

XX.XX Corridor Commercial Traditional District (“CCT”) (Includes subdistricts CCT-1 and CCT-2)

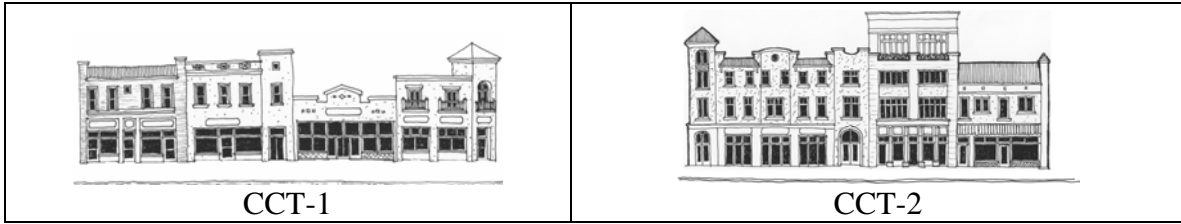


Figure XX.XX – Typical Buildings in the CCT District (WORKING DRAFT)

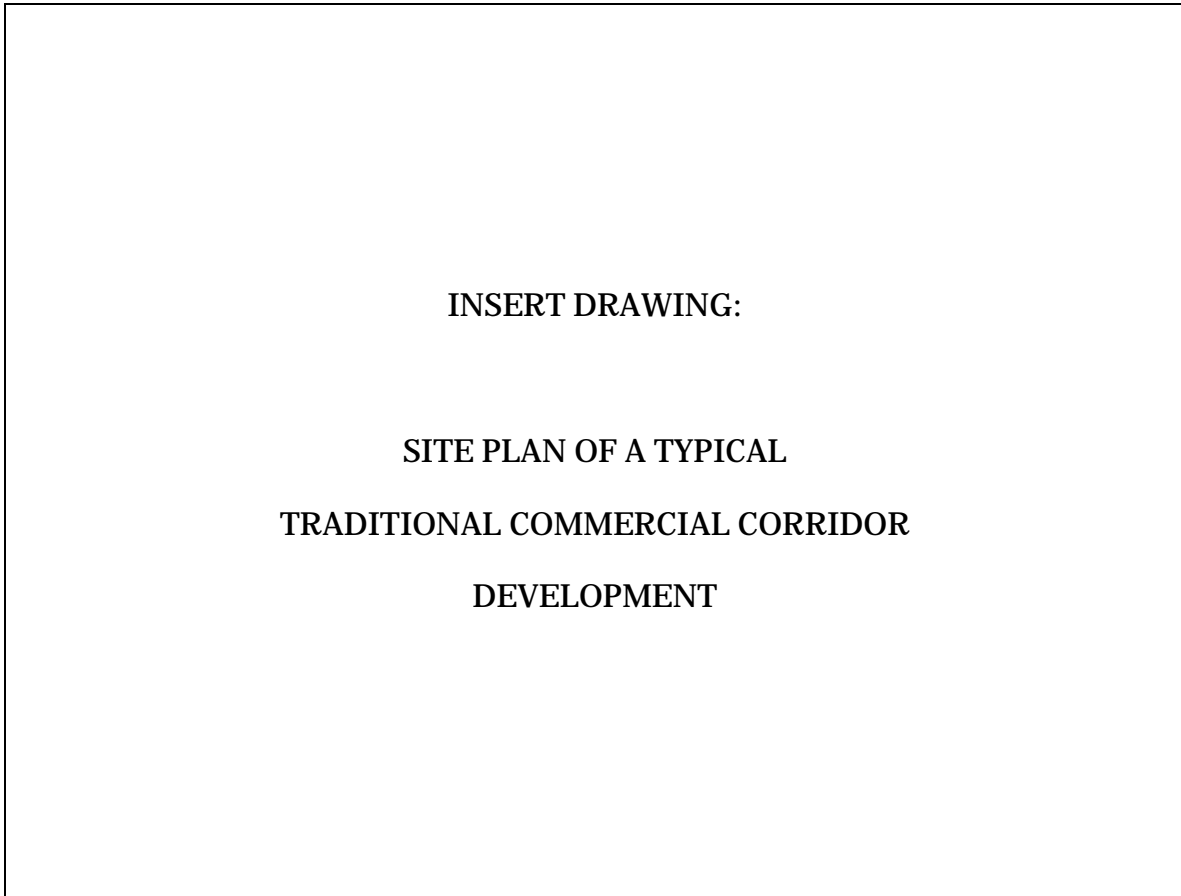


Figure XX.XX. – Site Plan of a Typical Multi-family use in CCT District (ROUGH DRAFT)

XX.XX Outline

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XX.XX Composition of Traditional Commercial Corridors

The Traditional Commercial Corridor development pattern includes the design aesthetics, densities and uses found in the various neighborhood shopping districts of the early 20th Century Main Street.

These mixed use districts are characterized by a collection of compatible, interrelated uses that include shopping, service, employment and residential opportunities. The symbiotic relationship of these mixed uses creates a more balanced community, reduces traffic, consolidates service delivery, and is beneficial to the surrounding residential areas that are within walking distance.

The buildings in traditional commercial corridors often exhibit architecture of the early 20th Century Main Street. Buildings typically feature vertically oriented architecture and are constructed close to the street, as these uses depend upon pedestrian access. Architectural details such as large display windows, awnings, an articulated base course and cornice, use of natural materials and other fenestrations are common. Primary entrances face the street and are enhanced with architecturally appropriate features.

Driveways and parking areas in front yards are not typical in most traditional commercial corridors. Consequently, alleys and secondary roadways are the primary means of providing areas for utilities and access to off-street parking to the rear of properties. These rear parking areas are often connected to the building frontage by rear entrances, arcades within buildings or small pedestrian paths, courtyards or plazas between buildings.

XX.XX Purpose and Intent

The purpose of the CCT district regulations is to protect the traditional commercial character of these corridors, while permitting rehabilitation, improvement and redevelopment in a manner that encourages walkable streetscapes. The corridor features urban design guidelines, including zero setbacks, building design (e.g. requiring windows and entryways at ground level), cross-access, and other standards, to reflect and reinforce the unique character within each of the applicable subdistricts. Freestanding commercial uses that do not meet the standards of this section shall be located in the other commercial zoning districts.

XX.XX Permitted Uses

Establishment of uses in this district shall be as provided in the Use Matrix (REFERENCE).

XX.XX Introduction to Subdistricts

XX.XX.1 Corridor Commercial Traditional– 1 (CCT-1)

This subdistrict allows one- to three-story development containing mixed uses with multi-family density up to 24 units-per-acre. Additional density is possible when affordable work force housing is provided.



Figure XX.XX – Typical Residential Uses in CCT-1 Subdistrict (WORKING DRAFT)

XX.XX.2 Corridor Commercial Traditional – 2 (CCT-2)

This subdistrict allows one- to five-story development containing mixed uses with multi-family density up to 40 units-per-acre. Additional density is possible when affordable work force housing is provided.



Figure XX.XX – Typical Multi-family Uses in CCT-2 Subdistrict (WORKING DRAFT)

XX.XX Development Potential

Development potential is slightly different within the subdistricts to respect the character of the applicable areas. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Table XX.XX – Minimum Lot Size, Maximum Density & Maximum Intensity

Standards by Zoning District	CCT-1	CCT-2
Lot Area ⁽¹⁾	4,500 square feet	4,500 square feet
Residential Density ⁽¹⁾	24 units per acre	40 units per acre
Work Force Housing Density Bonus ⁽²⁾	6 units per acre	6 units per acre
Nonresidential Intensity ^{(1) (3)}	1.0 floor area ratio	1.5 floor area ratio
Work Force Housing Intensity Bonus ⁽³⁾	0.2 floor area ratio	0.2 floor area ratio
Impervious Surface ⁽¹⁾	0.95 site area ratio	0.95 site area ratio

Notes:

(1) Refer to technical standards (REFERENCE) regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

(2) Workforce Housing Bonus: Maximum density may be increased by 6 units per acre by the D.R.C. All units associated with this bonus shall be utilized in the creation of Workforce Housing units as prescribed in the City's Workforce Housing program and shall meet all design requirements of the program.

(3) A variance to Floor Area Ratio may be granted by the D.R.C. of up to 0.20 in the CCT. All square footage associated with the bonus must be utilized in the creation of Workforce Housing units as prescribed in the Workforce Housing program.

(4) Approval of nonresidential uses in this district shall be as provided in the Use Matrix (REFERENCE).

XX.XX Building Envelope: Maximum Height & Minimum Setbacks

Table XX.XX – Maximum Building Height (All Subdistricts)

Building Height	CCT-1	CCT-2
All Buildings:	36 feet	60 feet

Note: Refer to Technical Standards (REFERENCE) regarding measurement of building height.

INSERT DRAWING:

ELEVATIONS OF TYPICAL
CCT-1 and CCT-2 DEVELOPMENT
WITH HEIGHT REFERENCES

Figure XX.XX – Maximum Building Height (ROUGH DRAFT)

Table XX.XX – Minimum Building Setbacks

Districts		CCT-1	CCT-2
Front Yard	Building Heights: 0 feet to 36 feet	0 feet	0 feet
	Building Heights: 36 feet to 60 feet	N/A	10 feet
Interior Side Yard	Building Heights: 0 feet to 36 feet	0 feet	0 feet
	Building Heights: 36 feet to 60 feet	0 feet	0 feet
Street Side Yard	Building Heights: 0 feet to 36 feet	0 feet	0 feet
	Building Heights: 36 feet to 60 feet	N/A	10 feet
Rear Yard	With Alley	0 feet	0 feet
	No Alley	10 feet	10 feet
Notes:			
(1) Additional criteria may affect setback requirements including design standards and building or fire codes.			
(2) Yard types shall be as defined under Section XX.XX.			
(3) Stoop and porch encroachments into required side and rear yards shall be permitted as provided under Section XX.XX.			

XX.XX Building Design

The intent of the design standards is to create a framework that ensures design and development compatibility upgrades the aesthetics of the area, creates major visual and development focal points, and provides a pedestrian orientation. This section provides flexibility and establishes a coherent design context and image that enhances the historical character of the district. When provided, illustrations within this Section are intended to provide examples of how the design standards can be achieved but are not intended to be the only solution.

DESIGN CRITERIA		Mandatory (M) Recommended (R)	
I	BUILDING ORIENTATION	CCT-1	CCT-2
A.	All principal structures shall be oriented to the primary street, or can be oriented to the side street so long as both street elevations are articulated as primary facades.	M	
B.	Parking, retention ponds, and secondary uses shall be placed to the rear of the property.	M	
C.	Access to parking should be made from the alley or side street.	M	
II	ARCHITECTURAL STYLE	CCT-1	CCT-2
A.	New construction shall utilize an identifiable architectural style, which is recognized by design professionals as having a basis in academic architectural design philosophies. <REFERENCE>	M	
B.	Renovations and additions shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style, which is recognized by design professionals as having a basis in academic architectural design philosophies. <REFERENCE>	M	
III	BUILDING BASE REQUIREMENTS	CCT-1	CCT-2
A.	Sidewalk level “store fronts” must have a minimum of 50% glazing at the street level for all uses except residential. Store front style windows must begin at no higher than 2 feet off the grade of the sidewalk and be no lower than 8 feet above the grade of the sidewalk. Taller windows are encouraged.	M	

B.	Doors shall be commercial size and style. Doors shall be recessed within the store front a minimum of 24 inches	M	
IV	BUILDING FORM	CCT-1	CCT-2
A.	Buildings shall provide a pitched roof or decorative parapet wall compatible with the architectural style of the building. Flat roofs that reinforce and identifiable architectural style are allowed.	M	
B.	Buildings shall be articulated with vertical proportioning	M	
V	BUILDING MATERIALS	CCT-1	CCT-2
A.	Building material must be consistent throughout the project including roofing materials, siding materials and window materials. This applies to renovations, additions and new construction.	M	
B.	Consider the use of permanent, quality materials for the life time maintenance of the building. This is highly encouraged at the base of buildings where they meet sidewalks and at entry ways which are prone to damage	R	
VI	BUILDING FENESTRATION It is best if buildings are equally detailed and articulated on all sides, creating 360-degree architecture. This is not always practical in situations where zero lot line construction will occur. The following minimum standards are required.	CCT-1	CCT-2
A.	Primary and secondary street facades must have a minimum of 30% fenestration and 20% glazing.	M	
B.	Interior side and rear facades must have a minimum of 20% fenestration and 15% glazing.	M	
C.	Where fire or building codes prevent the use of glazing in interior side or rear lots, fenestration percentages must still be met, but without the glazing percentage.	M	
D.	Window fenestration on the primary and street side façade must be organized in a rational pattern. Typically upper windows shall line up with lower windows, header heights shall be consistent and window widths should relate from window to window.	M	

E.	Windows shall be recessed within the opening 3 inches and feature a windowsill, or shall feature architectural trim including header, sill and side trim or decorative shutters to make the window appear recessed into the wall a minimum of 1 inch. Windows shall not be flush mounted without trim detailing.	M	
VII	GARAGES, GARAGE DOORS & DRIVEWAYS	CCT-1	CCT-2
A.	Access to parking shall be made from the Alleyway or Side Street.	M	
B.	No new Curb Cuts shall be introduced on Central Avenue.	M	
C.	If the principal street is utilized for vehicular access, the dimensional requirements of the access shall be the minimal necessary based on engineering standards.	M	
D.	Primary street entries shall only accommodate a single entry to the complex. Garage doors for individual units facing the primary street will not be allowed	M	
E.	Garage doors shall face the rear or side of the site, Garage doors facing the principal street shall be set back behind the principal façade line by a minimum of 20 feet.	M	
VIII	MECHANICAL AND UTILITY EQUIPMENT	CCT-1	CCT-2
A.	Mechanical equipment shall be located on the roof, to the rear or sides of properties and screened if visible from the public right of way and views from adjacent residential neighborhoods.	M	