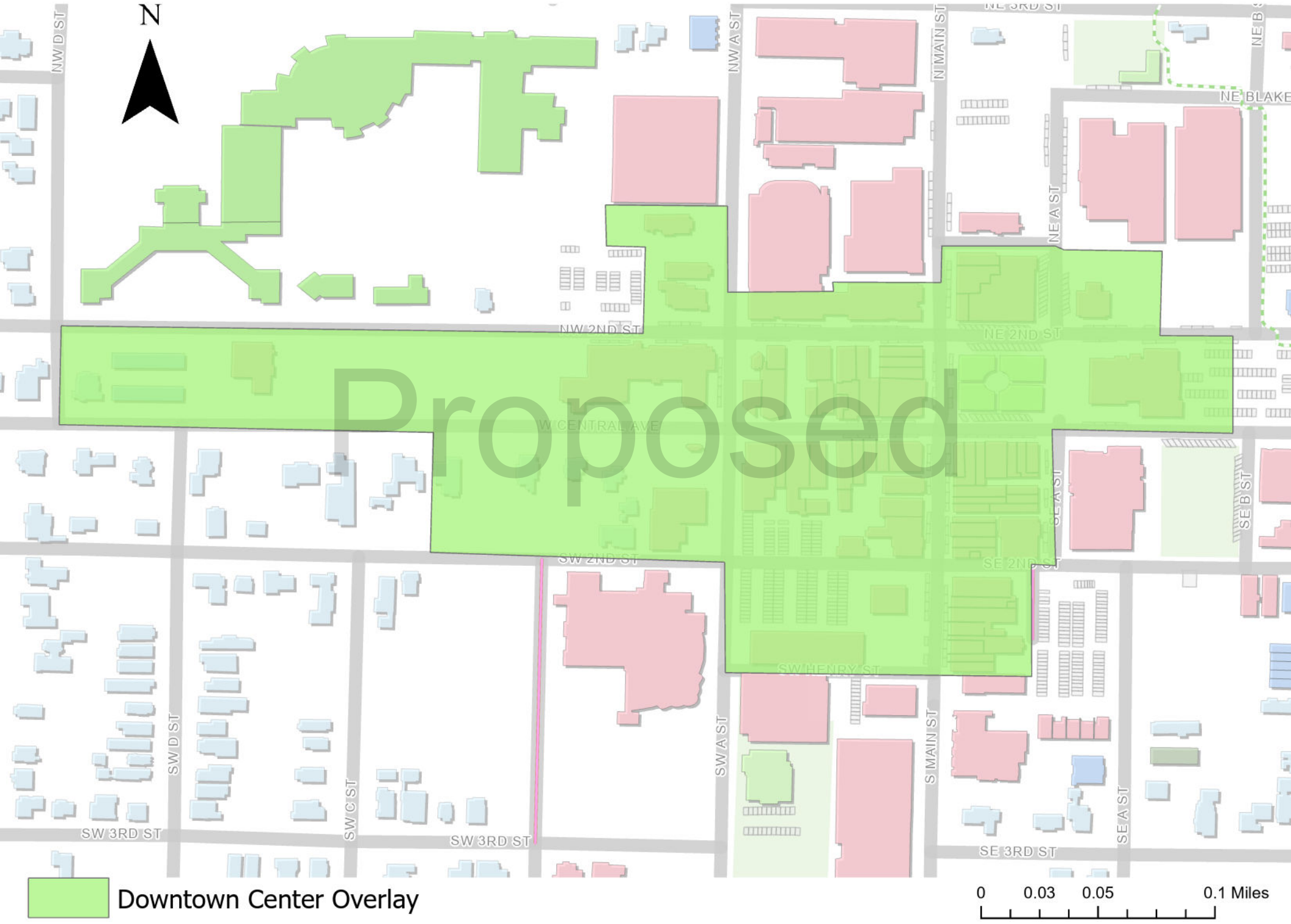


Exhibit A: Downtown Center Overlay District



SEC . 50-506. OVERLAY DISTRICTS

(a) Applicability

- (1) Overlay districts apply only to properties located within the boundaries of each overlay, as shown on the Official Zoning Map.
- (2) Overlay districts may establish use limitations, height restrictions, design requirements, or other rules that are specific to the overlay area.
- (3) Overlay district rules supersede rules elsewhere in this BCC if they conflict.

(b) Downtown Center Overlay (DCO)

(1) Purpose and intent

- a. To ensure new buildings maintain the quality of exterior materials reflected in historic downtown buildings.
- b. To ensure that the downtown center retains ground floor commercial opportunities.
- c. To establish minimum standards for windows, doors, shop fronts, and building attachments in order to maintain compatibility with historic downtown buildings.

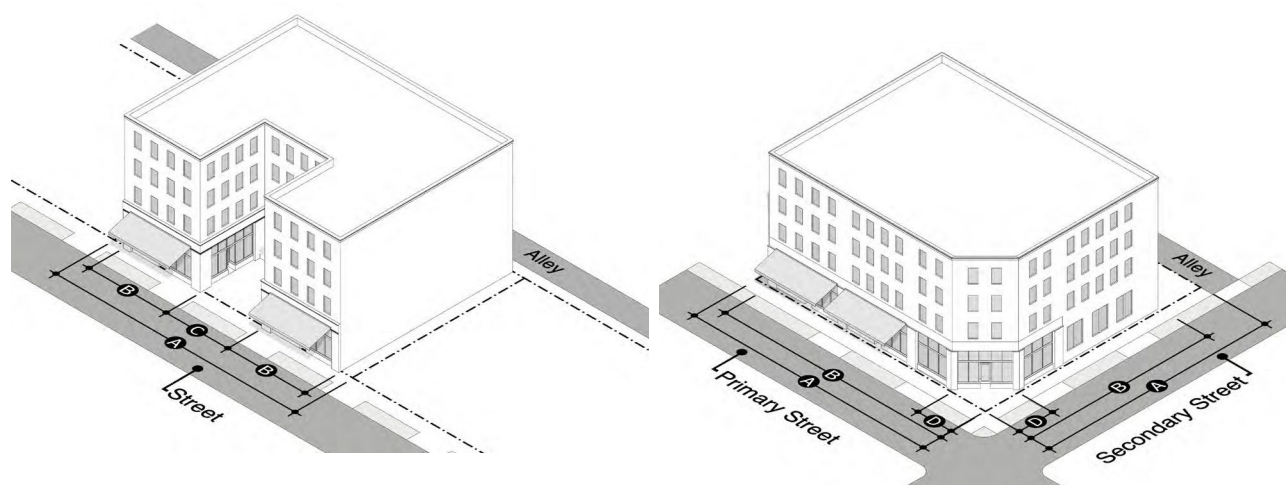
(2) Building height

- a. The maximum height of T5.2 zoned properties is 80 feet.
- b. The maximum height of T5.1 zoned properties is 50 feet.
- c. All other zoning districts heights shall be per [Table 4.1 Zone Standards](#).

(3) Building placement

- a. Forecourts do not contribute to build-to area requirements, see [Figure 5.25 Downtown Build-to Conditions](#).
- b. Corner entry chamfers count toward the required build-to area only if they are less than 20 feet wide along both property lines.

FIGURE 5.25 DOWNTOWN BUILD-TO CONDITIONS



A Lot width	C Forecourt width does not contribute to build-out
B Facade build-out	D Corner chamfer contributes to build-out

(4) Materials

- a. Exterior walls along streets and mid-block trails must be finished with brick, stone, or plaster.
- b. Only one primary material may be used for each elevation.
- c. Additional materials are limited to:
 - 1. Attachments such as awnings, galleries, and bay windows; and
 - 2. Architectural details such as a water table, coining, pilasters, eaves, or as a lintel across window and door openings.

(5) Ground floors

- a. All buildings must be constructed to accommodate retail or other active commercial uses at the ground story along streets, whether such a use is established at the time of construction or not.
- b. The ground level story must be at least 12 feet high.

(6) Windows and doors

- a. Windows and doors must be recessed at least 2.25 inches from the exterior surface of the wall.
- b. Windows must be separated by a minimum of 4 inches if multiple windows are grouped.
- c. Window sills must project outward from the exterior surface of the wall.

(7) Shop fronts

- a. Shop fronts must be composed as a unified design, incorporating doors, transoms, signage, awnings, or canopies.
- b. Shop fronts must include a continuous bulkhead between 12 and 36 inches in height.
- c. Shop front glass must comprise at least 60% of the width of the tenant space.
- d. Security devices, if installed, must be placed inside the glass.

(8) Awnings and canopies

- a. Awnings and canopies must comply with the standards of [Sec. 50-504 \(5\) Building projections](#) and [\(6\) Encroachment into rights-of-way](#).
- b. Awnings are subject to these rules:
 - 1. Must be made of fabric;
 - 2. Must include a valence flap;
 - 3. Must not include side panels; and
 - 4. Must project at least of 6 feet from the exterior wall.
- c. Canopies are subject to these rules:
 - 1. Must be made of metal;
 - 2. Must be at least 6 inches thick; and
 - 3. Must project at least 4 feet from the exterior wall.
- d. Awnings and canopies must be installed between transom and display windows where transoms are present.
- e. Awnings and canopies must maintain a clearance of at least 8 feet above the sidewalk.

- f. Awnings and canopies must be set back a minimum of 2 feet from the curb.
- g. Awnings and canopies must span at least 80% of the width of the tenant space.

(c) Downtown Neighborhood Overlay (DNO)

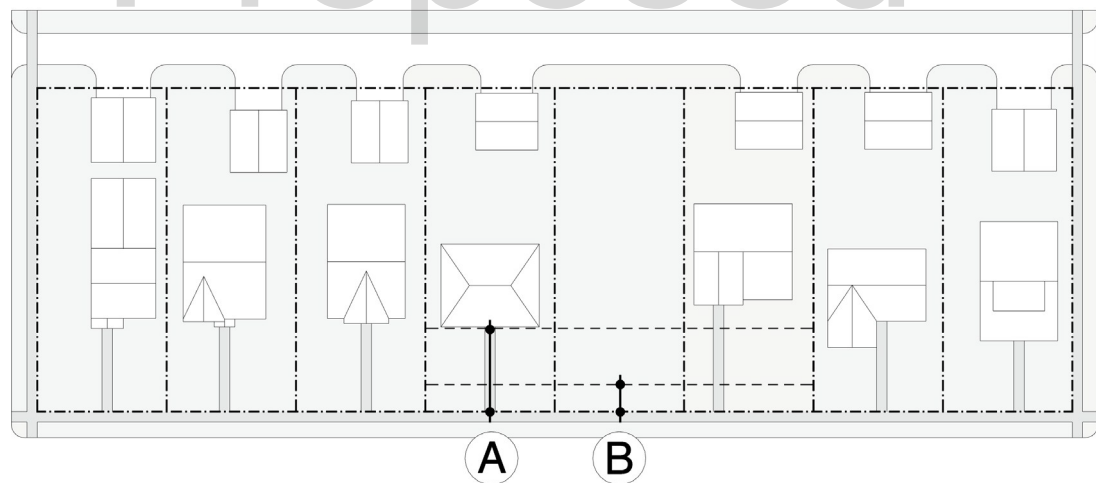
(1) Purpose and intent

- a. To allow new development of a wide variety of housing types near the downtown center.
- b. To ensure that new building size, orientation, and spacing are compatible with the surrounding neighborhood pattern.

(2) Requirements

- a. Front and side street setbacks must match or fall between the setbacks of existing buildings on the same block face, as shown in [Figure 5.26 Downtown Neighborhood Setbacks](#).
- b. Building height is limited to the lower of:
 - 1. One story higher than the average height of buildings built before 1950 on the same block; and
 - 2. The base zone height limit.
- c. Lot combinations are limited to no more than 2 original platted lots, unless otherwise approved by the Planning Commission.
- d. Rezoning above T3.2 will not be considered.

FIGURE 5.26 DOWNTOWN NEIGHBORHOOD SETBACKS



A Adjusted setback, to match existing buildings

B Minimum setback for the base zoning district

SEC . 50-504. VERTICAL CONSTRUCTION

(a) Building placement

- (1) Minimum and maximum setbacks are specified in [Sec. 50-405. Standards for zoning districts.](#)
- (2) Building height is limited as specified in [Sec. 50-405. Standards for zoning districts.](#)

(3) Flood hazard areas

- a. New enclosed buildings must follow the requirements of the [Flood Damage Prevention](#) requirements.

(4) Building footprint limits

- a. The maximum amount of the lot that buildings can cover is limited as a percentage of the total lot area, listed in [Table 4.1 Zone Standards.](#)

(5) Building projections

- a. Certain building features may extend (or project) into minimum setbacks and build-to areas as shown in [Table 5.21 Encroachment Examples](#), and as follows:
 1. Projections are measured outward from the face of the building, and the allowed depth may be partially or entirely within the setback or build-to area;
 2. Up to 2 feet: Roof overhangs, cornices, trim around doors and windows, and decorative elements on the façade;
 3. Up to 4 feet: Balconies, bay windows, and awnings over residential windows;
 4. Up to 6 feet: Stoops and ground-floor display windows in non-residential buildings;
 5. Up to 10 feet: Porches, as long as the porch is at least 5 feet deep; and
 6. Up to the lot line:
 - i. Steps attached to stoops or porches; and
 - ii. Galleries and awnings over non-residential windows, as long as they are at least 6 feet deep.
- b. Projections into easements require an encroachment permit. See [Sec. 50-718 \(d\) Encroachment permit.](#)
- c. Projections are not allowed into neighboring properties.

(6) Encroachment into rights-of-way

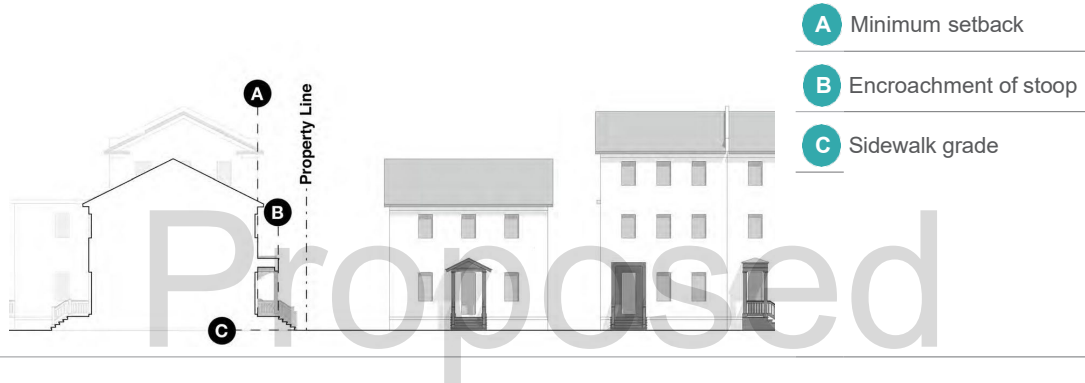
- a. Any feature that extends into an easement or the public right-of-way requires an encroachment permit, following [Sec. 50-718 \(d\) Encroachment Permit](#) and must meet the vertical clearance requirements of BEUD and BWUD Specifications.
- b. Galleries and awnings may extend into the right-of-way if they meet the following:
 1. Minimum vertical clearance of 8 feet above sidewalks;
 2. Minimum vertical clearance of 10 feet above trails;
 3. Minimum horizontal setback of 2 feet from trails;
 4. Minimum depth of 8 feet for galleries and 6 feet for awnings;
 5. A clear ADA path is maintained within the right-of-way; and
- c. Balconies may encroach up to 4 feet into the right-of-way if there is a minimum vertical clearance of 13 feet above the sidewalk.

TABLE 5.21 ENCROACHMENT EXAMPLES

Porch Encroachment into the Front Setback



Stoop Encroachment into the Front Setback



Gallery Encroachment into the Right-of-Way

