 50 feet. An additional four (4) to six (6) feet of height for a decorative cornice or parapet wall is will be allowed. <i>(See definition Structure, Height Section 203)</i>
<u>Story Height</u>	<u>East of North Donahue Drive:</u> <u>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.</u> <u>West of North Donahue Drive:</u> <u>The minimum ground story height for nonresidential and residential uses shall be 15 feet. The minimum upper story height shall be 10.5 feet.</u>
<u>Mixed Use Requirements</u>	Parcels with frontage along West Magnolia Avenue and east of North Donahue Drive shall have ground floor commercial uses along West Magnolia Avenue Parcels with frontage along North Donahue Drive between West Magnolia Avenue and West Glenn Avenue may be required to have ground floor commercial uses along North Donahue Drive. The Planning Director may waive those requirements if market conditions are not favorable to commercial uses in that area.
Floor to Area Ratio (FAR)	<i>No change.</i>
Impervious Surface Ratio (ISR)	<i>No change.</i>
<u>Building Mass</u>	<u>The maximum street-facing building length is 240 feet. Buildings on corner lots shall locate at the corner of the highest street classification.</u> <u>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.</u> <u>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.</u> <u>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</u>

	<u>along the street frontage.</u> <u>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.</u>
<u>Functional Entrances</u>	<u>East of North Donahue Drive only:</u> <u>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.</u>
<u>Façade Composition</u>	<u>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.</u>
<u>Fenestration</u>	<u>In all areas:</u> <u>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.</u> <u>Colored or mirrored glass is not permitted.</u> <u>East of North Donahue Drive:</u> <u>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.</u> <u>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.</u> <u>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.</u> <u>West of North Donahue Drive:</u> <u>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.</u> <u>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.</u> <u>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.</u>

<u>Cladding Materials</u>	<u>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.</u> <u>Visible sloped roofing shall be slate, asphalt shingles, copper, or pre-finished kynar paint coated metal. (See Urban Core Development Guidelines.)</u>
Concealed Equipment and Prohibited Products	<i>No change.</i>
<u>Mixed Use Provisions</u>	<u>In all areas:</u> <u>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.</u> <u>Garages, blank walls, service entries, or mechanical rooms shall not exceed 30% of the ground story street frontage.</u> <u>East of North Donahue Drive:</u> <u>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.</u> <u>West of North Donahue Drive:</u> <u>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.</u>
<u>Residential Use Provisions</u>	<u>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.</u> <u>Minimum unit width: 18 feet</u> <u>Maximum unit width: 50 feet</u> <u>Minimum front setback: 5 feet</u> <u>Minimum fenestration: 30%</u> <i>(See Section 502.02(A.) for fee-simple Single-family detached)</i>
Open Space Requirements*	<u>East of North Donahue Drive:</u>

	No open space is required for performance residential uses. West of North Donahue Drive: 0.15 open space shall be required for Performance Residential Developments on parcels greater than one (1) acre. 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. <i>Example: For a single-family performance residential, the minimum lot size is 5,000 s.f.</i> $22,000 \text{ s.f.} \times 0.15 = 3300$ $22,000 - 3300 = 18,700$ $18,700 \div 5,000 = 3.74 \text{ lots.}$ <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> <i>* (See Section 417 for all open space requirements.)</i>
Parking Requirement	No change.
Parking Lot Screening	<u>In all areas:</u> 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. 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. <u>East of North Donahue Drive:</u> Grade level parking (surface or structured) must be screened with a structure. <u>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 located behind the front building facades. If parking is located within a parking structure, the facade of the parking structure facing the street(s) shall be required to be clad with stone, brick, stucco or other decorative materials that complement the exterior of the primary structure.</u> <u>West of North Donahue Drive:</u> 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. <u>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</u>

	<u>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 five (5) feet wide.</u>
Streetscape and Public Improvements	For streetscape or other public improvements see Section 5 of the <u>Engineering Public Works Design and Construction Manual</u> and any adopted <u>streetscape plans for streets that the development is adjacent to.</u>
Signage	<u>See Section 605.04.(A.), Building Signs in the Urban Core, College Edge Overlay District, and Urban Neighborhood Districts.</u> Building signs and sandwich board signs as defined in Article VI are the only signs that are allowed in the UC. Signs may be attached to any building façade. In a multi tenant building, the building owner is responsible for distributing the sign allowance among the tenants. Electronic reader boards are prohibited in the UC. Single story building – Building facades that face a public street or that have the main entrance may have one (1) square foot of sign area for each (1) linear foot of building or space width, or sixteen (16) square feet, whichever is greater, but no more than fifty (50) square feet. Other building facades may have one half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than fifty (50) square feet. Multi-story building – Building facades that face a public street or that have the main entrance may have two (2) square feet of sign area for each (1) linear foot of building or space width or thirty two (32) square feet, whichever is greater, but no more than seventy five (75) square feet. Other building facades may have one half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than seventy five (75) square feet. Blade signs are encouraged and a blade sign not exceeding six (6) square feet can be provided in addition to building mounted signage on any façade that has a sidewalk or entrance. A blade mounted sign is defined as an ornamental rod extending perpendicular from the building with a hanging sign suspended from it at a 90 degree angle from building face and street ROW. Blade signs are to be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign. All building signs must be mounted between the first and second floor line, or between the second and third floor line or near the top of the wall. The Planning Director, or appropriate designee, may approve an alternate location for a sign in cases where these locations conflict with or may cause damage to architectural ornamentation of a building. In any case, building signs may not be mounted higher than the building. Signage area for the primary sign is computed by measuring the number of square feet in the smallest rectangle, within all letters, logos, symbols or other elements of the sign can be enclosed.
Signage (continued)	A sandwich board sign is a sign of A frame construction designed for placement on the sidewalk in front of the place of business being advertised, and is generally two (2) sided. Sandwich board signs that meet all of the following criteria may be placed and displayed on a public sidewalk:

	a. A height of no more than four (4) feet; b. Maximum area of any side is eight (8) square feet; c. No illumination; d. Placed in front of the building or leased space during business hours respective to the use in the building or leased space; e. Maintains a clearance on the sidewalk of at least five (5) feet; and, f. Maintains a distance of at least twenty (20) feet from any other sandwich board sign. Where adjacent buildings are narrow and sign placements on either side make it impossible for a building owner or tenant to meet the sandwich board spacing requirement, the Planning Director, or appropriate designee, may approve an alternative location that maximizes distance between adjacent signs.
<u>Balconies</u>	<u>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.</u> <u>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.</u>
<u>Awnings and Canopies</u>	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 75% 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.
<u>Waivers</u>	<u>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.</u>

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

509.04 Urban Neighborhood South (UN-S) District Development and Design Standards. Table 5-7 prescribes development and design standards applicable to the Urban Neighborhood South (UN-S) District. Single-family detached, zero lot-line, twin house, duplex, cottage housing development, and ADDU uses are exempt from these standards.

Table 5-7 *All other text in this section shall remain.*

Development and design standard requirements within the Urban Neighborhood South District (UN-S)	
Density	85 bedrooms per acre for Mixed Use, Multiple Unit Development, <u>Town House</u> , and Private Dormitory use. See Section 502.02 for all other performance residential use standards.
Setbacks	<i>No change.</i>
<u>Structure</u> Height	<u>Structure Building</u> height shall not exceed 45 feet.* An additional four (4) to six (6) feet of height for a decorative cornice or parapet wall <u>is</u> will be allowed. If a parcel is across the street from or adjacent to a single-family residential zoning district, the maximum <u>structure building</u> height shall be 35 feet. (See definition Structure, Height Section 203)
<u>Story Height</u>	<u>The minimum ground story height for nonresidential and residential uses shall be 15 feet. The minimum upper story height shall be 10.5 feet.</u>
Mixed Use Requirements	Parcels with frontage along south side of East Samford Avenue between South College and South Gay Street and parcels along the west side of South Gay Street that have current commercial uses may be required to have commercial uses on the ground level. The Planning Director may waive those requirements if market conditions are not favorable to commercial uses in that area.
Floor to Area Ratio (FAR)	<i>No change.</i>
Impervious Surface Ratio (ISR)	<i>No change.</i>
<u>Building Mass</u>	<u>The maximum street-facing building length is 240 feet. Buildings on corner lots shall locate at the corner of the highest street classification.</u> <u>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</u>

	<u>connecting structure.</u> <u>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.</u> <u>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.</u> <u>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.</u>
<u>Façade Composition</u>	<u>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.</u>
<u>Fenestration</u>	<u>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.</u> <u>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.</u> <u>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.</u> <u>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.</u> <u>Colored or mirrored glass is not permitted.</u>
<u>Cladding Materials</u>	<u>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.</u> <u>Visible sloped roofing shall be slate, asphalt shingles, copper, or pre-finished kynar paint coated metal. (See Urban Core Development Guidelines.)</u>
<u>Concealed Equipment and Prohibited Products</u>	<i>No change.</i>
<u>Mixed Use Provisions</u>	<u>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. 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.</u>

	<u>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.</u> <u>Garages, blank walls, service entries, or mechanical rooms shall not exceed 30% of the ground story street frontage.</u>
<u>Residential Use Provisions</u>	<u>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.</u> <u>Minimum unit width: 18 feet</u> <u>Maximum unit width: 50 feet</u> <u>Minimum front setback: 5 feet</u> <u>Minimum fenestration: 30%</u> <i>(See Section 502.02(A.) for fee-simple Single-family detached)</i>
<u>Open Space Requirements*</u>	0.15 open space shall be required for Performance Residential Developments on parcels greater than one (1) acre. On parcels less than one (1) acre, no separate platted open space lots shall be required, however the required 0.15 open space shall calculated and subtracted from the 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 <u>space</u> shall be designated on the subdivision plat and shall not be used for the placement of any structures, or parking, or bufferyard. <i>Example: For a single-family performance residential, the minimum lot size is 5,000 s.f.</i> $22,000 \text{ s.f.} \times 0.15 = 3300$ $22,000 - 3300 = 18,700$ $18,700 \div 5,000 = 3.74 \text{ lots.}$ <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>
<u>Parking Requirement</u>	<i>No change.</i>
<u>Parking Lot Screening</u>	Grade level parking (surface or structured) must be located behind the front building facades. <u>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 Director, parking adjacent to any street ROW must be separated with a planted buffer at least five (5) feet wide. If parking is located within a parking structure, the facade of the parking structure facing the street(s) shall be required to be clad with stone, brick, stucco or other decorative materials that complement the exterior of the primary structure.</u>

	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. 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.
Streetscape and Public Improvements	For streetscape or other public improvements see Section 5 of the <u>Engineering Public Works Design and Construction Manual</u> and <u>any adopted streetscape plans for streets that the development is adjacent to.</u>
Signage	<u>See Section 605.04.(A.), Building Signs in the Urban Core, College Edge Overlay District, and Urban Neighborhood Districts.</u> Building signs and sandwich board signs as defined in Article VI are the only signs that are allowed in the UC. Signs may be attached to any building façade. In a multi tenant building, the building owner is responsible for distributing the sign allowance among the tenants. Electronic reader boards are prohibited in the UC. Single story building — Building facades that face a public street or that have the main entrance may have one (1) square foot of sign area for each (1) linear foot of building or space width, or sixteen (16) square feet, whichever is greater, but no more than fifty (50) square feet. Other building facades may have one half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than fifty (50) square feet. Multi-story building — Building facades that face a public street or that have the main entrance may have two (2) square feet of sign area for each (1) linear foot of building or space width or thirty-two (32) square feet, whichever is greater, but no more than seventy five (75) square feet. Other building facades may have one half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than seventy five (75) square feet. Blade signs are encouraged and a blade sign not exceeding six (6) square feet can be provided in addition to building mounted signage on any façade that has a sidewalk or entrance. A blade mounted sign is defined as an ornamental rod extending perpendicular from the building with a hanging sign suspended from it at a 90 degree angle from building face and street ROW. Blade signs are to be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign. All building signs must be mounted between the first and second floor line, or between the second and third floor line or near the top of the wall. The Planning Director, or appropriate designee, may approve an alternate location for a sign in cases where these locations conflict with or may cause damage to architectural ornamentation of a building. In any case, building signs may not be mounted higher than the building. Signage area for the primary sign is computed by measuring the number of square feet in the smallest rectangle, within all letters, logos, symbols or other elements of the sign can be enclosed.

Signage <i>(continued)</i>	A sandwich board sign is a sign of A frame construction designed for placement on the sidewalk in front of the place of business being advertised, and is generally two (2) sided. Sandwich board signs that meet all of the following criteria may be placed and displayed on a public sidewalk: a. A height of no more than four (4) feet; b. Maximum area of any side is eight (8) square feet; c. No illumination; d. Placed in front of the building or leased space during business hours respective to the use in the building or leased space; e. Maintains a clearance on the sidewalk of at least five (5) feet; and, f. Maintains a distance of at least twenty (20) feet from any other sandwich board sign. Where adjacent buildings are narrow and sign placements on either side make it impossible for a building owner or tenant to meet the sandwich board spacing requirement, the Planning Director, or appropriate designee, may approve an alternative location that maximizes distance between adjacent signs.
<u>Balconies</u>	<u>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.</u> <u>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.</u>
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 75% 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.
<u>Waivers</u>	<u>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.</u>

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

ARTICLE VI. SIGNS. *All other text in this section shall remain.*

Section 605. Permitted Signs.

605.04. Building Signs.

- A. Building Signs in the Urban Core, College Edge Overlay District, and Urban Neighborhood Districts.** Building signs and sandwich board signs as defined in Article VI are the only signs that are allowed in the UN-s district. Signs may be attached to any building façade. In a multi-tenant building, the building owner is responsible for distributing the sign allowance among the tenants.

Electronic reader boards are prohibited in the UN-s district.

Single story building – Each building facades that faces a public street or that has the main entrance may have one (1) square foot of sign area for each (1) linear foot of building or space width, or sixteen (16) square feet, whichever is greater, but no more than fifty (50) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than fifty (50) square feet.

Multi-story building – Each building facades that faces a public street or that has the main entrance may have two (2) square feet of sign area for each (1) linear foot of building or space width or thirty-two (32) square feet, whichever is greater, but no more than seventy-five (75) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than seventy-five (75) square feet. Ground story nonresidential uses may have allowable signage area independent from that allowed for the multi-story building. Such uses with facades that face a public street may have two (2) square feet of sign area for each (1) linear foot of bay or thirty-two (32) feet, whichever is greater, but no more than seventy-five (75) feet.

Blade signs are encouraged and a blade sign not exceeding six (6) square feet can be provided in addition to building mounted signage on any façade that has a sidewalk or entrance. A blade mounted sign is defined as an ornamental rod extending perpendicular from the building with a hanging sign suspended from it at a 90-degree angle from building face and street ROW. Blade signs are to be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign.

All building signs must be mounted between the first and second story line, or between the second and third story line or near the top of the wall. The Planning Director, or appropriate designee, may approve an alternate location for a sign in cases where these locations conflict with or may cause damage to architectural ornamentation of a building. In any case, building signs may not be mounted higher than the building. Signage area for the primary sign is computed by measuring the number of square feet in the smallest rectangle, within all letters, logos, symbols or other elements of the sign can be enclosed. Text and graphics on the front of an awning oriented parallel to the building face are allowed and are considered building signage.

A sandwich board sign is a sign of A-frame construction designed for placement on the sidewalk in front of the place of business being advertised, and is generally two (2) sided. Sandwich board signs that meet all of the following criteria may be placed and displayed on a public sidewalk:

1. A height of no more than four (4) feet;
2. Maximum area of any side is eight (8) square feet;
3. No illumination;
4. Placed in front of the building or leased space during business hours respective to the use in the building or leased space;

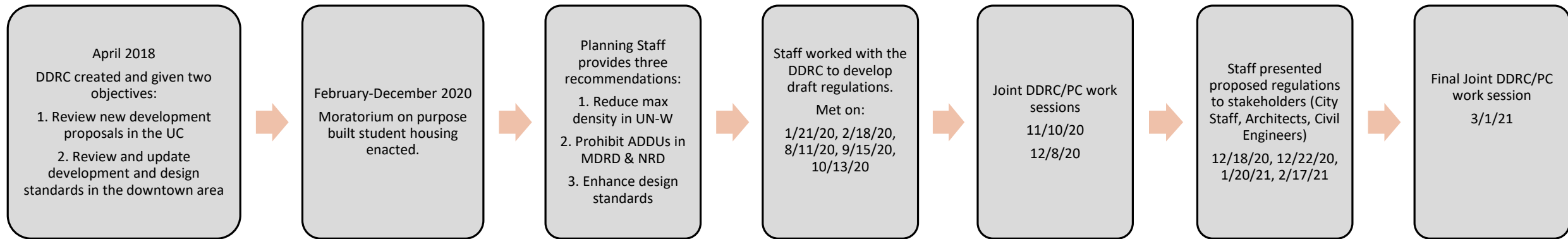
5. Maintains a clearance on the sidewalk of at least five (5) feet; and,
 6. Maintains a distance of at least twenty (20) feet from any other sandwich board sign.
Where adjacent buildings are narrow and sign placements on either side make it impossible for a building owner or tenant to meet the sandwich board spacing requirement, the Planning Director, or appropriate designee, may approve an alternative location that maximizes distance between adjacent signs.
- B. Building Signs in all other zoning districts.** Building signs on any single development site shall not exceed a total of two (2) square feet per linear foot of the main or entry facade. Multi-story structures with outside entrances to businesses on each floor may multiply the allowable building signage area by the number of floors. Multistory buildings with interior entrances and hotel/motel businesses are not allowed to apply the multiplier. ~~Building signs on development sites located in the Urban Core (UC), the College Edge Overlay (CEOD), the Urban Neighborhood (UN E, UN W, and UN S) districts, and the Corridor Redevelopment District – West (CRD W) east of North Donahue Drive, shall be governed under the regulations as set forth in Section 507, Section 508, Section 509, and Section 510, respectively.~~ Prorating of allowable building signage amongst building tenants shall be the responsibility of the owner or property manager, not the Auburn Planning Department.

Downtown Development & Design Standards

PROPOSED REVISIONS

Planning Services
4/8/2021

Background



Definitions

Active Use: A category of uses in the Urban Core (UC), Urban Neighborhood East (UN-E), Urban Neighborhood West (UN-W), and Urban Neighborhood South (UN-S) Districts that intersects the public-private realm to provide visual, cultural, and social interest to both those that are engaged in the use as well as passers-by. Active Uses include retail and entertainment, recreation, offices, institutions, and ground-story residences with primary entrances that take access from the public right of way and create inviting spaces through their ability to stimulate interactivity.

Articulation, Vertical or Horizontal: In architecture, it is the definition of the formal elements of architectural design and expression. Through degrees of articulation, each part is united with the whole in such a way that the joined parts are put together to form a pattern. The articulation of a building reveals how the parts fit into the whole by emphasizing each part separately. Vertical articulation is the change of patterned façade elements from one vertical band to the left or right. Horizontal articulation is the change of patterned façade elements from one horizontal band or story to the stories above or below.

Building Mass: Refers to the structure in three dimensions (form), not just its outline from a single perspective (shape). Building Mass influences the sense of space which the building encloses, and helps to define both the interior space and the exterior shape of the building.

Bulkhead: The horizontal area between the bottom of the ground story to the bottom of an opening such as a window or bay.

Façade Composition: The arrangement and proportion of façade materials and elements (window, doors, columns, pilasters, bays).

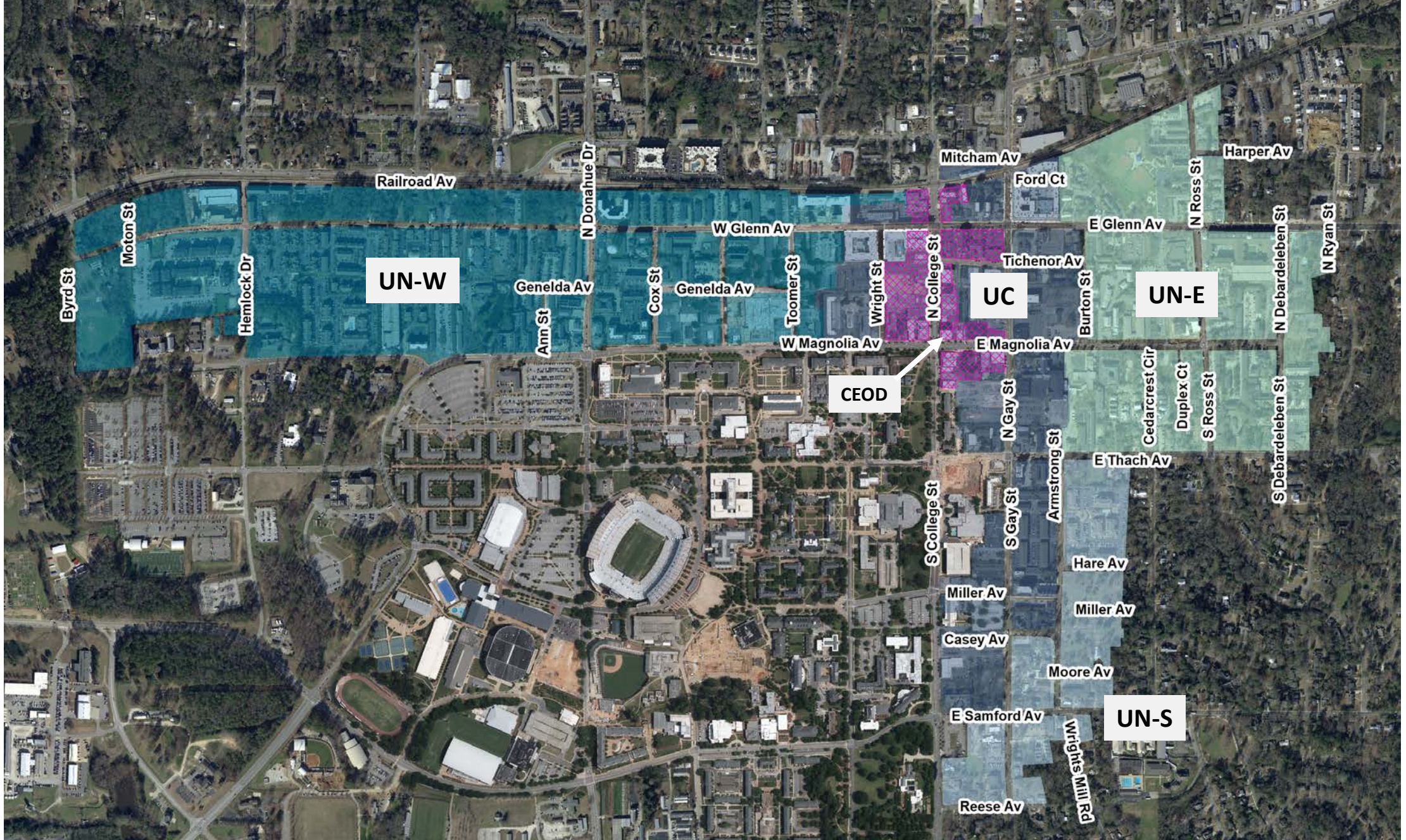
Fenestration: The arrangement of windows and doors on the elevations of a building and their associated level of transparency. Fenestration is often examined as a pattern.

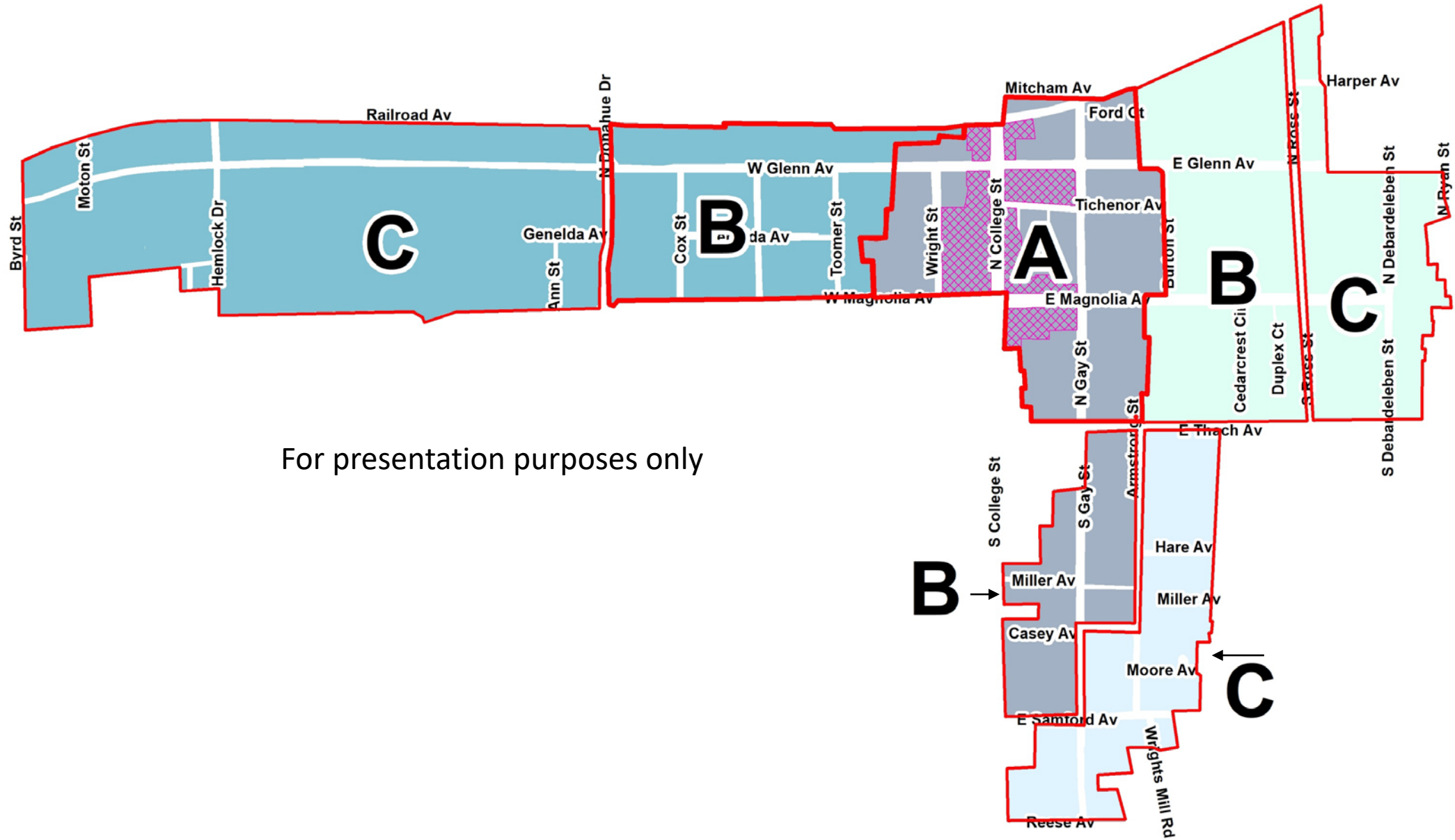
Forecourt: A private frontage wherein a portion of the facade is close to the frontage line and remaining facade is set back from the frontage line.

Functional Entrance: A building opening designed to be used by pedestrians and/or tenants and accessible during regular business hours. It does not include any entry exclusively designated as an emergency exit, entry to mechanical rooms, or a garage door not designed as a pedestrian entrance for the general public.

Spandrel: Horizontal element or infill that marks the floor level between stories and is above the fenestration of the façade.

Story Height: The vertical distance between the floor and the ceiling plus the thickness of the floors between each pane. In situations where the grade level slopes, the beginning of the floor height is the average of the least and greatest vertical distance.





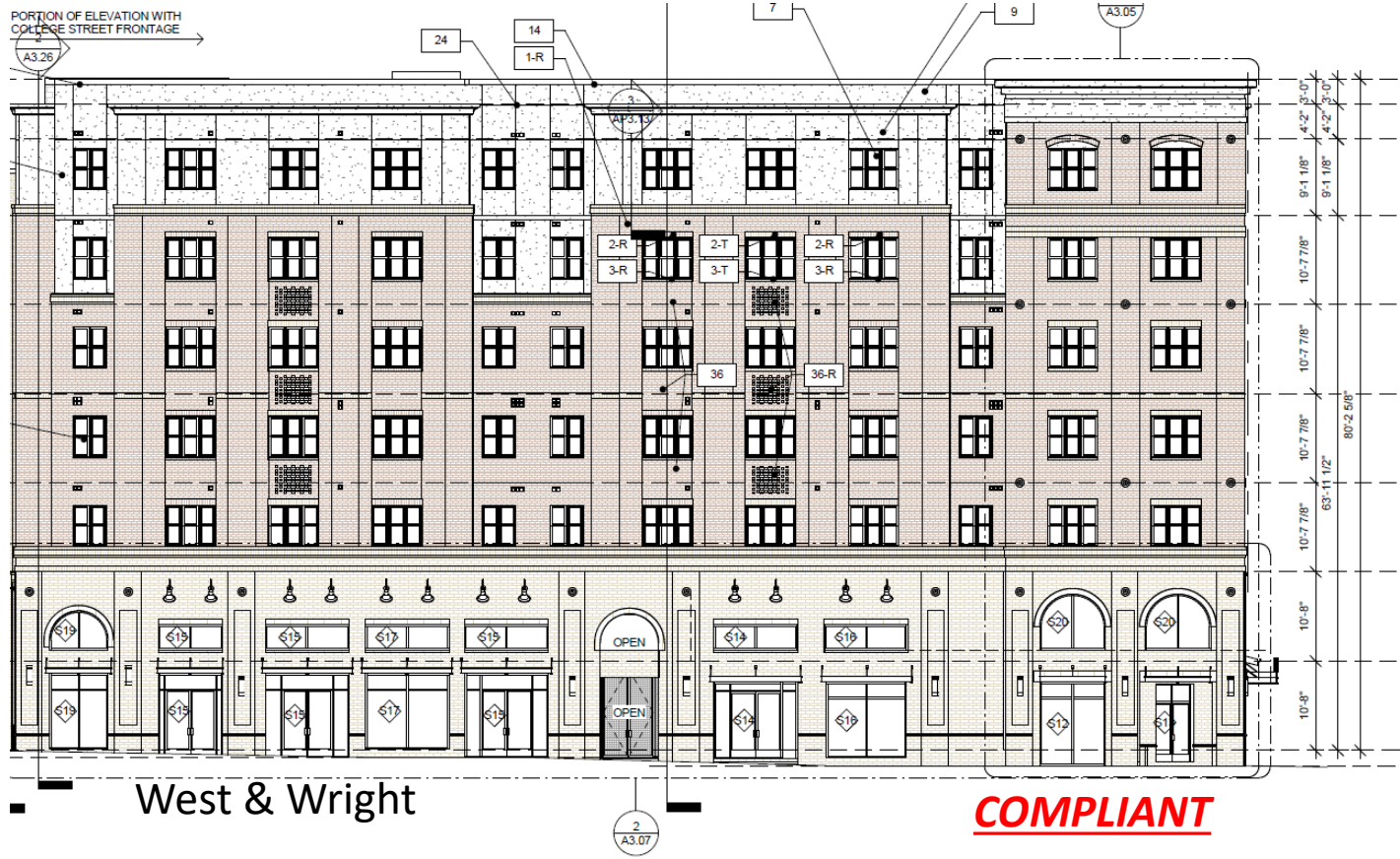
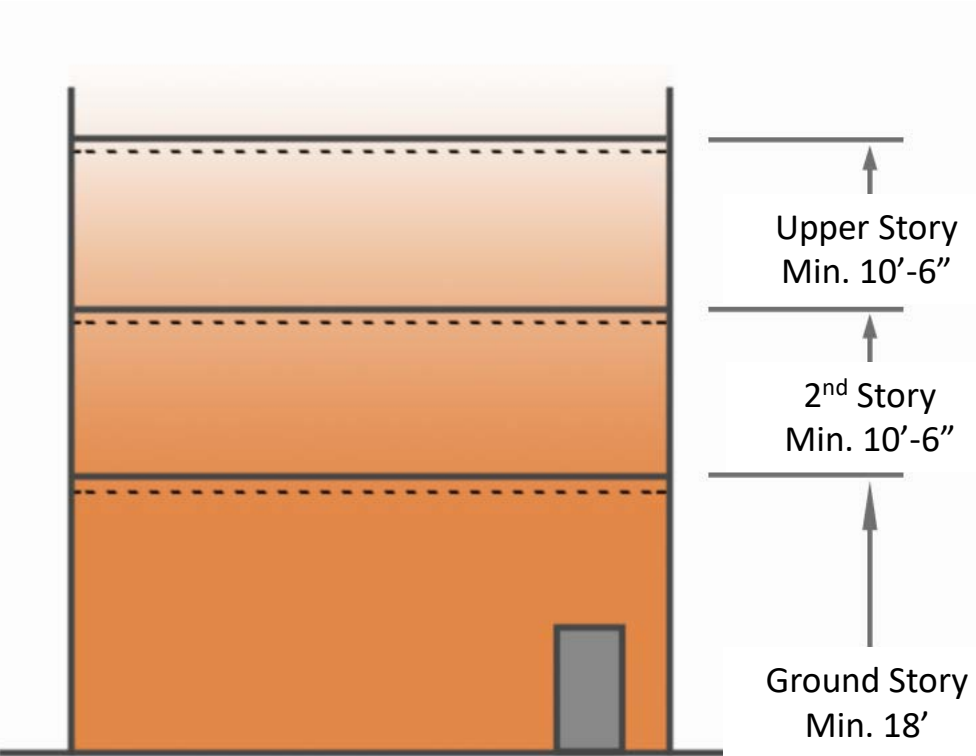
Zone Comparison

Aspect	CEOD UC (North of E Thach)*	UC (South of E Thach)* UN-W (East of N Donahue) UN-E (West of Ross St)	UN-W (West of N Donahue) UN-E (East of Ross St) UN-S
Story Height (Ground/Upper)	18’ or 15’ / 10.5’	18’ or 15’ / 10.5’	15’ / 10.5’
Fenestration	Ground story: 50% 2nd story: 30% Upper: 20%	Ground story: 40% 2nd story: 30% Upper: 20%	Ground story: 30% 2nd story: 20% Upper: 20%
Ground Story Uses	Active Use: 70% Max Amenity: 50% No more than 30% of street façade blank or service entry.	Active Use: 70% Max Amenity: 50% No more than 30% of street façade blank or service entry.	Active Use: 70% Max Amenity: No Maximum No more than 30% of street façade blank or service entry.
Ground Story Residential	Permitted Limit of 30% Prohibited on specific streets	Permitted	Permitted
Parking lot screening (Structured)	Ground story parking setback of 15 feet Upper Story Screening No visible sloped ramps Façade articulation with vegetation or architecture *All UC shall use Façade articulation with vegetation or architecture	Upper Story Screening No visible sloped ramps Façade articulation with vegetation or architecture *All UC shall use Façade articulation with vegetation or architecture	Upper Story Screening No visible sloped ramps Screening with materials
Parking lot screening (Surface)	Clad screen + 10' landscape strip	Clad screen + 10' landscape strip	Clad screen + 5' landscape strip
Functional Entrances	Minimum every 75 feet	Minimum every 75 feet	Not required

Story Height

In the UC, UN-W (East of N Donahue), and UN-E (West of Ross St) zoning districts:
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. The minimum upper story height shall be 10.5 feet, floor to floor.

In the UN-W (West of N Donahue), UN-E (East of Ross St), and UN-S zoning districts:
The minimum ground story height shall be 15 feet, floor to floor. The minimum upper story height shall be 10.5 feet floor to floor.



Building Mass

The maximum street-facing building length is 240 feet.



Antunovich Associates

The Hub (proposed)

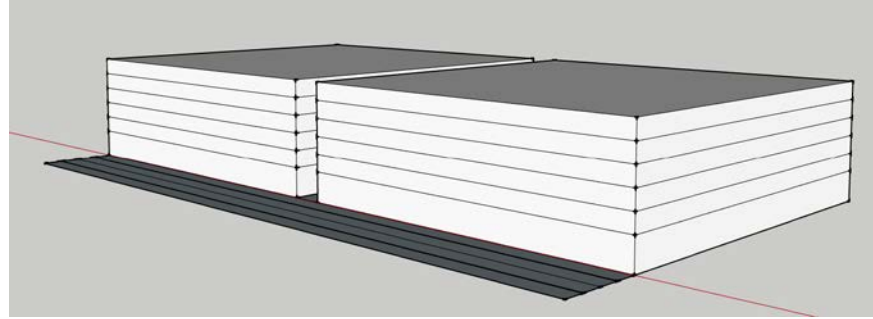


Antunovich Associates

NONCOMPLIANT

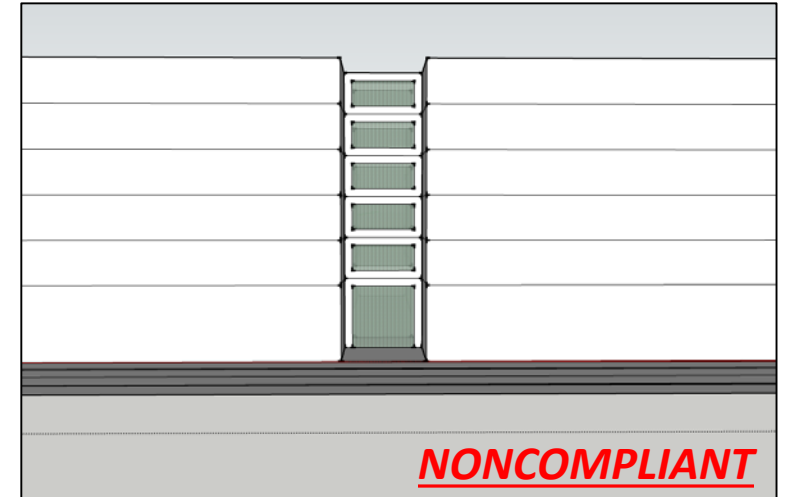
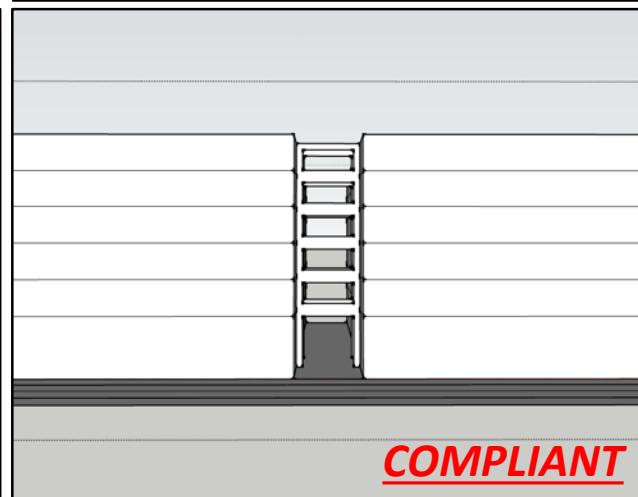
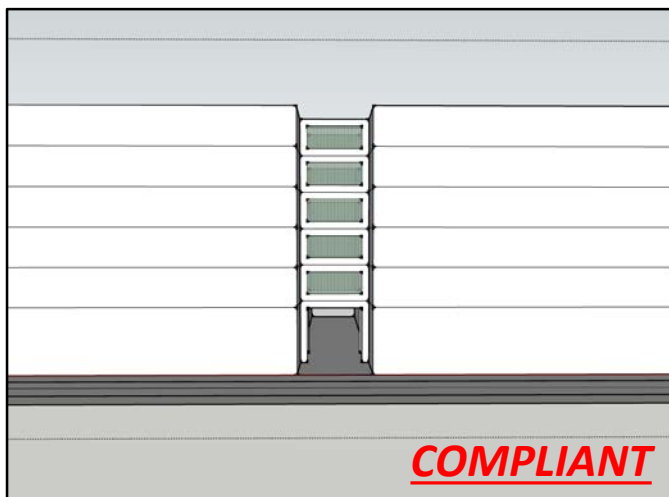
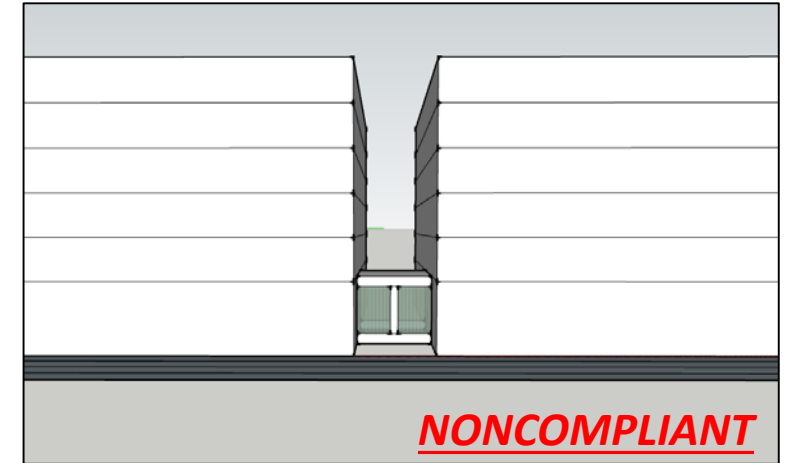
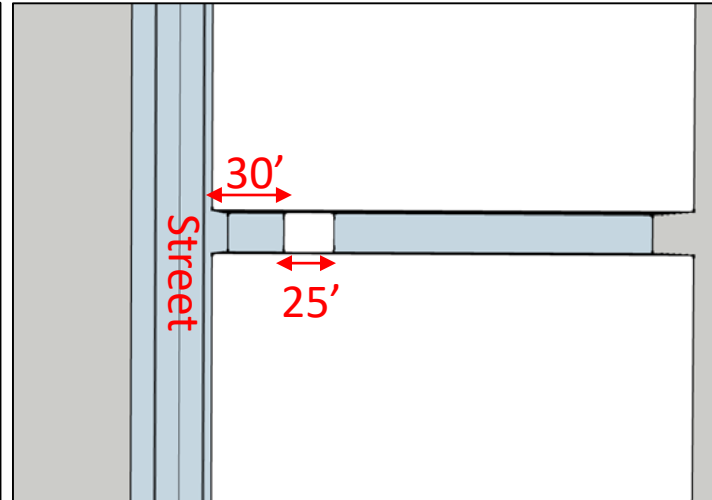
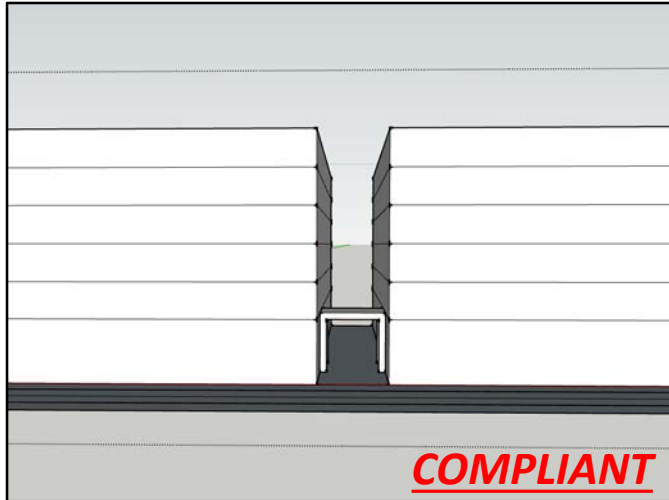
Building Mass

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 shall be 15 feet. Such connections shall be setback no less than 30 feet from the property line. Enclosed connections shall be permitted only at the 2nd story and above and shall be fenestrated at 80% to provide a level of transparency through the connecting structure.



Building Mass

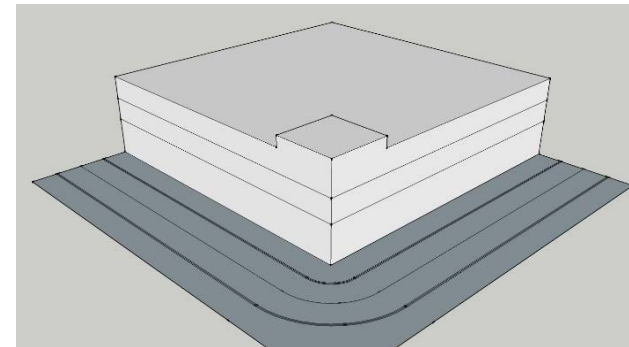
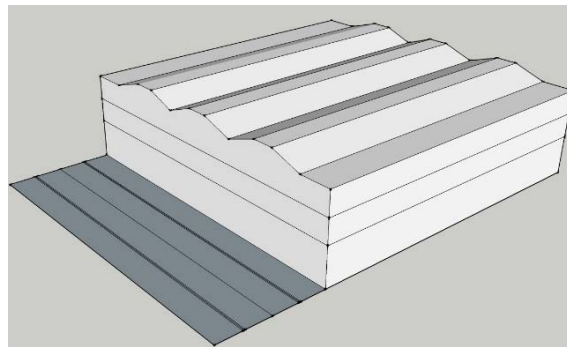
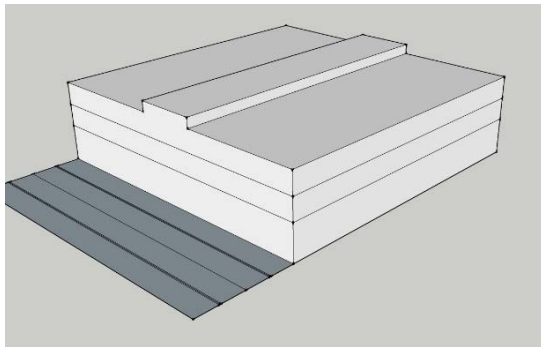
Connections made from one building mass to another beyond the maximum building length are limited to hallways, breezeways, and overhead walkways not to exceed 25 feet in combined width per story. The minimum separation between buildings where connections are provided shall be 15 feet. Such connections shall be setback no less than 30 feet from the property line. Enclosed connections shall be permitted only at the 2nd story and above and shall be fenestrated at 80% to provide a level of transparency through the connecting structure.



Building Height Articulation

Building Mass

Articulation in Building 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 building roofline may account for the required articulation in structure height.



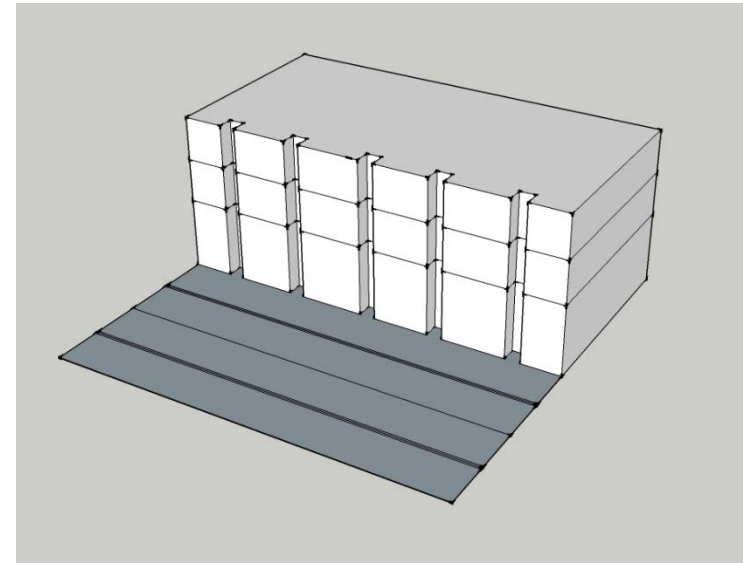
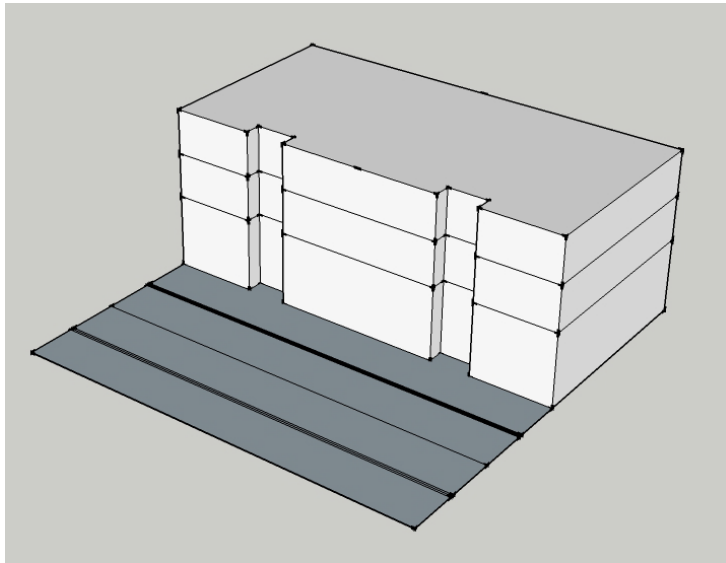
Corner Lot Roof Variation

COMPLIANT

Articulation in Façade

Building Mass

Articulation in Building Façade: Buildings 100 feet or more in length must use changes in the depth of building plane to create variations in the building face along the street frontage.

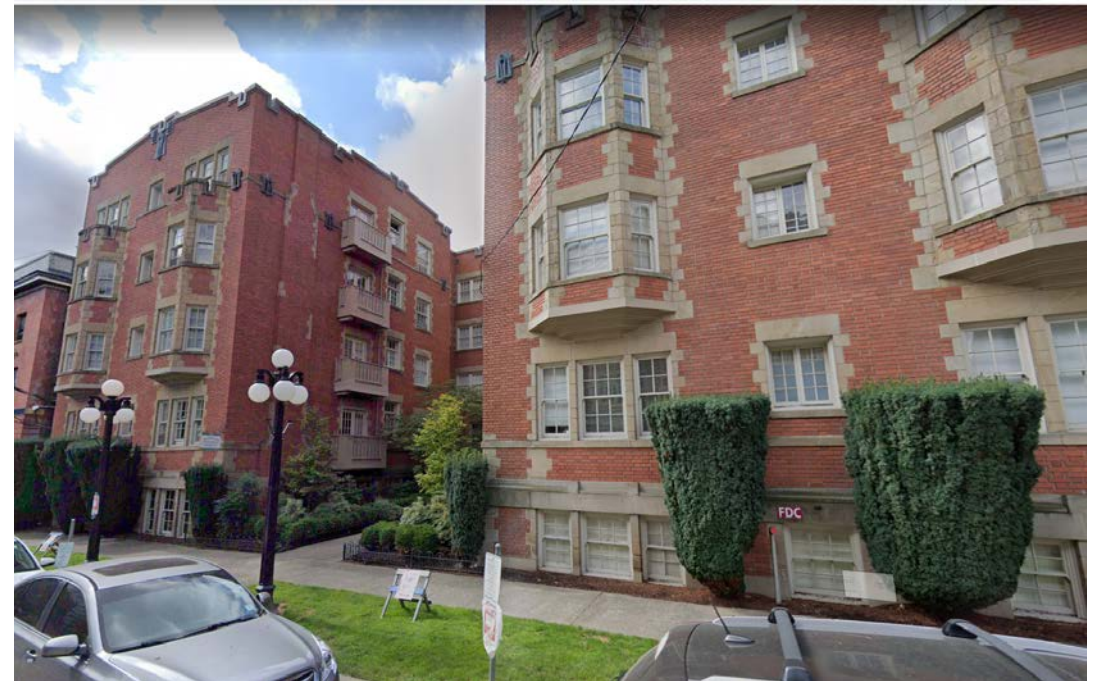


COMPLIANT

Forecourts

Building Mass

A portion of the building, not to exceed thirty percent (30%) of the street frontage but no 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 lot.



COMPLIANT

Functional Entrances

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.

Not required for UN-W (West of N Donahue), UN-E (East of Ross St), and UN-S zoning districts



NONCOMPLIANT

Maximum Façade Length

Façade Composition

The maximum length of individual façade compositions along a required building line, generally running parallel to the fronting sidewalk, shall be 100 feet. Each façade composition shall be distinct from the previous by means of material changes, fenestration, and/or configuration of architectural elements.



The Hub

NONCOMPLIANT

Fenestration

The maximum bulkhead of ground story is four (4) feet above the grade level. Spandrel area shall be no larger than six (6) feet in height for all ground story fenestration.



COMPLIANT

3.5' bulkhead

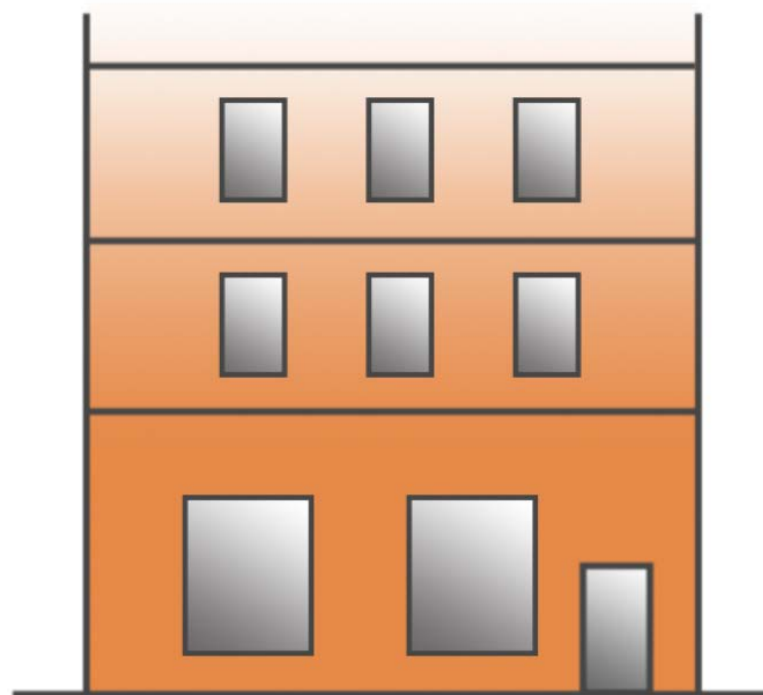


~12' spandrel **NONCOMPLIANT**

Fenestration

Fenestration (A)	The percentage of openings for glass fenestration at the ground story visible from the street is required to be a minimum of 50% of the total façade area measured from floor to floor. The percentage of openings for glass fenestration at the second story visible from the street is required to be 30% of the total façade area measured from floor to floor. 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.
Fenestration (B)	The percentage of openings for glass fenestration at the ground story visible from the street is required to be a minimum of 40% of the total façade area measured from floor to floor. The percentage of openings for glass fenestration at the second story visible from the street is required to be 30% of the total façade area measured from floor to floor. 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.
Fenestration (C)	The percentage of openings for glass fenestration at the ground story visible from the street is required to be a minimum of 30% of the total façade area measured from floor to floor. The percentage of openings for glass fenestration at the second story visible from the street is required to be 20% of the total façade area measured from floor to floor. 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.

Fenestration (A)

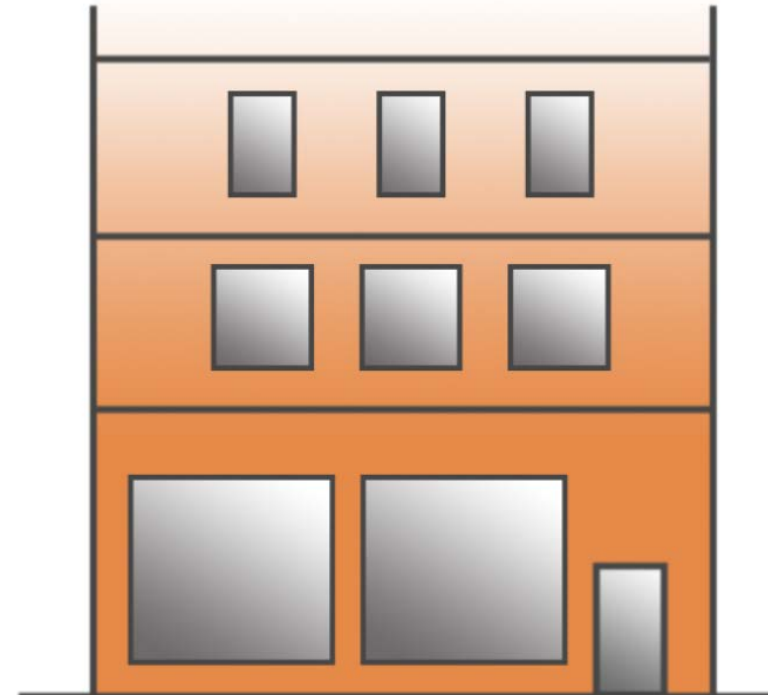


Current

Upper Stories
Min. 20%

Upper Stories
Min. 20%

Ground Story
Min. 30%



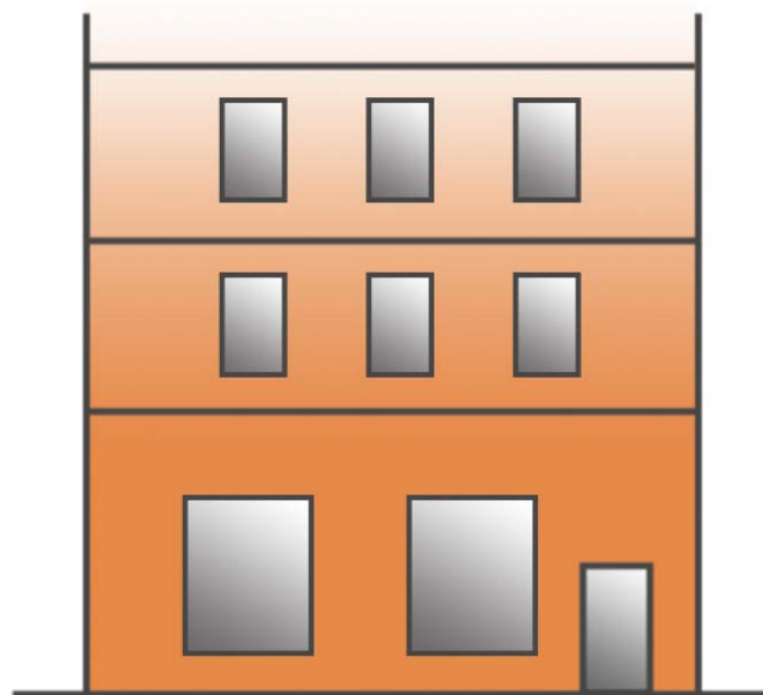
Proposed

Upper Stories
Min. 20%

Upper Stories
Min. 30%

Ground Story
Min. 50%

Fenestration (B)

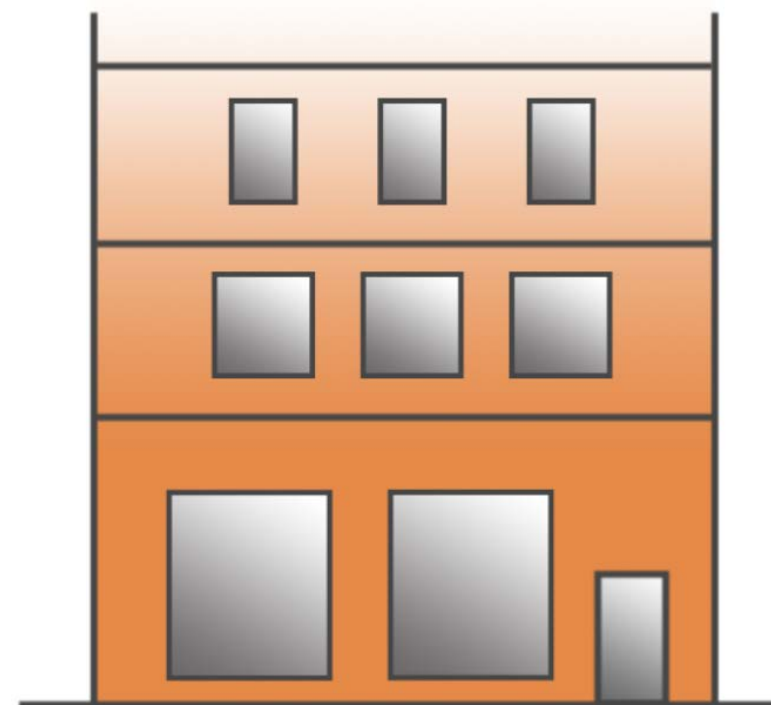


Current

Upper Stories
Min. 20%

Upper Stories
Min. 20%

Ground Story
Min. 30%



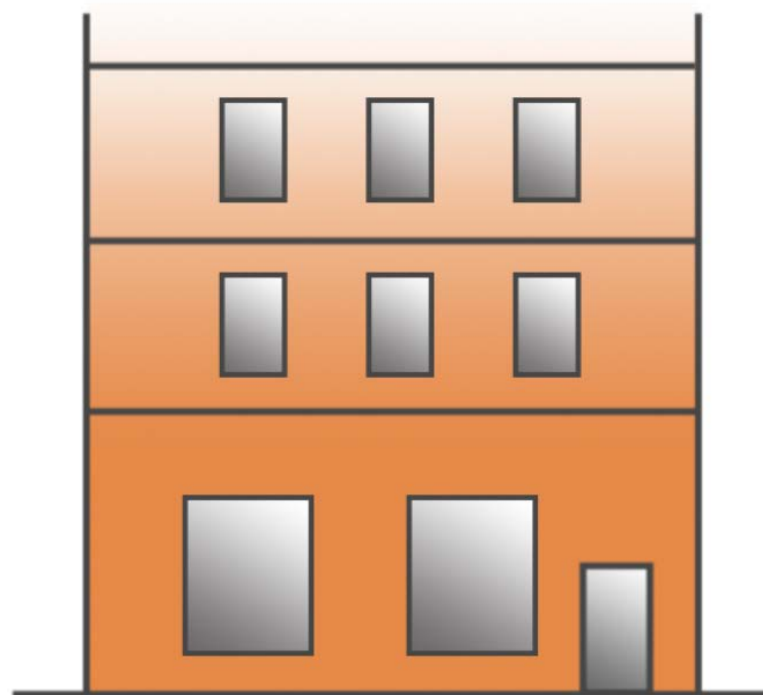
Proposed

Upper Stories
Min. 20%

Upper Stories
Min. 30%

Ground Story
Min. 40%

Fenestration (C)

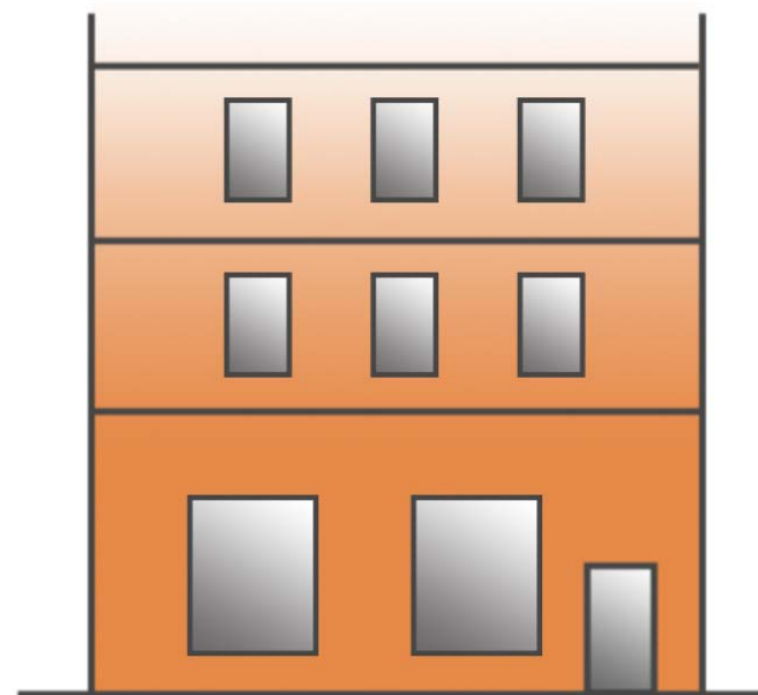


Current

**Upper Stories
Min. 20%**

**Upper Stories
Min. 20%**

**Ground Story
Min. 30%**



Proposed

**Upper Stories
Min. 20%**

**Upper Stories
Min. 20%**

**Ground Story
Min. 30%**

Cladding Materials

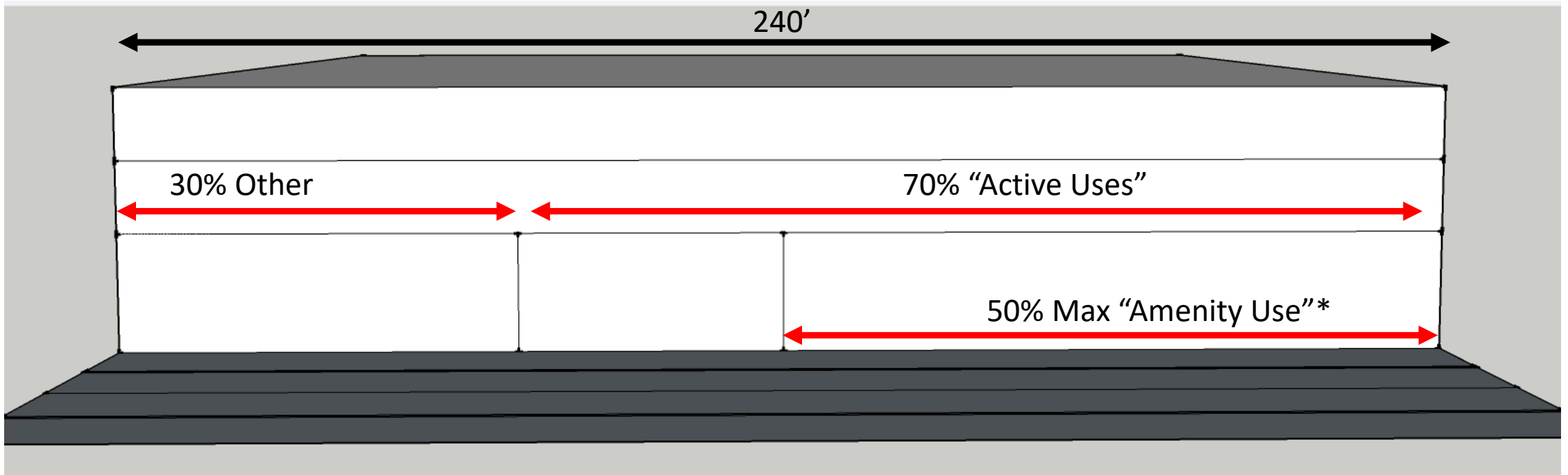
Cladding Materials, Materials and Composition	Building materials shall consist of stone, masonry, ceramic tile, terracotta tile, wood (not composite), precast concrete and traditional “hard coat” stucco or brick with accents of stucco, limestone, or wood. If synthetic materials are used, they must simulate natural materials and are limited to architectural trim and cornices.
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Ground Story Uses

Ground Story Uses

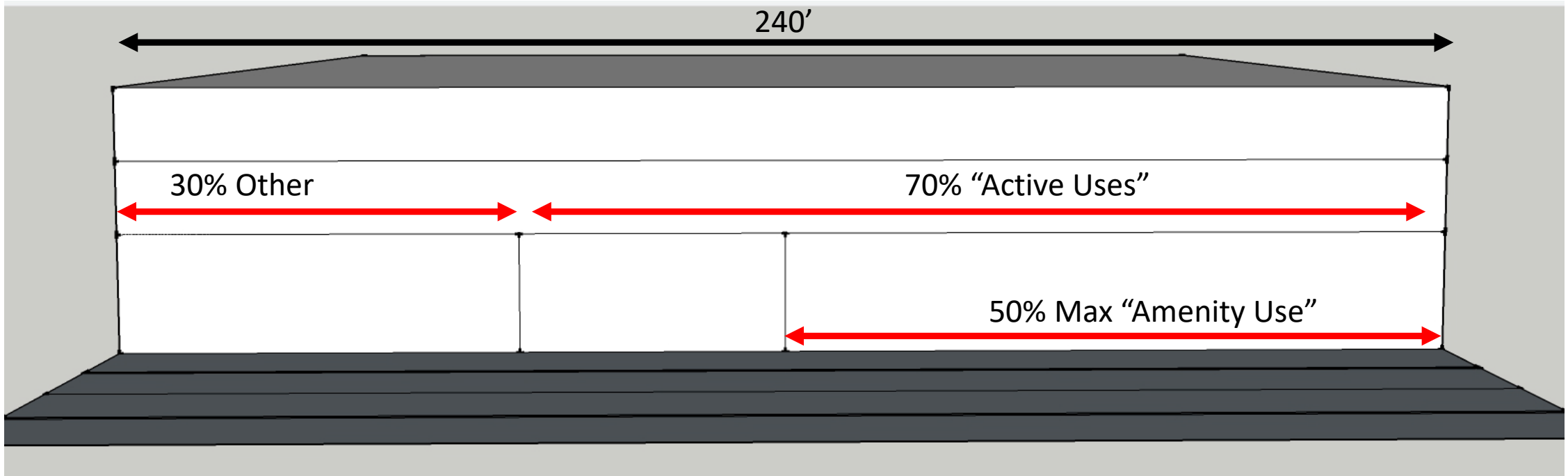
Buildings 100 feet or longer must contain an active use at the ground story for no less than 70% of the length of any street frontage. No more than 50% of ground story street frontage shall be used as private amenity space for exclusive use by residents of the building. The Planning Director may reduce the minimum frontage of active use space required to accommodate for unique conditions. Such reductions shall not exceed 10 feet.

*Property in the UN-W (West of N Donahue), UN-E (East of Ross St), and UN-S may utilize the full length of the street frontage for amenity uses.



Ground Story Uses

Ground Story Uses	Garages, blank walls, service entries, or mechanical rooms shall not exceed 30% of the ground story street frontage.
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Ground Story Uses

Ground Story Uses	Corner lots shall locate any non-residential 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.
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COMPLIANT

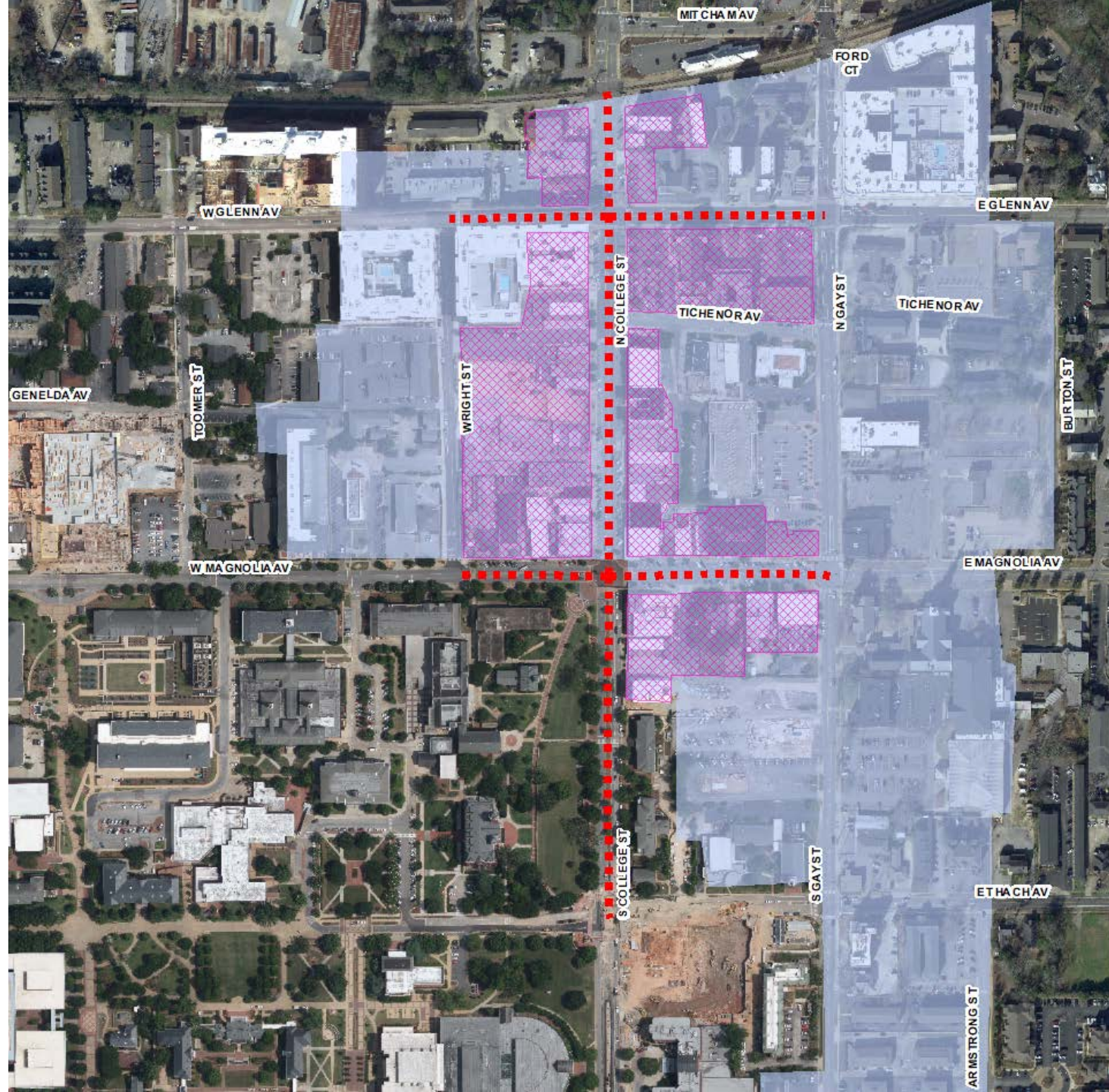
Ground Story Residential Treatment



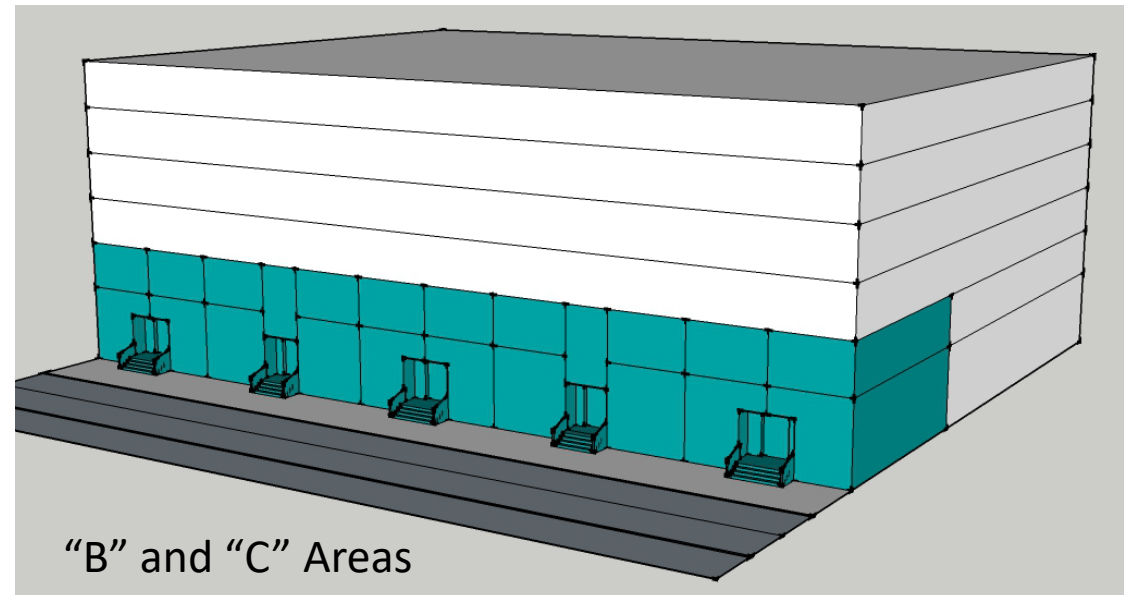
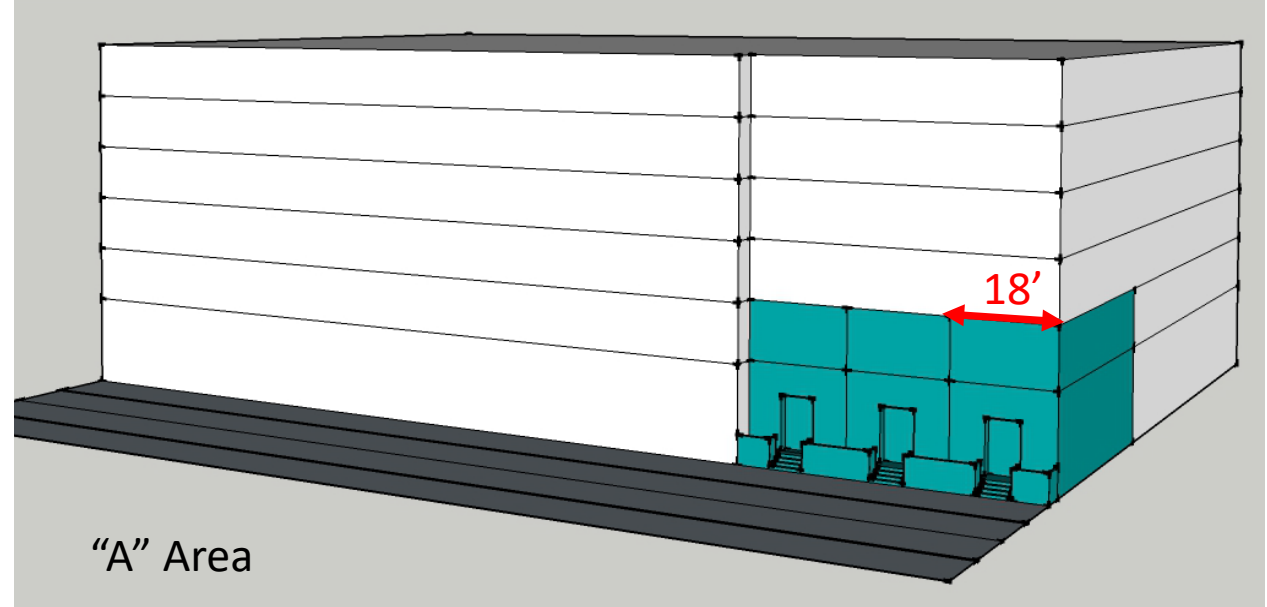
Residential Use Provisions

Residential Use Provisions	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. Minimum unit width: 18 feet Maximum unit width: 50 feet Minimum front setback (in UC): 5 feet Minimum fenestration: 30% No more than 30% of ground story street frontage shall be used for residential uses in the UC zoning district, north of East Thach Avenue.* *The Planning Director may waive this limitation. Ground story residential uses are prohibited on the following streets: 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 Avenue 4. East Glenn Avenue between North College Avenue 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 (See Section 502.02(A.) for fee-simple Single-family detached)
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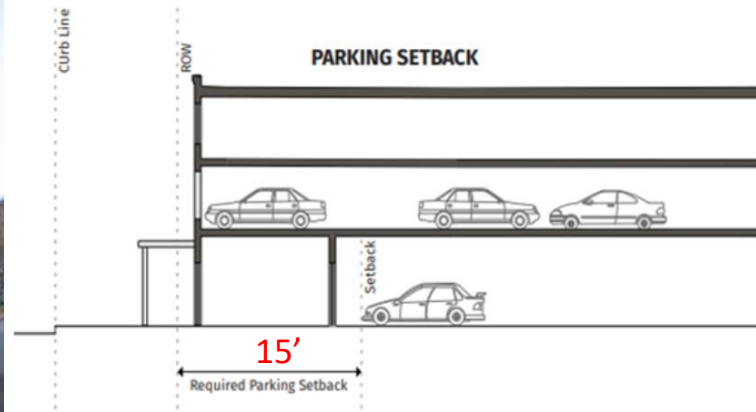
Page 1 of 1



Residential Use Provisions



Parking Lot Screening



Acceptable for all UC, UN-W (East of N Donahue), and UN-E (West of Ross St) zoning districts, .



Acceptable for the UN-W (West of N Donahue), UN-E (East of Ross St), and UN-S zoning districts.



Acceptable for all surface parking

Parking Lot Screening

Parking Lot Screening	Screening Requirements: In the UC, UN-W (East of N Donahue), and UN-E (West of Ross St) zoning districts, 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. In the UN-W (West of N Donahue), UN-E (East of Ross St), and UN-S zoning districts, structured parking located at the perimeter of a building, 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.
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Parking Lot Screening

Parking Lot Screening

Grade level parking (surface or structured) must be screened with a building. In cases where the parking cannot be screened by a building 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 10 feet wide in the UC, UN-W (East of N Donahue), and UN-E (West of Ross St) zoning districts, and at least 5 feet wide in the UN-W (West of N Donahue), UN-E (East of Ross St), and UN-S zoning districts. 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.

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.



COMPLIANT



COMPLIANT

Waivers

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. Where there is conflict between these provisions and other sections of the Zoning Ordinance, these regulations shall govern. 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.
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Parking

Parking Requirement

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:

- 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.

Hotel and condotel uses shall be subject to parking requirements as set forth in Section 513.02(B).

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Zoning Ordinance Text Amendment – Downtown Design Standards (PL-2021-00174)

Subject: Recommendation to City Council for approval of amendments to Article II, Definitions (Section 203) Article V, Detailed Use Regulations (Sections 507, 508, 509, and Tables 5-3, 5-4, 5-5, 5-6, 5-7); and Article VI, Signs (Section 605.04) of the *City of Auburn Zoning Ordinance* for purposes of adding new language relating to Downtown Design Standards

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for approval of amendments to amendments to Article II, Definitions (Section 203) Article V, Detailed Use Regulations (Sections 507, 508, 509, and Tables 5-3, 5-4, 5-5, 5-6, 5-7); and Article VI, Signs (Section 605.04) of the *City of Auburn Zoning Ordinance* for purposes of adding new language relating to Downtown Design Standards, Auburn Planning Commission Case PL-2021-00174, is hereby **APPROVED**, **subject to:**

- Table 5-4: Development and Design Standard Requirements within the College Edge Overlay District (CEOD).
 - o Parking Requirement shall read “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.” *(All other language to remain the same.)*

STATE OF ALABAMA
LEE COUNTY

I, Katie Robison, Acting Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held April 8, 2021 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 6th day of May, 2021.



Katie Robison, AICP, Acting Director of Planning

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND ORDINANCE NUMBER 1883 OF THE CITY OF AUBURN, DATED DECEMBER 21, 1999, THE OFFICIAL ZONING ORDINANCE, AS AMENDED BY SUBSEQUENT AMENDMENTS, BY INCORPORATING THE FOLLOWING CHANGES:

Section 1. That Ordinance No. 1883 of the City of Auburn, Alabama dated December 21, 1999, as amended by subsequent amendments is further amended to read as follows:

ARTICLE II. DEFINITIONS. *All other text in this section shall remain.*

Section 203. Definitions.

Active Use: A category of uses in the Urban Core (UC), Urban Neighborhood East (UN-E), Urban Neighborhood West (UN-W), and Urban Neighborhood South (UN-S) Districts that intersects the public-private realm to provide visual, cultural, and social interest to both those that are engaged in the use as well as passers-by. Active Uses include retail and entertainment, recreation, offices, institutions, and ground-story residences with primary entrances that take access from the public right of way and create inviting spaces through their ability to stimulate interactivity.

Articulation, Vertical or Horizontal: In architecture, it is the definition of the formal elements of architectural design and expression. Through degrees of articulation, each part is united with the whole in such a way that the joined parts are put together to form a pattern. The articulation of a building reveals how the parts fit into the whole by emphasizing each part separately. Vertical articulation is the change of patterned façade elements from one vertical band to the left or right. Horizontal articulation is the change of patterned façade elements from one horizontal band or story to the stories above or below.

Building Mass: Refers to the structure in three dimensions (form), not just its outline from a single perspective (shape). Building Mass influences the sense of space which the building encloses, and helps to define both the interior space and the exterior shape of the building.

Bulkhead: The horizontal area between the bottom of the ground story to the bottom of an opening such as a window or bay.

Façade Composition: The arrangement and proportion of façade materials and elements (window, doors, columns, pilasters, bays).

Fenestration: The arrangement of windows and doors on the elevations of a building and their associated level of transparency. Fenestration is often examined as a pattern.

Forecourt: A private frontage wherein a portion of the facade is close to the frontage line and remaining facade is set back from the frontage line.

Functional Entrance: A building opening designed to be used by pedestrians and/or tenants and accessible during regular business hours. It does not include any entry exclusively designated as an emergency exit, entry to mechanical rooms, or a garage door not designed as a pedestrian entrance for the general public.

Spandrel: Horizontal element or infill that marks the floor level between stories and is above the fenestration of the façade.

Story Height: The vertical distance between the floor and the ceiling plus the thickness of the floors between each pane. In situations where the grade level slopes, the beginning of the floor height is the average of the least and greatest vertical distance.

ARTICLE V. DETAILED USE REGULATIONS. *All other text in this section shall remain.*

Section 507. Urban Core (UC) District.

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 *All other text in this section shall remain.*

Development and design standard requirements within the Urban Core (UC) District	
Setback	<i>No change.</i>
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 four (4) to six (6) feet of height for a decorative cornice or parapet is allowed.)
Story Height	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. The minimum upper story height shall be 10.5 feet.
Floor to Area Ratio (FAR)	<i>No change.</i>
Building Mass	The maximum street-facing building length is 240 feet. Buildings on corner lots shall locate at the corner of the highest street classification. 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. 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. 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. 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.
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	In all areas: 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. Colored or mirrored glass is not permitted. North of East Thach Avenue: 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. 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. 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. South of East Thach Avenue: 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. 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. 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.
Cladding Materials	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. Visible sloped roofing shall be slate, asphalt shingles, copper, or pre-finished kynar paint coated metal. (See Urban Core Development Guidelines.)
Concealed Equipment and Prohibited Products	<i>No change.</i>
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 minimum frontage of active use space required to accommodate for unique circumstances. Such reductions shall not exceed ten (10) feet. 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. Garages, blank walls, service entries, or mechanical rooms shall not exceed 30% of the ground story street frontage. 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.

Residential Use Provisions	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. Minimum unit width: 18 feet Maximum unit width: 50 feet Minimum front setback: 5 feet Minimum fenestration: 30% No more than 30% of ground story street frontage shall be used for residential uses in the UC zoning district, north of East Thach Avenue. * Ground story residential uses are prohibited on the following streets: 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 <i>* The Planning Director may waive this limitation</i>
Parking Requirement	<i>No change.</i>
Parking Lot Screening	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. 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. 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. 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.
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	<i>No change.</i>
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.

Section 508. College Edge Overlay District (CEOD).

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 *All other text in this section shall remain.*

Development and design standard requirements within the College Edge Overlay District (CEOD)	
Setback	<i>No change.</i>
Parking Requirement	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: 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. Hotel and condotel uses shall be subject to parking requirements as set forth in Section 513.02(B

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

Section 509. Urban Neighborhood District (UN). *No change.*

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 All other text in this section shall remain.

Development and design standard requirements within the Urban Neighborhood East District (UN-E)	
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	No change.
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 be 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. (See definition Structure, Height Section 203)
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)	No change.
Impervious Surface Ratio (ISR)	No change.
Building Mass	The maximum street-facing building length is 240 feet. Buildings on corner lots shall locate at the corner of the highest street classification. 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. 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.

	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. 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.
Functional Entrances	West of South or North Ross Street only: 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	In all areas: 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. Colored or mirrored glass is not permitted. West of South or North Ross Street: 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. 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. 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. East of South or North Ross Street: 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. 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. 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.
Cladding Materials	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.

	Visible sloped roofing shall be slate, asphalt shingles, copper, or pre-finished kynar paint coated metal. (See Urban Core Development Guidelines.)
Concealed Equipment and Prohibited Products	<i>No change.</i>
Mixed Use Provisions	In all areas: 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. Garages, blank walls, service entries, or mechanical rooms shall not exceed 30% of the ground story street frontage. West of South or North Ross Street: 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. East of South or North Ross Street: 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.
Residential Use Provisions	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. Minimum unit width: 18 feet Maximum unit width: 50 feet Minimum front setback: 5 feet Minimum fenestration: 30% <i>(See Section 502.02(A.) for fee-simple Single-family detached)</i>
Open Space Requirements	0.15 open space shall be required for Performance Residential Developments on parcels greater than one (1) acre. 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. <i>Example: For a single-family performance residential, the minimum lot size is 5,000 s.f.</i> <i>22,000 s.f. x 0.15 = 3300</i> <i>22,000 – 3300 = 18,700</i> <i>18,700 ÷ 5,000 = 3.74 lots.</i> <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>

Parking Requirement	<i>No change.</i>
Parking Lot Screening	In all areas: 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. 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. West of South or North Ross Street: 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. East of South or North Ross Street: 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 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 *All other text in this section shall remain.*

Development and design standard requirements within the Urban Neighborhood West District (UN-W)	
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.
Setbacks	<i>No change.</i>
Structure Height	East of North Donahue Drive: Structure height shall not exceed 75 feet. An additional four (4) to six (6) feet of height for a decorative cornice or parapet wall is be allowed. West of North Donahue Drive: Structure height shall not exceed 50 feet. An additional four (4) to six (6) feet of height for a decorative cornice or parapet wall is be allowed. <i>(See definition Structure, Height Section 203)</i>
Story Height	East of North Donahue Drive: 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. West of North Donahue Drive: 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)	<i>No change.</i>
Impervious Surface Ratio (ISR)	<i>No change.</i>
Building Mass	The maximum street-facing building length is 240 feet. Buildings on corner lots shall locate at the corner of the highest street classification.

	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. 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. 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. 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.
Functional Entrances	East of North Donahue Drive only: 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	In all areas: 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. Colored or mirrored glass is not permitted. East of North Donahue Drive: 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. 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. 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. West of North Donahue Drive: 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. 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. 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.
Cladding Materials	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. Visible sloped roofing shall be slate, asphalt shingles, copper, or pre-finished kynar paint coated metal. (See Urban Core Development Guidelines.)
Concealed Equipment and Prohibited Products	<i>No change.</i>
Mixed Use Provisions	In all areas: 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. Garages, blank walls, service entries, or mechanical rooms shall not exceed 30% of the ground story street frontage. East of North Donahue Drive: 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. West of North Donahue Drive: 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.
Residential Use Provisions	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. Minimum unit width: 18 feet Maximum unit width: 50 feet Minimum front setback: 5 feet Minimum fenestration: 30% <i>(See Section 502.02(A.) for fee-simple Single-family detached)</i>
Open Space Requirements*	East of North Donahue Drive: No open space is required for performance residential uses.

	West of North Donahue Drive: 0.15 open space shall be required for Performance Residential Developments on parcels greater than one (1) acre. 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. <i>Example: For a single-family performance residential, the minimum lot size is 5,000 s.f.</i> <i>22,000 s.f. x 0.15 = 3300</i> <i>22,000 – 3300 = 18,700</i> <i>18,700 ÷ 5,000 = 3.74 lots.</i> <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> <i>* (See Section 417 for all open space requirements.)</i>
Parking Requirement	<i>No change.</i>
Parking Lot Screening	In all areas: 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. 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. East of North Donahue Drive: 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. West of North Donahue Drive: 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 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.

509.04 Urban Neighborhood South (UN-S) District Development and Design Standards. Table 5-7 prescribes development and design standards applicable to the Urban Neighborhood South (UN-S) District. Single-family detached, zero lot-line, twin house, duplex, cottage housing development, and ADDU uses are exempt from these standards.

Table 5-7 *All other text in this section shall remain.*

Development and design standard requirements within the Urban Neighborhood South District (UN-S)	
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	<i>No change.</i>
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 be 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	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)	<i>No change.</i>

Impervious Surface Ratio (ISR)	<i>No change.</i>
Building Mass	The maximum street-facing building length is 240 feet. Buildings on corner lots shall locate at the corner of the highest street classification. 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. 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. 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. 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.
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	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. 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. 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. 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. Colored or mirrored glass is not permitted.
Cladding Materials	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.

	Visible sloped roofing shall be slate, asphalt shingles, copper, or pre-finished kynar paint coated metal. (See Urban Core Development Guidelines.)
Concealed Equipment and Prohibited Products	<i>No change.</i>
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. 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. 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. Garages, blank walls, service entries, or mechanical rooms shall not exceed 30% of the ground story street frontage.
Residential Use Provisions	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. Minimum unit width: 18 feet Maximum unit width: 50 feet Minimum front setback: 5 feet Minimum fenestration: 30% <i>(See Section 502.02(A.) for fee-simple Single-family detached)</i>
Open Space Requirements*	0.15 open space shall be required for Performance Residential Developments on parcels greater than one (1) acre. 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 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. <i>Example: For a single-family performance residential, the minimum lot size is 5,000 s.f.</i> <i>22,000 s.f. x 0.15 = 3300</i> <i>22,000 – 3300 = 18,700</i> <i>18,700 ÷ 5,000 = 3.74 lots.</i> <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>
Parking Requirement	<i>No change.</i>
Parking Lot Screening	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 Director, parking

	adjacent to any street ROW must be separated with a planted buffer at least five (5) feet wide. 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. 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.
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.

ARTICLE VI. SIGNS. *All other text in this section shall remain.*

Section 605. Permitted Signs.

605.04. Building Signs.

- A. Building Signs in the Urban Core, College Edge Overlay District, and Urban Neighborhood Districts.** Building signs and sandwich board signs as defined in Article VI

are the only signs that are allowed in the UC, CEOD, and UN districts. Signs may be attached to any building façade. In a multi-tenant building, the building owner is responsible for distributing the sign allowance among the tenants.

Electronic reader boards are prohibited in the UC, CEOD, CRD-W, and UN districts.

Single story building – Each building facade that faces a public street or that has the main entrance may have one (1) square foot of sign area for each (1) linear foot of building or space width, or sixteen (16) square feet, whichever is greater, but no more than fifty (50) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than fifty (50) square feet.

Multi-story building – Each building facade that faces a public street or that has the main entrance may have two (2) square feet of sign area for each (1) linear foot of building or space width or thirty-two (32) square feet, whichever is greater, but no more than seventy-five (75) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than seventy-five (75) square feet. Ground story nonresidential uses may have allowable signage area independent from that allowed for the multi-story building. Such uses with facades that face a public street may have two (2) square feet of sign area for each (1) linear foot of bay or thirty-two (32) feet, whichever is greater, but no more than seventy-five (75) feet.

Blade signs are encouraged and a blade sign not exceeding six (6) square feet can be provided in addition to building mounted signage on any façade that has a sidewalk or entrance. A blade mounted sign is defined as an ornamental rod extending perpendicular from the building with a hanging sign suspended from it at a 90-degree angle from building face and street ROW. Blade signs are to be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign.

All building signs must be mounted between the first and second story line, or between the second and third story line or near the top of the wall. The Planning Director, or appropriate designee, may approve an alternate location for a sign in cases where these locations conflict with or may cause damage to architectural ornamentation of a building. In any case, building signs may not be mounted higher than the building. Signage area for the primary sign is computed by measuring the number of square feet in the smallest rectangle, within all letters, logos, symbols or other elements of the sign can be enclosed. Text and graphics on the front of an awning oriented parallel to the building face are allowed and are considered building signage.

A sandwich board sign is a sign of A-frame construction designed for placement on the sidewalk in front of the place of business being advertised, and is generally two (2) sided. Sandwich board signs that meet all of the following criteria may be placed and displayed on a public sidewalk:

1. A height of no more than four (4) feet;
2. Maximum area of any side is eight (8) square feet;
3. No illumination;
4. Placed in front of the building or leased space during business hours respective to the use in the building or leased space;
5. Maintains a clearance on the sidewalk of at least five (5) feet; and,
6. Maintains a distance of at least twenty (20) feet from any other sandwich board sign.

Where adjacent buildings are narrow and sign placements on either side make it impossible for a building owner or tenant to meet the sandwich board spacing requirement, the Planning Director, or appropriate designee, may approve an alternative location that maximizes distance between adjacent signs.

- B. Building Signs in all other zoning districts.** Building signs on any single development site shall not exceed a total of two (2) square feet per linear foot of the main or entry facade. Multi-story structures with outside entrances to businesses on each floor may multiply the allowable building signage area by the number of floors. Multistory buildings with interior entrances and hotel/motel businesses are not allowed to apply the multiplier.

Prorating of allowable building signage amongst building tenants shall be the responsibility of the owner or property manager, not the Auburn Planning Department.

ADOPTED and approved by the City Council of the City of Auburn, Alabama, this the 18th day of May, 2021.

Mayor

ATTEST:

City Manager