

1 **5.12 DOWNTOWN AREA INFILL INCENTIVE DISTRICT (IID)¹**

2 **5.12.1. PURPOSE**

3 The primary purpose of the Downtown Area Infill Incentive District (IID) is to encourage
4 redevelopment in the following ways:

- 5 A. Encourage sustainable infill development that supports the creation of urban
6 neighborhoods that are pedestrian and transit-oriented and benefits the IID, ~~the~~ major
7 activity centers in the area, and the City as a whole, while promoting compatibility
8 with existing residential and non-residential properties and neighborhoods.
- 9 B. Address barriers to infill development in the Downtown Area Infill Incentive District
10 (IID), such as incompatible development standards and associated development
11 barrier issues; and
- 12 C. Implement the IID purposes by offering development incentives permitting a
13 modification of development requirements ~~(MDR)~~ as provided below.
- 14 ~~D. Provide for appropriate transitional design standards where the development or~~
15 ~~expansion of a use adjacent ~~abuts~~ existing single family residential development.~~
- 16 ~~E. Protect historic structures and historic neighborhoods and existing residential~~
17 ~~neighborhoods from potential negative impacts of new development.~~
- 18 ~~F. Consolidate the regulations and design standards that apply to downtown areas into~~
19 ~~a single ordinance by moving certain provisions of Rio Nuevo District overlay zone,~~
20 ~~former Section 5.11, into the IID Rio Nuevo Area (RNA) and renumbering them to~~
21 ~~conform to the numbering of the IID.~~

22 **5.12.2. ESTABLISHMENT**

23 ~~A. The IID is comprised of ~~the two~~ Sub districts listed below. ~~The Greater Infill Incentive~~
24 ~~Subdistrict (GIIS) and the Downtown Core Subdistrict (DCS). For ~~t~~~~ The boundaries of
25 the IID and ~~S~~sub districts see Section 5.12.18 (Figure 5.12.18-1), are described in
26 ~~Section 5.12.10. (See Figure 5.12-A.)~~ The exact boundaries of the IID overlay and
27 ~~S~~sub districts are identified on the official zoning map kept on file at the Planning and
28 Development Services Department (PDSD) and the City Clerk's Office.~~

29 1. The Rio Nuevo Area (RNA), Section 5.12.7.

30 a. The RNA Section 5.12.7 includes all properties in the area previously
31 included in the former Rio Nuevo District.

32 b. The RNA encompasses ~~all of the DCS and portions~~ of the DCS, GIIS and
33 the DLS as shown on the map in Exhibit 5.12.18-1.

34 2. The Greater Infill Incentive Sub district (GIIS), Section 5.12.9.

35 3. The Downtown Core Sub district Section 5.12.10 (DCS).

¹ Black – existing language of the IID and the relocated sections of the RND

Red underlined or red strikeout– new or amended language

Green double underline –existing IID sections moved from their current location in the UDC to this draft

1 4. The Downtown Links Sub district (DLS), Section 5.12.11, which is further
2 subdivided into the following Areas:

3 a. Toole Avenue Area (TAA), Section 5.12.12.

4 b. Warehouse Triangle Area (WTA), Section 5.12.13.

5 c. Fourth Avenue Area (FAA), Section 5.12.14.

6 d. Armory Park, Area Section 5.12.15 (AIH).

7 e. Stone/Sixth Avenue Area (SSA), Section 5.12.16.

8 f. Some of the DLS Areas listed above are further subdivided into Sub-
9 districts (see Section 5.12.11.A).

10 B. The IID contains both mandatory and optional overlay zone standards and
11 requirements. The IID is an optional overlay zone. Individuals may choose the pre-
12 existing underlying zone or the development options of the IID overlay zone. Plans
13 submitted in accordance with the IID shall comply with the applicable standards of this
14 Section.

15 1. The requirements and standards of the RNA are mandatory overlay IID
16 standards and regulations that apply only if a property is developed using
17 the underlying zoning.

18 2. The GIS, the DCS, and DLS, are optional overlay standards and regulations,
19 which a property owner may chose in lieu of the underlying zoning (Optional
20 IID Zoning).

21 C. Depending on the development choice of the owner, plans submitted for development
22 of land in the IID must comply with the applicable IID regulations and standards as
23 follows: Standards specific to the GIS and DCS are provided in Sections 5.12.4,
24 Greater Infill Incentive Subdistrict, and 5.12.5, Downtown Core Subdistrict, respectively.
25 Regardless of subdistrict, individuals choosing the IID overlay options shall comply with
26 Sections 5.12.6, Design Standards, 5.12.7, IID Plan Requirements, and 5.12.8, Review
27 and Approval Procedures, and submit an IID Plan.

28 1. Development under existing underlying zoning:

29 a. The regulations and standards of the underlying zone apply; and,

30 b. If the property is located within the boundaries of the RNA, the
31 following regulations, standards and review procedures apply:

32 (1) The regulations and standards of the underlying zoning.

33 (2) The RNA standards in Section 5.12.7

34 (3) Section 5.12.6.E.

35 (4) Applications for development are reviewed by the Design
36 Review Boards (DRB) pursuant to Section 2.2.6 (Design Review
37 Board.)

38 2. Development under Optional IID Zoning.

- a. The regulations and standards of the applicable IID Sub district, Area or Sub-area in which the development parcel is located apply.
- b. Regardless of the Sub district, Area or Sub Area, all development in the IID must submit an Plan and comply with the following:
 - (1) Section 5.12.5 (IID Plan Requirements); and
 - (2) Section 5.12.6 (Review and Approval Procedures).
- c. Development in the GIS and DCS must comply with the design standards and requirements of Section 5.12.8 (General IID Design Standards)
- d. Applications for Optional IID Zoning are reviewed by the IID Design Review Committee (DRC).for compliance with the applicable standards and requirements pursuant to Section 5.12.6.i.

D. An IID Plan using the Optional IID Zoning provisions cannot be used in conjunction with other waiver or modification provisions in provided by the Unified Development Code (UDC). This prohibition does not apply to Section 7.4.5 (Individual Parking Plan) (IPP), which may be used in conjunction with the Optional IID Zoning provisions. ~~Where the IID and Rio Nuevo and Downtown (RND) overlay zones overlap, applicants may select either the provisions of the IID or the RND Modification of Development Requirements, but not both.~~

E. Conflict of Laws.

- 1. The requirements and standards of the IID provisions should be interpreted to avoid conflict whenever possible with other UDC provisions.
- 2. Where the standards of this Section conflict with other sections of the UDC, the standards of this sSection shall control.
- 3. Where the standards of the DLS conflict with the general IID standards of Section 5.12.8 the standards of the DLS apply.

F. Amendments to or dissolution of the IID are processed in accordance with the Section 3.7, UDC Text Amendment Procedure.

5.12.3 DEFINITIONS

The terms “adjacent” and “group dwelling” as they apply in the IID, are defined in Section 11.4 and Section 11.3.7.B, respectively. When a proposed project is not developed under the Optional IID Zoning, but under the standards of the underlying zoning district, only the general, not the IID specific definition of the term “Group Dwelling” applies (see article 11).

5.12.43 APPLICABILITY

The requirements and standards of this section apply to the following development types located on property, including public or private rights-of-way, any portion of which is located within the IID:

- 1. A change of use;
- 2. An expansion of an existing use or existing structure; or

3. New development or a redevelopment project.

4. Exceptions:

For development in the RNA under existing underlying zoning, the applicability requirements do not apply to the following:

(1) A change of use that does not alter the exterior of a structure.

(2) A redevelopment project, or improvements or alterations to an existing structure, if such alterations are not visible from an adjacent public right-of-way.

5.12.57. IID PLAN SUBMITTAL REQUIREMENTS

A. Application Requirements

Use of the standards of the IID, as opposed to existing underlying zoning, ~~shall require~~ plan approval by PDSB regardless of IID ~~subdistrict~~ Sub district, Area or Subarea. Plan submittal shall consist of the following:

1. **IID Plan.** Applicants shall submit an IID Plan ~~demonstrating in~~ compliance with applicable IID ~~and subdistrict~~ development design standards and requirements. The Plan must clearly state the applicant's intention to use the IID zoning option in lieu of the existing underlying zoning. Additionally, for projects using IID Optional Zoning, applicants are required to provide contextual elevations demonstrating compliance with the following the design standards:

a. Section 5.12.8, Subsection A (Streetscape Design) and Subsection B (Development Transition Standards) and Subsection C (Alternative Compliance), if the latter Subsection is used.

b. The applicable Sub district, Area, or Sub area.

2. **Development Package.** ~~Except as provided in this section 5.12.5, a A Development Package is required when development is proposed under existing underlying zoning, or if a development package is otherwise required by the UDC, in which case a separate Pplan must be shall be prepared in compliance with the Development Package requirements in Section 2-06.0:0 of the Administrative Manual. Additionally, applicants are required to provide elevations demonstrating compliance with Sections 5.12.6.A, B, and C.~~

B. Modifications or Waiver of IID Plan Submittal Requirements. Revisions

An applicant may request modification to or waiver from the plan submittal requirements, subject to the following:

1. The applicant shall specifically identify the submittal requirement(s) for which a modification or waiver is requested and provide a rationale for the request; and,

2. The PDSB Director shall determine whether to grant the request within 10 working days of the request. In making this decision, the PDSB Director shall consider the purpose statements of the IID, and the applicable General Plan and Area Plan policies. The PDSB Director's approval of a request under this

1 subsection is not, nor shall it be construed as, an endorsement of a project by
2 PDSD.

3 ~~C.~~ **Exception**

4 ~~A City-approved urban design plan, such as the Downtown Links Plan, may substitute for an IID Plan for~~
5 ~~development within the IID. A The PDSD Director may request additional information from an applicant~~
6 ~~where a conceptual plan lacks sufficient detail to provide for adequate review, in compliance with Sections~~
7 ~~5.12.6.A, B and C.~~

8

1 **5.12.68. IID PLAN REVIEW AND APPROVAL PROCEDURES UNDER THE IID ZONING OPTION**

2 PDSD administers the IID Plan review procedure. Except as expressly modified herein, review
3 by the PDSD is pursuant to Section 3.3.3

4 **A. Procedure**

5 **1. Development in GHS**

6 ~~For development within the GHS, requests for MDRs are processed in~~
7 ~~accordance with Section 3.3.5, 300' Notice Procedure.~~

8 **2. Development in DCS**

9 ~~For development within the DCS, IID Plans are processed in accordance with~~
10 ~~Section 3.3.3, PDSD Director Approval Procedure, with the exception that a~~
11 ~~pre-application conference is required. IID Plans within the DCS shall be~~
12 ~~reviewed and considered for approval within 30 working days of PDSD~~
13 ~~accepting the application or approval of demolition and/or façade alteration~~
14 ~~plans when required of projects within the Rio Nuevo District, whichever is~~
15 ~~applicable.~~

16 **A. Pre-application conference.**

17 A pre-application conference with the PDSD staff as outlined in Section 3.2.1 is
18 required to determine the following:

- 19 1. Whether the plan meets the IID Plan submittal requirements and the
20 development standards of the IID and applicable Sub district, Area or Sub-
21 area.
22 2. Whether the application will be reviewed through the Minor or the Major
23 Design Review Procedure as described below.

24 **B. Major Design Review.**

25 1. Criteria:

26 Major Design Review is required if a proposal meets two or more of the
27 following criteria:

28 a. The development proposal contains structures that are higher than

29 (1) four stories or 49 feet, or

30 (2) two stories or 25 feet in height if adjacent to single family or
31 duplex residential dwellings.

32 (3) In the DCS the height criteria apply only if the development
33 site is within 300 feet or less of a detached single family or
34 duplex dwelling.

35 b. The development proposal is at any one or more of the following
36 locations:

37 (1) At an intersection of one or more arterial streets.

38 (2) Adjacent to or across from:

39 (a) a single family residential or duplex dwelling;

(b) a Historic or Contributing structure; or

(3) On a vacant HPZ or NPZ parcel.

(4) On multi-zone parcel subject to Section 5.12.8.E.

(5) Within, or adjacent to an HPZ, or NPZ, or a National Historic Register District, or any combination of the three. The definition of the term "adjacent," as it applies in the IID, is defined IID in Section 11.4.A.

2. Notices

For Major Design Review, -the notice process must follow Section 3.2.2 Neighborhood Meetings, except as expressly modified herein, notice of the neighborhood meeting must be sent to all of the following:

~~— All owners of property within 300 feet of the development site.~~

~~— All neighborhood associations within 1 mile of the development site.~~

3. Review and approval procedures

~~a. A neighborhood meeting.~~

~~b. Review by City's Design Professional.~~

~~a. Review by IID Design Review Committee (IID DRC) and recommendation to the PDSD Director.~~

b. Decision by the PDSD Director pursuant to Section 5.12.6.M below.

C. Minor Design Review

1. Criteria:

The proposed development does not meet the criteria for a major design review in Section 5.12.6. B.1 above

2. Review and approval procedures:

~~a. A neighborhood meeting;~~

~~b. Review by the City's Design Professional and recommendation to the PDSD Director;~~

~~c. Decision by the PDSD Director pursuant to Section 5.12.6.M below.~~

3. Notices:

For Minor Design Review, notice of the neighborhood meeting must be sent to all of the following:

a. All owners of property within 50 feet of the development site.

b. The Neighborhood Association for the area in which the development is located.

1 **D. Pre-application Neighborhood Meeting.**

- 2 1. Prior to filing an application for use of the IID zoning option, an applicant
3 must hold a neighborhood meeting in compliance with the public notice
4 procedures for neighborhood meetings in UDC Section 3.2.2., except as
5 expressly modified herein.
- 6 2. The applicant must prepare a written summary of the meeting. A copy of the
7 written summary of the meeting must be filed with PDSO at the time of filing
8 the development application for a project.
- 9 3. The applicant will also send a copy of the written summary to a
10 Neighborhood Liaison appointed by the registered neighborhood association
11 for the area in which the project site is located.
- 12 4. The Neighborhood Liaison or any property owner within the notice area may
13 file with the PDSO Director a statement of concurrence or dissent with the
14 accuracy of applicant's written summary of the meeting. If a dissent is filed, it
15 must state the exact reasons for the dissent.
- 16 5. The applicant will send periodic project updates to the Neighborhood Liaison
17 in accordance with PDSO Neighborhood Liaison Policy.

18 **E. IID Historic Preservation Review.**

19 **1. Projects in an HPZ.**

- 20 a. Proposed development projects within the boundaries of an HPZ must
21 comply with HPZ Sections 5.8.7 (Permitted Uses), 5.8.8 (Design Review)
22 and 5.8.9 (Design Standards).
- 23 b. IID Optional Zoning may be used for new development, or additions
24 to, or alterations of existing historic structures, provided that the
25 changes do not cause a historic structure to be de-listed or no longer
26 eligible for listing.

27 **2. Projects not in an HPZ.**

- 28 a. The Tucson-Pima County Historical Commission (TPCHC) Plans Review
29 Subcommittee reviews all projects listed below:

30 (1) Projects proposing alterations or additions to an existing eligible or
31 contributing historic structure using IID Optional Zoning that do not
32 cause the property to be de-listed or no longer eligible for listing.
33 Additions to or alterations of historic structures must meet the
34 Secretary of the Interior's historic preservation standards.

35 (2) Projects proposing new development using IID Optional Zoning that
36 are either adjacent to the boundaries of an HPZ or adjacent to a
37 structure meeting any one or more of the following characteristics:

38 (a) Listed or eligible to be listed in the National or Arizona
39 Register of Historic Places, individually or as a contributing
40 property.

41 (b) Designated as a Historic Landmark.

1 (c) A Single Family Dwelling within the boundaries of the HPZ.

2 b. The TPCHC may continue the hearing on an item only once before
3 making a decision, unless the applicant for the development project
4 requests a further continuation.

5 c. It is the responsibility of each applicant for IID Optional Zoning to
6 verify the current contributing or eligibility status of the property in
7 question with the City of Tucson's Historic Preservation Office.

8 d. The TPCHC Plans Review Subcommittee reviews for compliance with
9 the design requirements of the applicable Sub district and for design
10 compatibility of a proposed development project.

11 (1) New development must be designed to complement and be
12 compatible with the architecture of adjacent historic
13 properties.

14 (2) Compatibility with adjacent historic structures is to be
15 achieved through architectural elements such as building
16 setbacks, building step-backs, textures, materials, forms, and
17 landscaping.

18 (3) **Exceptions.** The PDSO Director may waive the compatibility
19 requirement of this section under the following circumstances:

20 (a) Where the adjacent lot is vacant; or

21 (b) If the property owner of the adjacent historic
22 structure waives the requirement; or

23 (c) If the adjacent lot is developed with a non-
24 residential building.

25 e. It is not the intent of the design review process to impose additional
26 limitations or building preservation requirements on the allowable
27 building heights in the IID. Unless a building height limitation in a Sub
28 district is specifically required herein, the proposed development may
29 use the entire building height allowed by the IID.

30 **3. Demolition**

31 a. Whether a proposed development is within or outside the boundaries
32 of a HPZ, IID Optional Zoning may not be used for a development
33 project that proposes demolition of a historic structure that is any one
34 or combination of the following:

35 (1) A property listed or eligible to be listed in the National or
36 Arizona Register of Historic Places, individually or as a
37 contributing property.

38 (2) Designated as a City Historic Landmark.

39 **b. Exception:**

40 Partial demolition of a historic structure is allowed if the State Historic
41 Preservation Office (SHPO) determines that the demolition will not

1 cause the structure to be de-listed or to become ineligible for listing in
2 the future.

3 **4. De-Listing**

4 In no event may the IID Optional Zoning be used if the development would, in
5 the opinion of the Historic Preservation Officer, cause a historic structure in the
6 IID to be de-listed or no longer eligible for listing.

7 **F. Development projects in a Neighborhood Preservation Zone (NPZ).**

8 If a proposed development project is located within a Neighborhood Preservation
9 Zone (NPZ), the project must be reviewed by the City Design Professional pursuant to
10 the design standards of the applicable NPZ.

11 **G. Composition of the IID Design Review Committee (IID DRC) and Voting.**

12 **1.** The IID DRC is composed of at least three of the following members
13 appointed by the City Manager for a four year term:

- 14 **a.** The City's Design Professional.
- 15 **b.** One registered architect.
- 16 **c.** One registered landscape architect.
- 17 **d.** One registered contractor.
- 18 **e.** One member to represent all neighborhood associations within the IID.

19 **2.** A member of the DRC may be removed by the City Manager with or without
20 cause. A member who misses four consecutive meetings for any reason or
21 fails to attend for any reason at least 40% of the DRC meetings within one
22 calendar year is automatically and immediately removed as a member of the
23 DRC.

24 **3.** The IID DRC may include one or more ad-hoc members from among the
25 following, as applicable:

- 26 **a.** For projects within the DLS Fourth Avenue Area, one local Fourth Ave.
27 business owner.
- 28 **b.** For projects within the DCS, one person from the Downtown Partnership
29 Association.
- 30 **c.** One member appointed by the neighborhood association for the area in
31 which the proposed project is located. If the project site is located in an
32 area that does not have neighborhood association, the ad-hoc member is
33 appointment by an association within 300 feet of the project site that is
34 within the same IID Sub district.
- 35 **d.** For projects adjacent to a HPZ or NPZ, one member appointed by the
36 neighborhood association for the HPZ or NPZ.

37 **3.** The DRC shall adopt rules of procedure necessary to carry out its functions.
38 The PDSD shall make rules available made to the public.

1 **H. IID DRC Quorum, Voting and Recommendation.**

- 2 **1. Ad-hoc members are voting members of the IID DRC.**
- 3 **2. A quorum of the IID DRC is the Design Professional and at least two other**
- 4 **members.**
- 5 **3. Notwithstanding Subsection 2 above, if for any reason the City Manager has**
- 6 **not appointed the members of the DRC, or a quorum is not obtained for a**
- 7 **particular application, the Design Professional shall make a recommendation**
- 8 **directly to the PDSD Director.**
- 9 **4. The Design Professional may give a recommendation separate from the DRC**
- 10 **recommendation in all cases.**

11 ~~**I. Review by the IID DRC.**~~

- 12 ~~**1. All development projects submitted using IID Optional Zoning are reviewed**~~
- 13 ~~**by the IID DRC for compliance with applicable the IID standards and**~~
- 14 ~~**requirements, and may also comment on other aspects of the projects.**~~
- 15 ~~**1. The DRC may continue an item only once, unless the applicant asks for a**~~
- 16 ~~**further continuance.**~~

17 **I. Review by the Design Professional**

- 18 **1. Prior to the IID DRC meeting, applicants must meet with the Design**
- 19 **Professional to discuss the project and its compliance with the IID and**
- 20 **applicable Sub district design standards and requirements.**
- 21 **2. The Design Professional must provide a written report to the applicant, the IID**
- 22 **DRC members and the PDSD Director containing all of the following:**
- 23 **a. A listing and description of the recommendations and any other issues**
- 24 **of concern raised by the IID DRC.**
- 25 **b. A statement whether the proposal complies with the applicable**
- 26 **design standards.**
- 27 **c. Recommendations on any modifications to the project needed to bring**
- 28 **it into compliance with the design standards.**
- 29 **3. The Design Professional may also make separate recommendations to the**
- 30 **PDSD Director on other aspects of the project, such as façade treatment,**
- 31 **building colors, and similar design elements, including all relevant elevations**
- 32 **and pictures describing the recommended design or mitigation features.**

33 **J.**

- 34 **1. All development projects submitted using IID Optional Zoning are reviewed**
- 35 **by the IID DRC for compliance with applicable the IID standards and**
- 36 **requirements, and may also comment on other aspects of the projects.**
- 37 **2. The DRC may continue an item only once, unless the applicant asks for a**
- 38 **further continuance.**

1 **K. Review by the Mayor and Council of Group Dwellings**

2 Group dwellings developed under IID Optional Zoning, as defined in Section 11.4.6
3 specifically for use in the IID, require the approval of Mayor and Council pursuant to
4 Section 3.4.4 Mayor and Council Special Exception Procedure if the group dwelling
5 development site is located within 300 feet or less of a detached residential family
6 dwelling.

7 **L. PDSO Director Decision**

8 1. The DRC's and Design Professional's recommendations are advisory to the
9 PDSO Director, and the Director makes the final decision on a project's
10 compliance with IID and applicable Sub district requirements and standards.

11 2. The DRC and the Design Professional may recommend, and the Director may
12 add special conditions to an approval pursuant to Subsection J above, to
13 assure compliance with the intent of the IID, and to address safety issues, and
14 to address certain development commitments to adjacent neighbors made by
15 the applicant.

16 3. Special conditions may include mitigation standards or plans based on the
17 scale, setting and intensity of the proposed development on a case by
18 case basis. Examples of such plans may include, but are not limited to any
19 one or more of the following:

20 a. A vehicular reduction plan to ensure residences are most effectively
21 using alternate modes of transportation.

22 b. A noise mitigation plan to ensure the design of the proposal does not
23 substantially increase noise above current ambient noise levels.

24 c. A traffic impact analysis that may include a mitigation plan with
25 traffic calming elements and safety improvements.

26 d. A behavioral management plan and, security plan that includes self-
27 policing and techniques to reduce the impacts of noise, odors, unruly
28 behavior or other similar adverse on adjacent residential property.

29 e. A shade study plan when adjacent to detached residential dwellings.

30 **M. Final Approval**

31 1. Within ten days after all receiving final recommendations from the DRC and
32 the Design Professional, the PDSO Director must make final decision pursuant
33 to Section 5.12.6.L, except as provided below.

34 2. Group Dwellings, as defined in Section 11.4 for development within the IID,
35 require final approval pursuant to 3.4.4, Mayor and Council Special Exception
36 Procedure if the group dwelling development site is located within 300 feet or
37 less of a detached single family dwelling.

38 **N. Design Professional Review of Building Plans.**

39 Prior to the issuance of a building permit for development under the Optional IID
40 provisions, the Design Professional will review the development package and the
41 building plans for compliance with the approved IID Plan.

1
2
3
4
5
6
7
8

O. Appeals

Except for a decision on a proposed group dwelling, which is approved or denied by the Mayor and Council pursuant to Section 3.4.4 Mayor and Council Special Exception Procedures, appeals of the PDSD Director's decision must be filed and are heard in accordance with the Board of Adjustment appeals process in Section 3.10.2 for developments reviewed pursuant to the minor review process and with the Mayor and Council for developments reviewed pursuant to major review process in Section 3.92.

1 **P. Timeline for Approval**

2 Timelines for approval are contained in Section 3.02 or 3.03 of the Administrative
3 Manual depending upon the procedure chosen by the developer of the IID project.

4 **Q. Amendments**

5 An amendment or revision to an approved IID Plan is subject to the same procedure as
6 the initial approval.

7 **D. Concurrent Review**

8 ~~The City may accept a concurrent submittal of the IID Plan and corresponding site plan~~
9 ~~or subdivision plat.~~

10 **5.12.7 RNA ZONING DESIGN STANDARDS.**

11 **A. Applicability**

12 1. This Section 5.12.7 applies to the developments types listed in Section 5.12.4
13 and this Section.

14 2. The provisions of this Section 5.12.7 are mandatory for proposed
15 development of properties in the RNA under existing underlying zoning.

16 **B. Permitted Uses and Building Heights**

17 1. Except as specifically amended or expanded in this Section 5.12.7, the
18 development regulations and standards of the underlying zoning apply in the
19 RNA, including the permitted land uses and building heights permitted within
20 in this district are those permitted by the underlying zoning except as
21 restricted in Section 5.11.6 General Restrictions.

22 2. New drive-in or drive-through facilities are not permitted, except for
23 businesses located adjacent to the freeway, or as approved through the
24 development review process.

25 **C. Building Design Standards**

26 Development within the RNA is required to comply with the following building design
27 standards. Compliance with these standards will ensure that development complies
28 with the design principles set forth in Section 5.11.1.B.

29 1. The proposed buildings shall respect the scale of those buildings located in
30 the development zone and serve as an orderly transition to a different ~~scale~~
31 scale pursuant to the Transition Standards in Section 5.12.8.B. Building
32 heights with a vastly different scale than those on adjacent properties should
33 have a transition in scale to reduce and mitigate potential impacts. In areas
34 undergoing change, long-range plans should be consulted for guidance as to
35 appropriate heights.

36 2. All new construction shall maintain must be consistent with the prevailing
37 setback existing within its development zone except that the PDSD Director
38 may approve a different setback than the prevailing setback upon a written
39 finding during the review process that a different setback is warranted by
40 site conditions or applicable development design goals consistent with Section

5.12.1, Purpose, and the proposed setback will not be incompatible with adjacent properties, as defined in Section 11.4.2.A;

3. All new construction shall provide scale-defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies.
4. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features.
5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades.
6. Building façade design shall include pedestrian-scaled, down-shielded, and glare-controlled exterior building and window lighting.
7. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies.
8. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade.
9. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare.
10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided.
11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City of Tucson.
12. Colors may conform to the overall color palette and context of the Downtown area, ~~or subarea~~ or may be used expressively to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal.
13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area ~~or subarea~~.
14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building. ~~and~~
15. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

1 **D. Site Design Standards**

2 **Circulation and Parking**

3 **1. Street Hierarchy**

4 The Downtown is organized along the hierarchy of Downtown's streets, with the
5 pedestrian given top priority for the Downtown (See Figure 5.11-B, Downtown
6 Street Hierarchy). The streets are addressed in one of the following three
7 classifications:

8 **2. Pedestrian Retail Core Streets**

9 These are the streets that host Downtown's greatest variety of commercial and
10 public activities at the street level. They also accommodate vehicular traffic
11 including automobiles, public transit, and service vehicles and have on-street
12 parking in some locations. However, priority shall be given to the pedestrian.

13 **3. Entry Streets**

14 These streets carry high volumes of traffic (respectively) into and out of
15 Downtown. These streets typically are wider to accommodate through and turning
16 traffic.

17 **4. Traffic Calming Streets**

18 These streets are generally narrower, with fewer travel lanes than entry
19 streets, and accommodate on-street parking. Traffic Calming Streets are all
20 those not designated as Entry Streets or Pedestrian Retail Core Streets.

21 **1. Vehicular Circulation and Parking**

22 **a. Circulation**

23 **b.a.** All parking area access lanes (PAALs) adjacent to buildings shall have
24 pedestrian circulation paths between the PAAL and the building, with
25 a minimum width of six feet.

26 **b.** The locations of ~~All~~ points of vehicular ingress and egress ~~points~~ shall
27 be perpendicular to the intersecting street. Points of ingress and
28 egress points shall be designed to minimize vehicular/pedestrian and
29 vehicular/bicycle conflicts. Adequate storage for vehicular queuing
30 at parking facilities shall be contained on site. Right turn bays are
31 strongly discouraged ~~within this zone~~. Points of ingress and egress
32 shall be minimized wherever possible. Additional temporary ingress
33 and egress locations may be permitted for parking structures ~~that~~
34 anticipate when occasional high peak period traffic flows (i.e.,
35 parking facilities for event venues) are anticipated.

36 **2. Parking**

37 **a. General**

38 Parking standards ~~within the RND~~ are listed in the Section 7.4. Some
39 pProperties in the RND may also be located in the Downtown

1 Parking District, which allows a reduction in the number of parking
2 spaces as provided in Section 7.4.5.B.

3 ~~a. Open to Public~~

4 ~~All public parkings shall be open and accessible to the public between~~
5 ~~5:00 a.m. and 1:00 a.m., seven days per week, with the exception of the~~
6 ~~performance of required maintenance.~~

7 ~~b. Screening of Parking~~

8 All new parking shall be designed so that vehicles are not visible from
9 the adjoining street level, through incorporation of pedestrian
10 arcades, occupied space, or display space.

11 ~~c. Employee Parking~~

12 Employee parking for all uses should be provided at remote locations
13 in order to maximize the availability of space for development.

14 3. **Plazas and Open Space**

15 The fundamental objective of the design standards in this Section
16 5.12.7.D.3 subsection is to encourage public and private investments to
17 enhance the character and function of Downtown's pedestrian environment.

18 ~~a. Plazas and Pedestrian Nodes~~

19 Five percent of the gross floor area of new construction shall be
20 provided in public plazas or courtyards. Open space pPlazas,
21 courtyards, and patios are landscaped outdoor areas designed to
22 accommodate multiple uses, from large gatherings of the public
23 people for performing arts to smaller gatherings. The plazas and
24 courtyards will be one of the ways that spaces and uses can be
25 linked. The requirement of this section may be waived or reduced by
26 the PDSO Director upon a written finding during the review process
27 that the development enhances the downtown pedestrian environment
28 even with a smaller percent or elimination of the requirement.

29 ~~b. Viewshed Corridors~~

30 Views of all historic properties and all natural elements surrounding
31 the Downtown should be considered during design. Plazas,
32 courtyards, and open spaces shall be sited to include views to other
33 public spaces, where feasible.

34 ~~c. Linkages (Physical and Visual)~~

35 ~~Neighborhood linkages shall be maintained throughout Downtown.~~

36 4. **Streetscape**

37 a. ~~Streetscapes must be consistent with the Streetscape Design Manual.~~
38 ~~In streetscape design, priority is given to pedestrians.~~

1 b. Shade

2 Shade shall be provided for at least 50 percent of all sidewalks and
3 pedestrian pathways as measured at 2:00 p.m. on June 21 when the
4 sun is 82° above the horizon (based on 32°N Latitude). Shade may
5 be provided by arcades, canopies, or shade structures, provided they
6 ~~respect and their location and design characteristics are compatible~~
7 with the ~~historic prevailing~~ historic prevailing ~~and~~ design context of the street and
8 the architectural integrity of the building. Deciduous trees, as
9 proposed in the Downtown Comprehensive Street Tree Plan, are
10 encouraged to supplement existing evergreen trees. The use of
11 plantings and shade structures in the City right-of-way are permitted
12 to meet this standard with the approval of the ~~City of Tucson~~
13 Department of Transportation. The shade provided by a building
14 may serve to meet this standard.

15 E. Demolition of ~~Rio Nuevo District~~ Historic Structures in the RNA

16 ~~Structures within the RND that are 40 years old or more and are listed in the National~~
17 ~~Register of Historic Places or the Arizona Register of Historic Places, or are eligible for~~
18 ~~listing in the National or State registers and structures designated as City Historic~~
19 ~~Landmarks. In the RNA, demolition of the following types of structures is~~ are reviewed
20 in accordance with Section 5.8.109, *Demolition of Historic Properties, Landmarks, and*
21 *Structures*.

- 22 1. Structures that are listed in the National Register of Historic Places or the
23 Arizona Register of Historic Places, ~~or~~
24 2. Structures that are eligible for listing in the National or State registers, ~~and~~
25 3. Structures designated as City Historic Landmarks.

26 F. RNA Review

27 1. Pre-Application Conference

28 A pre-application conference with the PDS staff is required to determine
29 whether the application meets the design standards and requirements of the
30 RNA.

31 2. Submittal and Staff Review

32 Upon submittal, the PDS staff reviews the application for compliance with
33 the RNA AD standards and makes recommendations to the PDS Director
34 whether to approve or reject the application.

35 3. Review by the Design Review Board (DRB)

36 The Design Review Board (DRB) review reviews all applications for compliance
37 with the RNA AD standards and makes findings and recommendations to the
38 PDS Director. Applications are scheduled with the DRB at the first available
39 meeting.

40 4. Tucson-Pima County Historical Commission (TPCHC) Review

41 The TPCHC Plans Review Subcommittee reviews applications that propose
42 exterior changes to buildings on or eligible for inclusion on the National or

1 Arizona Register of Historic Places. The TPCHC Plans Review Subcommittee
2 makes findings and recommendations to the PDS Director.

3 **5. Decision**

4 The PDS Director makes the decision whether to approve or deny the
5 application ~~within seven days of~~ after receiving the recommendations of
6 staff, DRB, and, when applicable the TPCHC Plans Review Committee.

7 **6. Notice of Decision**

8 Notice of the decision must be provided to the applicant within three days of
9 the date of the decision and the appropriate HPZ Advisory Board, if
10 applicable, and the plans review subcommittee.

11 **7. Appeals**

12 If an application is denied, the applicant may appeal the decision to the
13 Board of Adjustment in accordance with Section 3.10.2. Appeals must be
14 submit~~submitted~~ to the PDS within five days of the notice of decision.

15 ~~5.12.4. Greater Infill Incentive Subdistrict~~

16 ~~5.12.5. Downtown Core Subdistrict (DCS)~~

17 **5.12.86. GENERAL IID OPTIONAL ZONING DESIGN STANDARDS**

18 An IID Plan under the IID Optional Zoning design standards must ~~shall~~ demonstrate
19 compliance with the following:

20 **A. Streetscape Design**

21 Streetscape design must comply with the street design standards in the UDC Technical
22 Manual and the Streetscape Design Manual.

23 **1. Pedestrian-orientation**

24 Projects shall be pedestrian-oriented and comply with all of the following
25 standards:

- 26 a. New construction shall have architectural elements and details at the
27 first two floor levels.;
- 28 b. Buildings shall provide windows, window displays, or visible activity
29 on the ground floor for at least 50 percent of frontage.;
- 30 c. A single plane of façade shall be no longer than fifty feet without
31 architectural detail.;
- 32 d. Front doors shall be visible or identifiable from the street and visually
33 highlighted by graphics, lighting, or similar features.
- 34 ~~e. Uses, such as Commercial Services or Retail Trade uses that~~
35 ~~encourage street level pedestrian activity are preferred on the first~~
36 ~~floor of a structure of a multi-story building.~~
- 37 ~~f. Parking areas for comprehensive development or redevelopment of a~~
38 ~~site shall be located at the rear or side of the building. Changes of~~

~~use and expansion of existing structures may use the site's current parking configuration.;~~

~~g. _____ Parking structures shall be designed so that parked vehicles are screened from view at street level through incorporation of design elements including, but not limited to, landscaping, pedestrian arcades, occupied space, or display space.;~~ [SUBSECTIONS f and g HAVE BEEN MOVED TO PARKING SUBSECTION E BELOW]

~~e.h. _____ Construction and maintenance of sidewalks must be done in compliance with the City's Streetscape Design Manual. Existing sidewalk widths shall be maintained so as to provide effective, accessible, connectivity to adjoining properties. Sidewalks may be widened to accommodate a project's design characteristics. Where no sidewalks exist, sidewalks shall be provided. Outdoor seating and dining areas and landscaping may be located in the sidewalk area where safe and effective sidewalk width around the design feature can be provided.;~~

~~i. _____ To the extent practicable, bus pull-outs shall be provided where bus stops are currently located.;~~ ~~and~~

~~i. _____ If drive-through service is proposed, it shall not interfere with pedestrian access to the site from the right-of-way.~~

2. **Shade**

a. Except as provided below, shade shall be provided for at least 50 percent of all sidewalks and pedestrian access paths as measured at 2:00 p.m. on June 21 when the sun is 82 degrees above the horizon. Shade may be provided by trees, arcades, canopies, or shade structures provided their location and design characteristics are compatible with the historic and design context of the street and the architectural integrity of the building. The use of plantings and shade structures in the City right-of-way is permitted to meet this standard with the approval of the Transportation Department. The shade provided by a building may serve to meet this standard.

b. **Exception**

The PDSO Director may approve an IID Plan providing less than 50 percent shade where compliance is not feasible due to a project site's location and/or building orientation and the applicant has made a reasonable attempt to comply with this standard.

~~3. **Modifications to Historic Buildings**~~

~~Modifications to historic buildings shall complement the overall context of the historically designated buildings in the project's development zone and respect the architectural integrity of the historic façade. Historic replication is discouraged in favor of design inspired by traditional precedents such as scale, materials, and exterior openings.~~

B. **Development Transition Standards**

The purpose of the Development Transition Standards is to mitigate excessive visual, noise, odor, vibration intrusion, and other similar public health and safety concerns that may be created by the proposed project.

1 **1. Applicability**

2 Developing sites that abut an affected single family dwellings or duplex
3 dwellings residential property shall must comply with this section. For
4 purposes of the IID, the following terms and examples describe elements of
5 applicable transitional areas:

- 6 a. “Affected residential property” refers to an existing single family or
7 duplex dwelling residential site that is of a lesser intensity than that
8 an abutting a is adjacent to a developing site.;
- 9 b. “High density residential” refers to residential development that is
10 neither existing single family detached nor attached dwellings, within
11 a subdivision;
- 12 c. Examples of applicable transitional areas include a nonresidential
13 developing site abutting adjacent existing single family detached or
14 attached dwellings within a subdivision, or a developing high density
15 residential site abutting adjacent existing single family detached or
16 attached dwellings within a subdivision.
- 17 d. For projects within the DCS, the Development Transition Standards
18 apply only to those projects abutting adjacent affected residential
19 properties outside the DCS boundaries.

20 **2. Mitigation of Taller Structures**

21 Compliance with the following standards is required where the developing
22 site has taller buildings than abutting adjacent affected residential properties:

- 23 a. Within the GIIIS and DCS, ~~T~~the maximum building height is 25 feet
24 within 30 feet of the property line abutting adjacent an affected
25 residential property. Proposed buildings may be developed to the
26 maximum height permitted by the underlying zone or as permitted by
27 the IID Sub section, whichever is applicable, when the building is 30
28 feet or more from the property line abutting adjacent to an affected
29 residential property.;

30 b. **Building Bulk Reduction**

- 31 (1) At least 25% of the length of a building’s street front façade
32 above two stories or 25 feet in height (whichever is lower
33 must be set back at least 12 feet from the front of the
34 building façade at finished grade; and
- 35 (2) If a building façade faces a property line adjacent to a
36 residential property, the PDSO Director may require more
37 bulk reduction elements based on a finding by the DRC of a
38 greater need for mitigation.
- 39 (3) To encourage innovative design solutions, a bulk reduction
40 proposal that is different from the design standards listed
41 above may be approved by the PDSO Director upon a
42 finding by the Design Professional that the proposed
43 alternative design provides an effective way of breaking up
44 the horizontal mass of a building façade as the design
45 standards of this Section.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

- 3. Windows at or above the second story of a structure shall be located or treated to reduce views into adjacent affected residential property's buildings and yard areas.
- 4. Balconies shall be oriented away from affected residential property or use a screening device to reduce views in-to the rear or side yards of the affected residential property.
 - a. The developing site's buildings shall be oriented so as to reduce views onto an affected residential property; and
 - b. Buffers ~~and/or~~ screening or both, consistent with the purpose of this section shall be provided between a developing site and affected residential properties and shall include features such as, but not limited to, landscaping, walls, and architecturally decorative features

5. Mitigation of Service Areas

Potential nuisance or noisy areas shall be oriented away from affected residential property, such as by placing service areas for loading and garbage disposal between the developing site's buildings, behind opaque barriers, or by using architectural or landscaping treatments that effectively reduce nuisance impacts from service areas. The service area shall be mitigated to reduce the noise and view of the service features, reduce the emission of offensive odors to owners or occupants of adjacent properties or create a nuisance or hazard beyond the property lines of the project site, and prevent vibrations that are discernible beyond the property lines of the project site.

6. Mitigation of Parking Facilities and Other Areas

Where the site has ~~a~~-parking areas or an area with noise and outdoor lighting features, the areas shall be screened from affected residential property by a combination of a wall or opaque non-chain link fence with a vegetative hedge or a row of trees that shall be dense enough to screen views onto the developing site. An alternative treatment may be used, such as using architectural or landscaping treatments that effectively reduce nuisance impacts from parking facilities and other areas. Where there is a finding that the vegetative screen will be opaque, the requirement of a masonry wall may not be waived by the PDS Director.

C. Alternative Compliance

1. The PDS Director may approve an urban design best practice option for compliance with Section 5.12.8.A, Streetscape Design, and Section 5.12.8.B, Development Transition Standards.

1.2. For purposes of this section, urban design best practices may include urban design studies approved for the City of Tucson, adopted urban design standards for a downtown area in an Arizona city of comparable size or a city in the Southwest of comparable size, books written by urban design experts or endorsed by a professional organization, such as the American Institute of Architects, addressing downtown development, or any comparable report, study, or standards recommended by the City's Design Professional and approved by the PDS Director.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39

D. Utilities

Plans shall include information on the layout and demonstrate availability of utilities such as water, wastewater, natural gas, electric, and telecommunication utilities.

E. Parking

- 1. Parking spaces may be located as follows:**
 - a. On site; or**
 - b. Off-site within 1/4 of a mile of the project site under a shared parking agreement that is approved by the City.**
- 2. Required vehicle and bicycle parking may be reduced pursuant to an IID Parking Plan prepared in accordance with Section 7.4.5.A, except as modified as follows:**
 - a. Section 7.4.5.A.3.a in Permitted Uses and Types of Development does not apply. An IID Parking Plan may be used to reduce required residential parking.**
 - b. In addition to the requirements of Section 7.4.5.A an IID Parking Plan for a proposed development using IID Optional Zoning must include proposed methods to reduce vehicular use such as, but not limited to:**
 - (1) Ride share programs.**
 - (2) Bike share programs.**
 - (3) Car share programs.**
 - (4) Shared parking agreements between multiple uses.**
 - (5) Proposals to unbundle the cost of parking spaces from residential office leases, that is, to rent or sell parking spaces separately, rather than automatically including them with building space.**
 - c. The finding in Section 7.4.5.8.F is modified to allow reduction in bicycle parking if the PDSD Director finds that the IID Parking Plan analysis shows that existing bicycle parking in the surrounding area is adequate.**
 - d. The neighborhood meeting that is required for under Section 7.4.5.A.6.a may be held concurrently with the neighborhood meeting required by Section 5.12.6.B.**
 - e. Section 7.4.5.B Downtown Parking District does not apply.**
- 3. Where Parking is provided, the parking area must comply with the standards of Section 7.4.6 C. and D.**
- 4. Surface parking may only be located within in a parking structure.**
 - a. If parking is provided on the first floor of a parking structure, the parking must be screened from view.**
 - b. Parking may be located on a surface parking lot if it is determined by the PDSD Director to be impracticable to be located elsewhere**

1 and other options are not available. If located on-site, parking areas
2 must be located at the rear or side of the building.

3 c. Changes of use and expansion of existing structures may use the site's
4 current parking configuration.

5 d. Parking structures shall be designed so that parked vehicles are
6 screened from view at street level through incorporation of design
7 elements including, but not limited to, landscaping, pedestrian
8 arcades, occupied space, or display space.

9 **5. Special IID Parking Agreement**

10 Where a developer can demonstrate to the satisfaction of the PDSO that the
11 parking options provided for in this Section are not feasible, and the City
12 makes a specific finding that the project will have significant economic
13 development value for the IID Sub-district in which it will be located, the
14 following parking options are allowed as follows:

15 a. A percentage of long-term residential parking may be located in a City
16 public parking garage by an agreement with Park Tucson if the project is
17 of significant economic benefit to the City to allow this option.

18 b. The agreement must be reviewed by PDSO, the Design Professional, Park
19 Tucson and approved by the City Manager.

20 **F. Multi-zone Parcels**

21 Where a development parcel contains more than one zoning district, uses and building
22 massing may be distributed across the zoning districts on the parcel, provided that the
23 development complies with the design standards in Section 5.12.8.B to mitigate the
24 impact of the new development on existing, less intensely developed adjacent parcels.

25

5.12. 49. GREATER INFILL INCENTIVE SUBDISTRICT

A. GIIS Land Uses.

In the GIIS, a proposed development project using the IID Optional Zoning must meet both of following requirements:

1. It must be a use permitted by the underlying zoning on the property.
2. It is limited to the uses listed in Table 5.12-GIIS-1 below.

TABLE 5.12-GIIS-1 PERMITTED LAND USES	
LAND USE TYPE	
Commercial Services Group	Industrial Use Group
<u>Administrative and Professional Office</u>	<u>Craftwork</u>
<u>Alcoholic Beverage Service</u>	Retail Trade Group
<u>Entertainment</u>	<u>General Merchandise Sales</u>
<u>Food Service</u>	<u>Food and Beverage Sales</u>
<u>Personal Services</u>	Residential Group
<u>Travelers' Accommodation, Lodging</u>	<u>Attached Family Dwelling</u>
Civic Use Group	<u>Multifamily Dwelling</u>
<u>Civic Assembly</u>	<u>Group Dwellings, pursuant to Section 5.12.6.K</u>
<u>Cultural Use</u>	
<u>Educational Use: Instructional School</u>	Other Uses
<u>Educational Use: Postsecondary Institution</u>	<u>Mixed Uses are limited to a combination of Residential and any other uses listed in this table.</u>
<u>Religious Use</u>	

3. Additional Permitted Uses.

With the exception of Automotive Service and Repair uses, which are prohibited, permitted uses include any use permitted in the underlying zone for the property, provided the PDS Director finds the proposed use to be in accordance with Section 5.12.1, (Purpose).

A. Modification of Development Requirements.

Development requirements may be modified within the GIIS Sub-district. This process shall be known as the Modification of Development Requirements (MDR).

B. Modifications of Underlying Development Standards. **General**

Except as provided in this Subsection C below, the requirements in the following sections of the UDC may be modified up to 25 percent of the dimension amount permitted by the underlying zoning: Art. 6: Dimensional Standards and Measurements; Section 7.4, Motor Vehicle & Bicycle Parking; Section 7.5, Off-Street Loading; Section 7.6, Landscaping and Screening. The MDR process shall not be used to modify Section 7.7, Native Plant Preservation may not be modified.

1 **C. Exceptions**

2 The following sections of the UDC may be modified in excess of 25 percent to the
3 extent specified below upon findings by the PDSO Director that the modification is
4 consistent with Section 5.12.1 Purpose.

5 **1. Art. 6: Dimensional Standards and Measurements.**

6 **a. Building Height.**

7 Building height may be increased up to 60 feet unless **the current**
8 **zoning allows a greater height or where** ~~the current zoning allows a~~
9 ~~greater height or where~~ the IID Plan's Development Transition
10 Standards as provided in Section 5.12.6.B require less.

11 **b. Street Street Perimeter Yard.**

12 Street Perimeter yard requirements may be reduced or waived if
13 when the PDSO Director determines that the request is consistent with
14 the Major Streets and Route Plan, ~~unless~~ **unless** modified by the
15 **Director of the Transportation Department, Tucson Department of**
16 **Transportation Director, and** and if there is adequate sight visibility,
17 no traffic safety issue is created, and complies with the standards of
18 Section 5.12.8**6.BB**, Development Transition Standards, when
19 applicable.

20 **2. Section 7.4: Motor Vehicle and Bicycle Parking.**

21 **a. Parking**

22 Parking, as required by Section 7.4, Motor Vehicle and Bicycle
23 Parking, Parking may be reduced up to 25 percent. Parking may be
24 decreased by more than 25 percent per an **written** agreement with
25 the **Park Tucson, City's Parking Authority** or in accordance with Section
26 **7.4.5.A. Individual 5.12.8.E, IID Parking Plan,** if if the analysis and
27 findings show the proposed parking is adequate.

28 **b. Accessible Parking and Bicycle Facilities.**

29 (1) ~~The number and location of accessible parking spaces~~
30 ~~required by the City of Tucson's adopted Building Code. The~~
31 ~~number of accessible parking spaces may not be reduced or~~
32 ~~eliminated from the number required by the Building Code.~~

33 (2) ~~Accessible parking and bicycle facilities shall~~ **may not be**
34 ~~reduced or eliminated and must be based on the number of~~
35 ~~number of motor vehicle parking s bicycle spaces required by~~
36 ~~Section 7.4.8 for the use. prior to any modification.~~

37 **c. Location**

38 Parking may be provided by any one of the following options or by
39 a combination of the following options:

40 (1) On-site;

41 (2) Off-site within 1/4 of a mile of the project site through a
42 shared parking agreement with the City;

1 ~~(3) With the approval of the Department of Transportation,~~
2 ~~proposals for non-residential uses may provide up to five on-~~
3 ~~street spaces on a collector or arterial street where parking is~~
4 ~~permitted, On-street on the same side of the street as the~~
5 ~~proposed use up to five spaces on a collector or arterial~~
6 ~~street per approval by the City's Transportation Department;~~
7 ~~or~~

8 ~~(4) An in-lieu fee per an agreement with the City's Parking~~
9 ~~Authority.~~

10 **d. Pedestrian Access**

11 Alternative pedestrian access that creates connectivity between public
12 entrances to the project and abutting sidewalks may be allowed as
13 long as no safety hazard is created. All pedestrian access shall
14 conform to the accessibility standards of the City of Tucson's adopted
15 Building Code.

16 **3. Section 7.5, Off-Street Loading.**

17 Off-street loading zone standards may be reduced or waived if PDSO and
18 the Department of Transportation determines that no traffic safety issue is
19 created.

20 **4. Solid Waste Collection**

21 On-site refuse collection container standards governing access, type, and
22 location may be modified if the Department of Environmental Services
23 Department determines that no public health or traffic safety issue is created.

24 **5. Section 7.6, Landscaping and Screening.**

25 **a. The MDR process shall not be used to modify Section 7.7, Native Plant**
26 **Preservation may not be modified.**

27 **b. Except as required by Section 5.12.86.BB, Development Transition, a**
28 **complete or partial exception to Section 7.6, Landscaping and**
29 **Screening Standards, may be granted if when shade is provided for**
30 **pedestrians and customers, such as along sidewalks, pedestrian**
31 **circulation paths, and outdoor patios, in accordance with Section**
32 **5.12.6.AA.2. The landscaping requirement may also be waived by**
33 **the PDSO Director based on a written finding that the waiver is**
34 **necessary to preserve the prevailing setback.**

35 **c. Any one or more of the following types of landscaping and**
36 **improvements may be used to comply with this section:**

- 37 (1) Existing landscaping;
38 (2) Shade trees in the right-of-way;
39 (3) Green walls or green roofs; and/or
40 (4) Shade structures, such as awnings.

41 **6. Pedestrian Access**

Alternative pedestrian access that creates connectivity between public entrances to the project and abutting sidewalks may be allowed as long as no safety hazard is created. All pedestrian access shall conform to the accessibility standards of the City of Tucson's adopted Building Code.

D. GIIS Land Uses

~~A proposed use shall be permitted by the underlying zone and shall be limited to proposals with one or more of the following uses: Administrative and Professional Office; Alcoholic Beverage Service; Civic Assembly; Craftwork; Cultural; Educational Use; Instructional School; Educational Use- Postsecondary Institution; Entertainment; Attached Residential; Multifamily Residential; Food and Beverage Sales; Food Service; General Merchandise Sales; Mixed Use (a combination residential and other uses listed in this section); Personal Service; and Travelers' Accommodation, Lodging.~~

An IID proposal for a use not listed above may be allowed if the proposed use is permitted by the underlying zone and if the PSDS Director deems the proposed use to be in accordance with Section 5.12.1, Purpose.

5.12.105. DOWNTOWN CORE SUBDISTRICT (DCS)

A. Standards Permitted Uses.

~~Permitted uses of the underlying zoning. With the exception of single family dwellings, which are not allowed, permitted uses in the DCS are those uses listed for the GIIS, Section 5.12.9.A.~~

B. Standards

~~The following apply to all Development within the DCS: shall comply with all of the following~~

- ~~1. Maximum building height may be increased up to 60 feet unless the current zoning allows a greater height or where the approved IID Plan's Development Transition Element requires less.~~
- ~~2. In the underlying I-1 and I-2 Zone, uses permitted in the DCS under Sub-section A above are limited to a maximum 75 foot building height.~~
- ~~3. When provided, landscaping shall be in accordance with the City's drought-tolerant plant list.~~
- ~~3. Demolition and façade alteration standards and review requirements of Section 5.11.7 and 5.11.8 of the Rio Nuevo District.~~
- ~~4. When motor vehicle parking is provided, Bbicycle parking shall be provided when motor vehicle parking is required. The required number of bicycle parking spaces may be reduced pursuant to an IID Parking Plan, Section 5.12.8.E when bicycle parking is required per this section; and,~~
- ~~5. Where applicable, applicants are strongly encouraged to comply with Section 7.7, Native Plant Preservation.~~

CB. Exemptions

1 Except as provided in this section, development within the DCS is exempt from the
2 following standards unless the PDS Director makes a finding that public safety and
3 health would be jeopardized:

- 4 1. Section 5.4, Major Streets and Routes Setback Zone;
5 ~~2.~~ Section 5.11, Rio Nuevo District, except as provided in Section 5.12.5, DCS
6 Standards;
7 ~~3.2.~~ Minimum perimeter yard standard as provided in Section 6.3, except when
8 required by Section 5.12.6.B, Development Transition;
9 ~~4.3.~~ Maximum lot coverage standard as provided in Section 6.3;
10 ~~5.4.~~ Minimum lot size standard as provided in Section 6.3,
11 ~~6.5.~~ Section 7.4, Motor Vehicle and Bicycle Parking, except as provided in Section
12 5.12.5.A.5-5.12.8.E;
13 ~~7.6.~~ Section 7.5, Off-Street Loading;
14 ~~8.7.~~ Section 7.6, Landscaping and Screening Standards, except as required by
15 Section 5.12.6.B, Development Transition Standards; and,
16 ~~9.8.~~ Section 7.7, Native Plant Preservation, except when the property includes a
17 drainage corridor where native plants are present or when the property is
18 adjacent to a drainage corridor and remnant native plants are present on the
19 project site.

20 DC. Other Permitted Modifications

21 1. Pedestrian Access

22 Alternative pedestrian access that creates connectivity between public
23 entrances to the project and abutting sidewalks may be allowed as long as
24 no safety hazard is created. All pedestrian access shall conform to the City
25 of Tucson's adopted Building Code.

26 2. Solid Waste Collection

27 On-site refuse collection container standards governing access, type, and
28 location may be modified if the Environmental Services Department
29 determines that no public health or traffic safety issue is created.

5.12.11 DOWNTOWN LINKS SUBDISTRICT

FIGURE 5.12-DLS-A

MAP OF DOWNTOWN LINKS DISTRICT



LEGEND

-  1. Toole Avenue Area
-  2. Warehouse Triangle Area
-  3. 4th Avenue Area
-  4. Iron Horse Area
-  5. Stone/Sixth Street Area

-  Downtown Links Subdistrict
-  Downtown Links Roadway (Under Construction)

SCALE: 1" = 1000'



NORTH



A. DLS Areas and Sub-Areas

The DLS is divided into the following Areas:

- 1. Toole Avenue Area (TAA)**
 - a. Toole Avenue Sub-Area (TAS)**
 - b. UA Annex Sub-Area (UAS)**
 - c. El Presidio Sub-Area (EPS)**
- 2. Warehouse Triangle Area (WTA)**
- 3. Fourth Avenue Area (FAA)**
 - a. Fourth Avenue Historic Sub-Area (FHS)**
 - b. Fourth Avenue Sub-Area (FAS)**
- 4. Armory Park and Iron Horse Area (AIH)**
 - a. Armory Park, Mixed Use Sub-Area (AIH-MS)**
 - b. Armory Park, Low Density Residential Sub-Area (AIH-RS)**
- 5. Stone/Sixth Area (SSA)**
 - a. Stone Sub-Area (STS)**
 - b. Sixth Street Sub-Area (SSS)**

B. Required Use and Development Standards and Notations

- 1. Required use and development standards in the DLS Sub-Areas are set forth in the Tables and Diagrams for each DLS Area. Uses that are similar in nature and intensity as those listed may be permitted by Special Exception through the procedures for Special Exceptions in Section 4.3.1, provided the PDSD Director finds the proposed use to be in accordance with Section 5.12.1, Purpose.**
- 2. The numbers in the Tables following a use or a standard correspond to the specific requirements of that use or standard (see Tables in each Sub-Area)**
- 3. The letters in the Tables correspond to the letters in the Diagrams in each Sub-Area.**
- 4. All illustrations and Figures used in the DLS are not regulatory and are included only for illustrative purposes.**

C. Permitted Uses for all Areas and Sub-areas in the DLS

Permitted land uses under the DLS zoning option are shown in Table 5.12-DLS-1 for each DLS Area; Use Specific Standards for Table 5.12-DLS-1 are listed below.

- 1. In the UAS all land uses must comply with the standards as set forth in the I-1 underlying zoning except that residential uses for C-3 zoning are also allowed. Automotive service uses are not permitted.**

2. Uses similar in nature and intensity to the uses permitted in the DLS may be permitted as a Special Exception land use pursuant to the Special Exception Process under 3.4.2 recommendation.

TABLE 5.12-DLS-1									
PERMITTED USES									
LAND USE TYPE	PERMITTED USES IN THE FOLLOWING DLS AREAS								
-	TAS	UAS	EPS	WTA	FAA	AIH-MS	AIH-RS	STS	SSS
COMMERCIAL SERVICES GROUP									
<u>Administrative and Professional Offices</u>	P	P	P	P	P	P (1)	-	P	P
<u>Alcoholic Beverage Sale including a microbrewery as an accessory use to this group</u>	P	P	P	P	P	P (1)	-	P (1)	P
<u>Animal Services</u>	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	-	P (2)	P (2)
<u>Commercial Recreation</u>	P (3)	P (3)	P (3)	P (3)	P (3)	-	-	P (3)	P (3)
<u>Day Care</u>	P	P	P	P	P	P (1)	-	P	P
<u>Entertainment</u>	P (3)	P (3, 4)	P (3, 4)	P (3, 4)	P (3, 4)	-	-	P (3, 4)	P (3, 4)
<u>Financial Services</u>	P (5, 6)	P (5, 6)	P (5, 6)	P (5, 6)	P (5, 6)	P (1, 5, 6)	-	P (1, 5, 6)	P (5, 6)
<u>Food Service</u>	P (7, 8)	P (7, 8)	P (7, 8)	P (7, 8)	P (7, 8)	P (1, 7, 8)	-	P (1, 7, 8)	P (7, 8)
<u>Medical Services - Outpatient</u>	P (9)	P (9)	P (9)	P (9)	P (9)	P (9)	-	P (9)	P (9)
<u>Parking</u>	P	P (12)	P (12)	P (12)	-	-	-	P	P (12)
<u>Personal Services</u>	P	P	P	P	P	P (1)	-	P	P
<u>Research and Product Development</u>	P (10)	P (10)	P (10)	P (10)	P (10)	P	-	P (10)	P (10)
<u>Technical Services</u>	P	P	P	P	P	-	-	P	P
<u>Trade Service and Repair- Minor</u>	P	P	P	P	P	P (1)	-	P	P
<u>Transportation Service- Land Carrier</u>	P (11)	P (11)	P (11)	P (11)	P (11)	-	-	P (11)	P (11)
<u>Travelers Accommodations, Lodging</u>	P (13)	P (13)	P (13)	P (13)	P (13)	P (1, 13, 14)	-	P (13)	P (13)
RETAIL USE GROUP									
<u>Food and Beverage Sales</u>	P (5)	P (5)	P (5)	P (5)	P (5)	P (1, 5, 18)	-	P (5)	P (5)
<u>General Merchandise Sales</u>	P (5, 15, 16, 17)	P (5, 15, 16, 17)	P (5, 15, 16, 17)	P (5, 15, 16, 17)	P (5, 15, 16, 17)	P (1, 5, 15, 16, 17)	-	P (5, 15, 16, 17)	P (5, 15, 16, 17)
<u>Vehicle Rental</u>	P (12)	P (12)	P (12)	P (12)	P (12)	-	-	P (12)	P (12)

TABLE 5.12-DLS-1									
PERMITTED USES									
LAND USE TYPE	PERMITTED USES IN THE FOLLOWING DLS AREAS								
-	TAS	UAS	EPS	WTA	FAA	AIH-MS	AIH-RS	STS	SSS
CIVIC USE GROUP									
<u>Civic Assembly</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>
<u>Cultural Use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>
<u>Educational Uses Postsecondary Institution or Instructional School</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	<u>P</u>	<u>P</u>
<u>Membership Organization</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	<u>P</u>	<u>P</u>
<u>Postal Services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Religious Use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Protective Services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>
RECREATIONAL USE GROUP									
<u>Parks and Recreation</u>	<u>P (3)</u>	<u>P (3)</u>	-	<u>P (3)</u>	<u>P (3)</u>	<u>P (20)</u>	<u>P (20)</u>	<u>P (3)</u>	<u>P (3)</u>
RESIDENTIAL USE GROUP									
<u>Family Dwelling</u>	<u>P (28)</u>	<u>P (28)</u>	<u>P (28)</u>	<u>P (28)</u>	<u>P (28)</u>	<u>P (28)</u>	<u>P</u>	<u>P (28)</u>	<u>P (28)</u>
<u>Group Dwelling</u>	<u>P (28)</u>	<u>P (28)</u>	<u>P (28)</u>	<u>P (28)</u>	<u>P (28)</u>	-	-	<u>P (28)</u>	<u>P (28)</u>
<u>Artist Studio/Res.</u>	<u>P (19)</u>	<u>P (19)</u>	<u>P (19)</u>	<u>P (19)</u>	<u>P (19)</u>	<u>P (19)</u>	<u>P (19)</u>	<u>P (19)</u>	<u>P (19)</u>
<u>Residential Care Services- Adult Care Service or Physical or Behavioral Health</u>	<u>P (21,23)</u>	<u>P (21,23)</u>	<u>P (21,23)</u>	<u>P (21,23)</u>	<u>P (21,23)</u>	<u>P (21, 23)</u>	-	<u>P (21,23)</u>	<u>P (21,23)</u>
<u>Residential Care Services/ Rehabilitation Services</u>	<u>P (22)</u>	<u>P (22, 23)</u>	<u>P (22, 23)</u>	<u>P (22, 23)</u>	<u>P (22, 23)</u>	<u>P (1, 22, 23)</u>	-	<u>P (22, 23)</u>	<u>P (22, 23)</u>
<u>Home Occupation</u>	<u>P (24)</u>	<u>P (24)</u>	<u>P (24)</u>	<u>P (24)</u>	<u>P (24)</u>	<u>P (24)</u>	<u>P (24)</u>	<u>P (24)</u>	<u>P (24)</u>
INDUSTRIAL GROUP									
<u>Craftwork</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>General Manufacturing</u>	<u>P (25)</u>	<u>P (25)</u>	<u>P (25)</u>	<u>P(25)</u>	<u>P (25)</u>			<u>P (25)</u>	<u>P (25)</u>
<u>Perishable Goods Manufacturing -</u>	<u>P (26)</u>	<u>P(26)</u>	<u>P(26)</u>	<u>P(26)</u>	<u>P (1) (26)</u>		<u>P(26)</u>	<u>P(26)</u>	<u>P(26)</u>
<u>Precision Manufacturing</u>	<u>P (25)</u>	<u>P (25)</u>	<u>P (25)</u>	<u>P (25)</u>	<u>P (25)</u>			<u>P (25)</u>	<u>P (25)</u>
<u>Primary Manufacturing</u>	<u>P (25)</u>	<u>P (25)</u>	<u>P (25)</u>	<u>P (25)</u>	<u>P (25)</u>			<u>P (25)</u>	<u>P (25)</u>
<u>Salvaging or Recycling</u>	<u>P (27)</u>	<u>P (27)</u>	<u>P (27)</u>	<u>P (27)</u>	<u>P (27)</u>			<u>P (27)</u>	<u>P (27)</u>

D. Use Specific Standards for Table 5.12-DLS-1.

1. Permitted only on Ninth Street in the AIH-MS. Permitted only in Stone Avenue in STS.
2. The use must be entirely contained in the interior of the building and is not permitted in any yard or patio.
3. Large recreational facilities of more than 25,000 sq. ft. of floor area (including gross floor area and any outside areas providing service to the public) are not allowed.
4. Circuses, carnivals, or tent shows are not allowed.
5. Drive-through services are not allowed.
6. Non-chartered financial institution facilities, such as payday loan facilities are not allowed.
7. Drive-in and drive-through restaurants are not allowed.
8. Soup kitchens are not allowed.
9. Blood donor centers are not allowed.
10. Only scientific, non-industrial type of research and development is allowed.
11. The use is limited to public transit stops.
12. No surface parking lots. Vehicle parking must be located in a structure.
13. Hotels may not provide individual room access from the exterior of the building.
14. Limited to Bed & Breakfast only. Permitted for up to 20 guests for a maximum of 14 days. No more than 20 sleeping rooms may be used by guests. Meals may be served only to guests staying at the facility. Separate cooking facilities in guest rooms are prohibited.
15. Display or storage of fertilizer, manure, or other odorous material is not allowed.
16. Gas stations are not allowed.
17. Motor vehicle sales are not allowed.
18. No alcoholic beverage sales.
19. Adequate measures required to assure the health, safety and welfare of the occupants or adjacent residents' property in relation to any industrial process, use or storage. Additionally, appropriate building code occupancy separation must be ensured. On-site sale of the artists' products, including occasional shows of the artist' works are permitted secondary uses.
20. Limited to Neighborhood Parks Recreation. In addition to Chapter 5, Section 601-603, Tucson Outdoor Lighting Code, any outdoor lighting associated with the use must be located and directed to eliminate glare toward streets and adjoining residential areas.
21. Care is permitted for a maximum of 20 residents.

22. Care is permitted for a maximum of 10 residents.
23. If licensing is required by the state of Arizona for the use, proof of such licensure must be provided.
24. Permitted as an accessory use to a Family Dwelling, excluding Day Care and Traveler's Accommodation Lodging. The use may not create any nuisance, hazard or other offensive condition, such as that resulting from noise, smoke, dust, odors or other noxious emissions.
25. Permitted as an accessory use to the Commercial Services and Retail use groups, and limited to 50% of the gross floor area.
26. Limited to baked goods, confectionary other food products manufacturing.
27. Permitted as an accessory land use to religious, commercial services, retail trade use groups and educational use. Salvaging and recycling is limited to recycling collection bins and to empty household product containers, such as, but not limited to, aluminum cans, glass and plastic bottles, and newspaper.
28. For Family Dwelling uses, only Multifamily Dwelling Developments are allowed.
29. Group Dwellings that meet the IID definition for that term in Section 11.4.8 G require Mayor and Council approval pursuant to Section 3.4.4 Mayor and Council Special Exception Procedure if the group dwelling development site is located within 300 feet or less of a detached single family dwelling.

E. Downtown Links Roadway

Development under the Downtown Links Sub district portion or the UDC is prohibited within the right-of-way of the future downtown links roadway project. Preliminary location of future right-of-way is depicted on sub area maps.

F. Historic Preservation

The maps included in this document attempt to show the "contributing" or "eligible" properties from information available as of June 2014. It is the responsibility of each applicant for this zoning option to verify the current eligibility status of the property in question with the City of Tucson Office of Historic Preservation.

G. Loading, Solid Waste, Landscaping and Screening for all Areas and Sub-areas in the DLS.

Loading and solid waste collection and landscaping and screening requirements in the all DLS Areas and Sub-areas provided in Table 5.12-DLS-2.

TABLE 5.12-DLS-2	
LOADING AND SOLID WASTE	SPECIFIC STANDARDS
<u>Loading requirements must comply with Section 7.4 et seq. for the land use group or class. (1)</u>	<p><u>1. Off-street loading zone standards may be reduced or waived if PDSD and the Dept. of Transportation determine that no traffic safety issue is created.</u></p> <p><u>2. On-site refuse collection container requirements governing access, type, and location may be modified if the Environmental Services Dept. determines that no public health or traffic safety issues are created. Group solutions (multiple site, multiple owners) to refuse collection are encouraged.</u></p>
<u>Solid waste collection requirements must comply with COT Administrative Manual Section 8.01 et seq. for solid waste. (2)</u>	
LANDSCAPING AND SCREENING	
<u>A complete or partial exception to the landscaping and screening requirements in Section 7.6 may be granted by the PDSD Director, if shade along sidewalks, pedestrian circulation paths or outdoor patios is provided for pedestrians and customers in accordance Section 5.12.6.A.2. Alternative pedestrian access that creates connectivity between public entrances to the project and abutting sidewalk is allowed if no safety hazard is created. All pedestrian access must conform to the accessibility standards of the City of Tucson's Building Code.</u>	

H. Solar Exposure.

Solar Exposure standards for all Sub districts in the DLS provided in Table 5.12-DLS-3

TABLE 5.12-DLS-3									
SOLAR EXPOSURE	SPECIFIC REQUIREMENTS								
<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;"><u>Maximum Glass on East and West</u></td> <td style="width: 40%;"><u>50% of Façade</u></td> </tr> <tr> <td><u>Minimum shade on East and West glass (1)</u></td> <td><u>50%</u></td> </tr> <tr> <td><u>Maximum glass on North and South</u></td> <td><u>Unlimited</u> -</td> </tr> <tr> <td><u>Minimum shade on North and South glass</u></td> <td><u>0%</u> -</td> </tr> </table>	<u>Maximum Glass on East and West</u>	<u>50% of Façade</u>	<u>Minimum shade on East and West glass (1)</u>	<u>50%</u>	<u>Maximum glass on North and South</u>	<u>Unlimited</u> -	<u>Minimum shade on North and South glass</u>	<u>0%</u> -	<u>1. Percentage of glass must be shaded between 10 A.M. and 3 P.M. between May through October</u>
<u>Maximum Glass on East and West</u>	<u>50% of Façade</u>								
<u>Minimum shade on East and West glass (1)</u>	<u>50%</u>								
<u>Maximum glass on North and South</u>	<u>Unlimited</u> -								
<u>Minimum shade on North and South glass</u>	<u>0%</u> -								

Building Massing Standards in the WTA, STS and SSS

Building massing standards in the Warehouse Triangle Area, Figure 5.12-DLS-C, the Stone Sub area and the Sixth Street Sub area, Figures 5.12-DLS-C and Table 4.12.DLS.4 below. Building massing standards for Toole Ave. Sub area, U of A Annex Sub area, El Presidio Sub area, the El Presidio Sub area and the Fourth Avenue Sub area are shown in their respective separate sections.

FIGURE 5.12.DLS-C

Warehouse Triangle Subarea

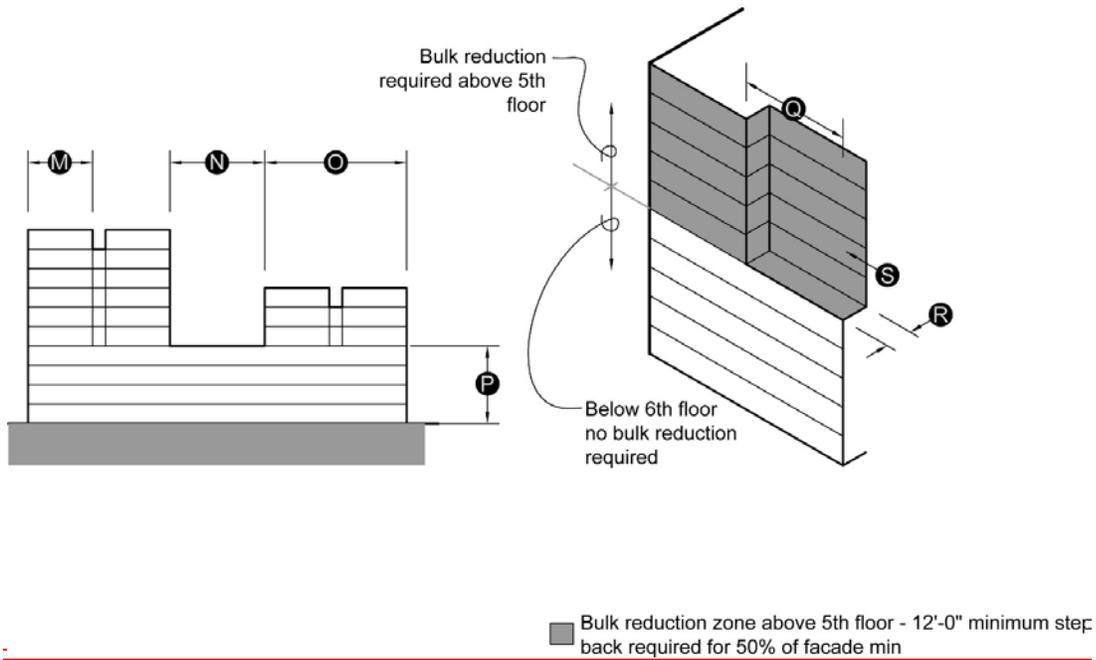


FIGURE 5.12.DLS-D

Stone Sub area and the Sixth Street Sub area

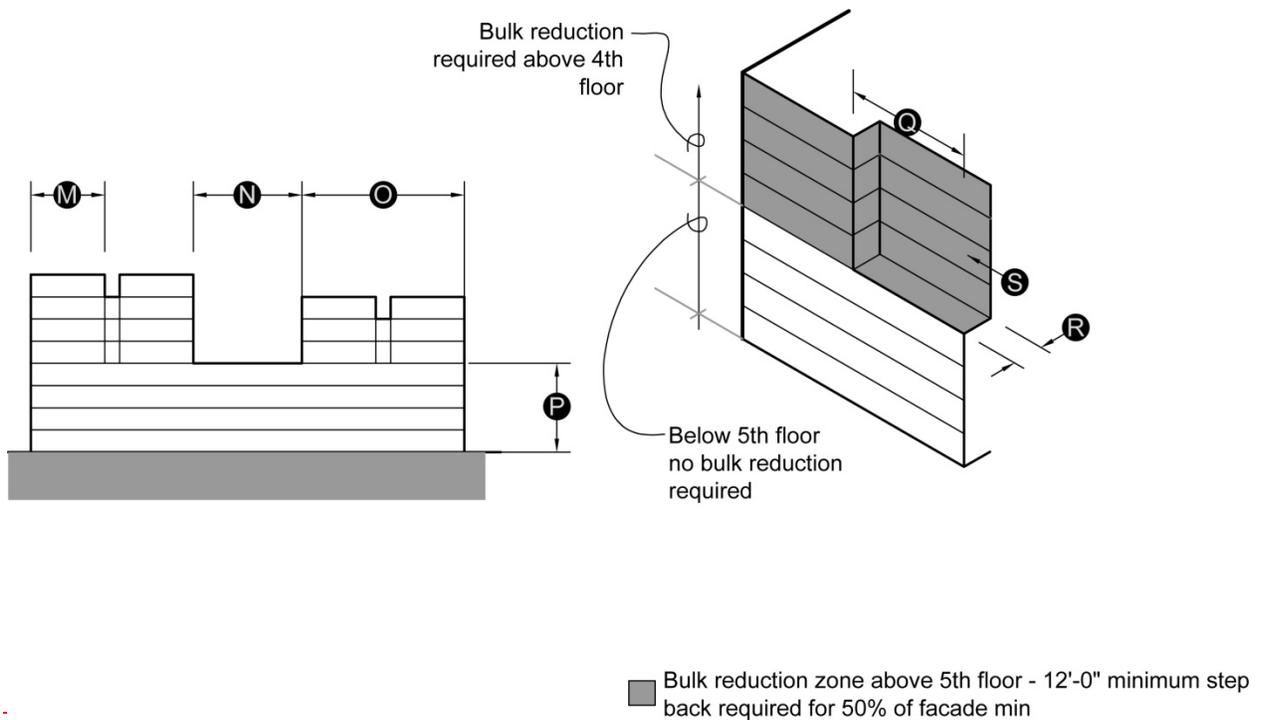
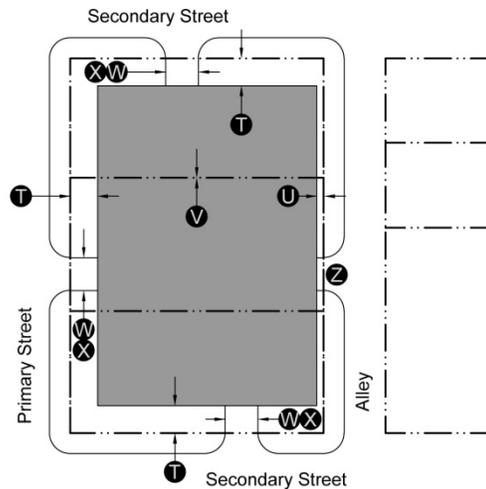


TABLE 5.12-DLS-4		
BUILDING MASSING STANDARDS		SPECIFIC REQUIREMENTS
Articulation		1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. (M) and should include a variety of facades. 2. To preserve view corridors, a minimum of 25% of the facade must be set aside as mid-rise (N), and the mid-rise facade may not exceed 4 stories or 50 Ft. (P) in height. On corner lots this requirement applies to one street only. 3. High-rise facades of more than 150 continuous linear feet (O) must be broken by a mid-rise facade (N) not to exceed 4 stories or 50 Ft. (P) in height as shown in Figure above. 4. A step-back bulk reduction area a minimum of 12 ft. in depth (R) is required for at least 50% of the facade (Q). Bulk reduction is required above the fourth floor (S). See figures above.
Maximum unbroken building mass (1)	50 Ft. Max. (M)	
View Corridors		
Mid-Rise Façade (2)	25% of Façade Min. (N)	
FF Façade (3)	150 Linear Ft. Unbroken Max. (O)	
Mid-Rise Height	50 Ft. Max or 4 Stories (P)	
Build Reduction (High Rise)		
Bulk Reduction Setback (4)	12 Ft. Min. (R)	
Bulk Reduction Required Area	50% of Façade Min. (Q)	
Bulk Reduction Zone	Required above 6th Floor in the WHA (S)	
	Required above the 5 th Floor in the SSA and SSS th (T)	

K. Parking.

Parking standards for all DLS Sub Areas are shown in Figure 5.12-E and Table 5.12-5. Additionally the General IID parking standards in Section 5.12.8.E apply.

FIGURE 5.12.E



Key
 - - - Property Line ■ Allowable Parking Area
 — Parking Setbacks

limited to access from Church Avenue.

TABLE 5.12-DLS-5		
ALL SUB-AREAS IN THE DLS		
PARKING	SPECIFIC REQUIREMENTS	
	<p>1. Commercial parking not required. Residential uses are required to provide 1 space per unit. Further reduction in required on-site residential parking can be achieved through an IID Parking Plan prepared pursuant to Section 5.12.9.E, leased spaces from an off-site location, or an on-site car share program.</p> <p>2. Required accessible spaces and bicycle facilities may not be reduced or eliminated. The number of required accessible spaces is governed by the Building Code. The number of bicycle spaces required for a proposed use is governed by Section 7.4.8.</p> <p>3. Accessible spaces may be provided 1) on site, 2) off site within one quarter of a mile of the project site through a shared parking agreement, or 3) on street on the same side of the street up to five spaces.</p> <p>4. Surface parking is allowed only within a structure at sites developed with Floor Area Ratios of 3.0 and above.</p> <p>5. In the Armory Park, Low Density Residential Infill Sub Area, parking setback may be reduced to 10 feet from the front property line.</p> <p>6. At corner lots, vehicular access points may not be located on a primary street. At all other lots, vehicular access points are limited to one per primary street, except in the Fourth Avenue in the Fourth Avenue Sub area (FAA), where vehicular access lanes may not be located on Fourth Avenue.</p> <p>7. Access to parking spaces in the Armory Park, Low Density Residential Infill Sub Area and the Fourth Historic and Fourth Ave Sub Areas may be had by way of existing alleys (Z).</p> <p>8. Zero foot setback is also allowed at Union Pacific frontage.</p>	
Location (Distance from Property Line)		
Street Setback (5)	20 Ft.	F
Alley Setback	5 Ft.	U
Side Setback (8)	0 Ft.	U

Required Spaces	=	=
Off-street (1,4)	Non-residential = 0	=
=	Residential = 1/DU	=
Accessible (2,3)	Compliance with the accessible parking requirements in the Building Code.	=
Bicycle Facilities (2)	Compliance with the requirements in Section 7.4.8 for the proposed uses.	=
Vehicular Access Points	=	=
Maximum Allowable Width	24 Ft.	W
Maximum Allowable Number	1 Drive per Primary Street (6)	X
Alley Access (7)	1 Drive per property at FAS and IHA-RS sub areas only	

I. Alleyways and Pedestrian Access Lanes.

Development in the DLS is intended to encourage and support an active, secure and comfortable pedestrian environment. Property fronting alleys and pedestrian lanes should have interesting treatments, such as landscaping and wall art. Alleys and pedestrian access lanes are opportunities for a great place to walk and other active uses, such as spillover activities from the ground level Commercial Services and Retail Trade uses. Special festive lighting is encouraged in alleyways to complement street lighting and to illuminate the space for events. At corner sites, building design and orientation may be organized to have active “frontage” on the alleyway. Architectural elements such as landscaping should be incorporated into properties fronting alleys to screen utility service activities.

5.12.8. TOOLE AVENUE AREA (TAS)

Toole Avenue Sub-Area

The intent of this zone is to allow for and encourage development of northern Toole Avenue as per the Historic Warehouse Arts District Master plan. Incentives offered under the Downtown Core Sub district of the infill incentive zone such as exemptions from MS&R setback, perimeter yards, lot coverage, parking and landscape screening requirements are included under this zone. Additionally, multifamily residential development (not currently allowed in the underlying I-1 zone) shall be permitted.



UA Annex Sub-Area (UAS)

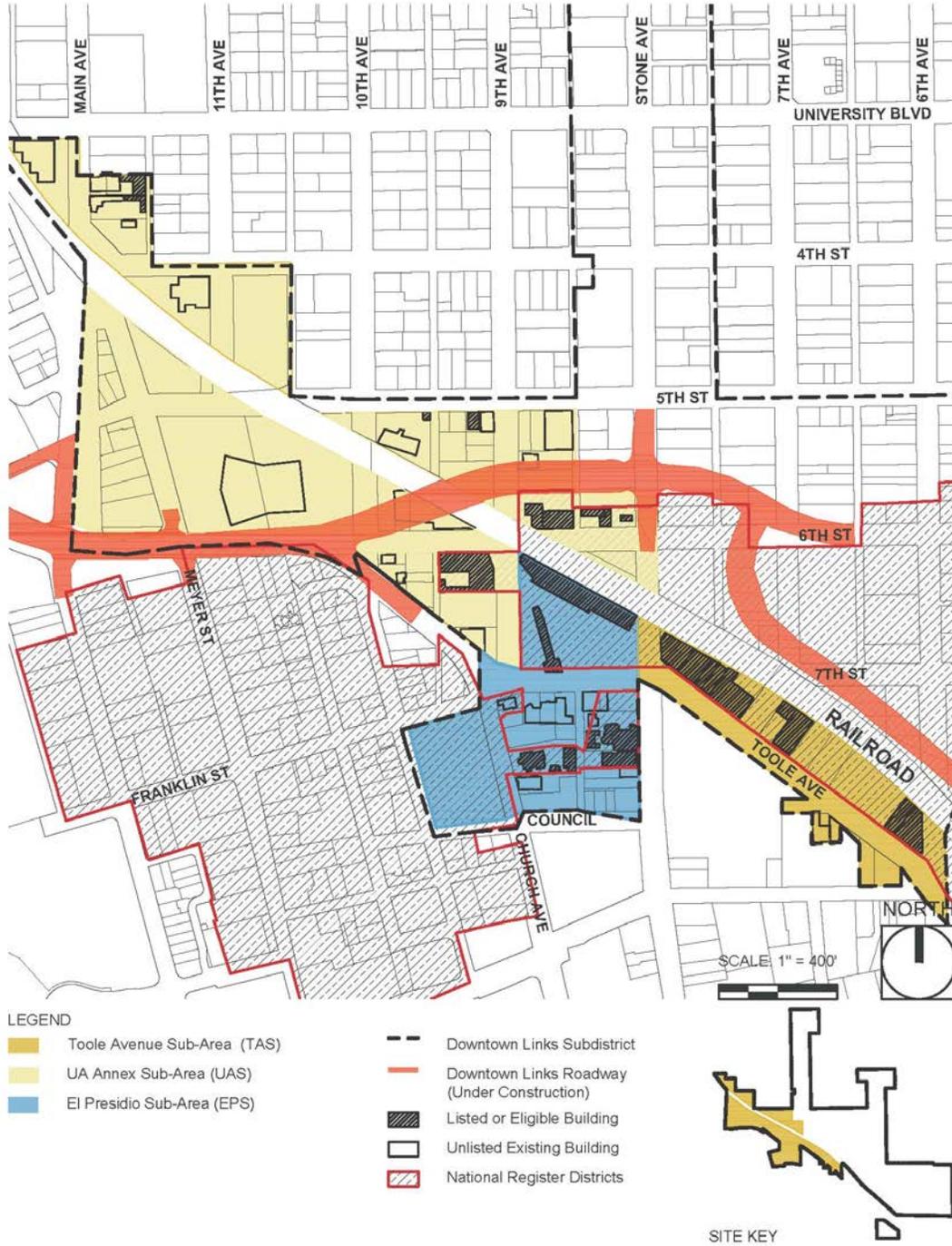
The intent of this zone is to allow for multifamily residential uses in areas that are within the underlying UDC I-1 zoning, as well as to allow for parking incentives.

El Presidio Sub-Area

The intent of the El Presidio Area is to encourage development within the sensitive historic neighborhood of El Presidio. Specific building heights and setbacks have been mapped out to encourage density within the historic context. Other incentives include reductions in required parking, and lot coverage.



FIGURE 5.12-TAA-A
MAP OF TOOLE AVENUE AREA AND SUB-AREAS



A. Toole Avenue Sub-Area (TAS)

1. Standards

Figure 5.12-TAA-A shows the boundaries of the TAA and its sub-areas. Toole Avenue Sub-Area zoning regulations contained herein may be used in lieu of underlying zoning.

2. Building Placement

Building placement and setback requirements in the TAS are as shown in Figure 5.12-TAS-A and Table 5.12-TAS-1.

FIGURE 5.12-TAS-A

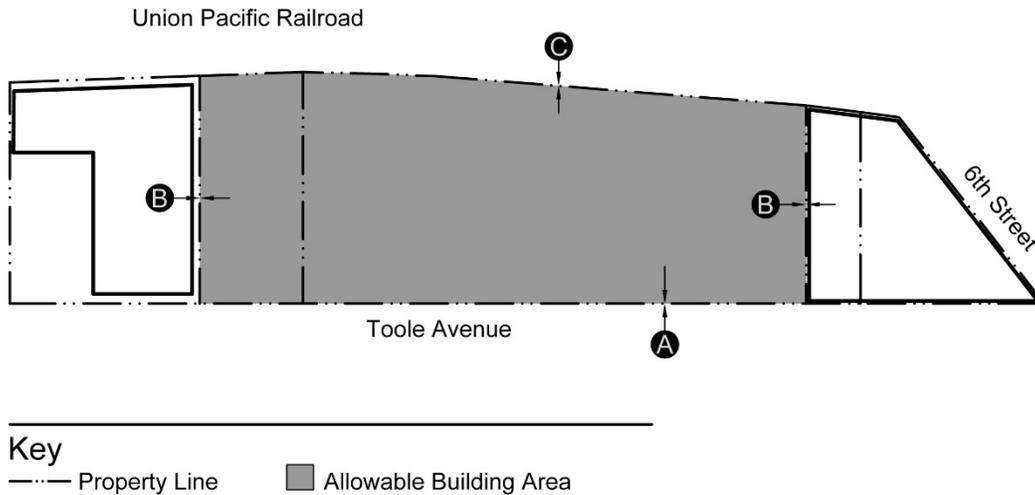


TABLE 5.12-UAS-1

UA ANNEX SUB-AREA STANDARDS

BUILDING PLACEMENT STANDARDS		SPECIFIC REQUIREMENTS
Build to Line (Distance from Property Line) (1)		1. Build-to line is defined as the line at which construction of a building façade is to occur on a lot. A build-to line runs parallel to, and is measured from, street front property lines and is established to create an even building façade line on a street. Build-to line applies to street frontage only (both primary and secondary streets at corner lots) and only applies when new building footprint exceeds 25% of the site area. Where applicable 75% of new building frontage must be located at or near the build-to line.
Street Side	0 Ft. A	
Setback (Distance from Property Line)		
Side Yard	0 Ft. B	
Rear Yard	0 Ft. C	-

1. Building Heights, Floor Uses

Building height and floor use requirements in the TAS are as shown in Figure 5.12-TAS-B and Table 5.12-TAS-2.

FIGURE 5.12-TAS-B

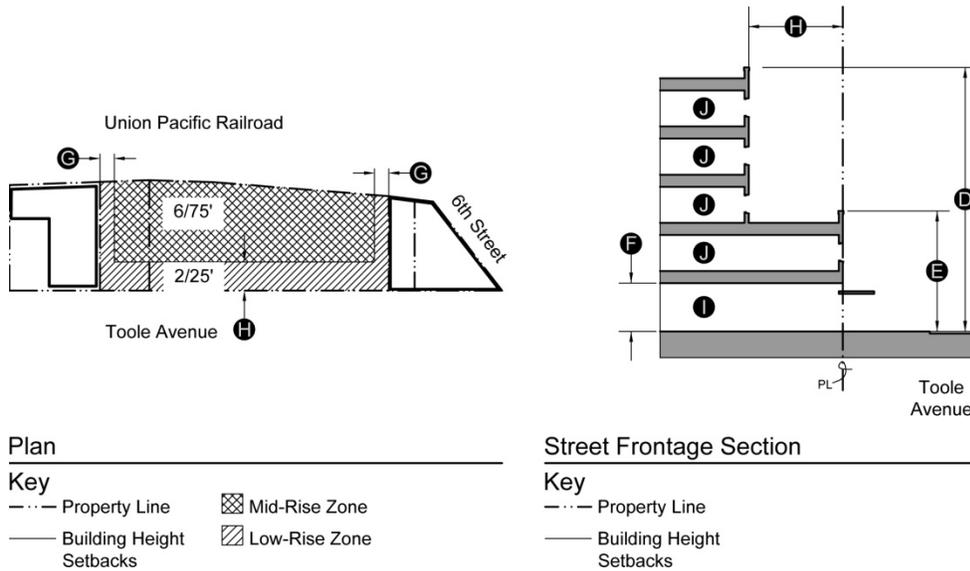
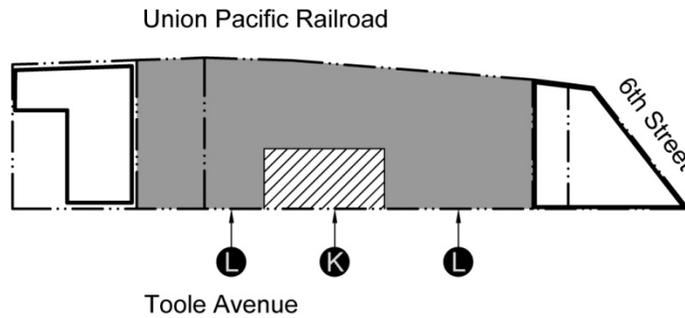


TABLE 5.12-TAS-2		
TOOLE AVENUE SUB-AREA STANDARDS		
BUILDING HEIGHT STANDARDS		SPECIFIC REQUIREMENTS
Mid-Rise Building Height (1)	Six stories with a maximum height of 75 feet.	D 1. Mid-Rise building height is 6 Stories or 75 Ft. (D) from the midrise setbacks (G, H).
Low-Rise Building Height	Two stories with a maximum height of 25 feet	E
First Floor Ceiling	12 Ft. Min Clearance	F 2. All new construction shall have scale-defining architectural elements or details at first two levels.
Building Height Setbacks (distance from property line)		
Mid-Rise Side Yard Setback	20 Ft.	G 3. A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades.
Mid-Rise Street Side Setback	40 Ft.	H
FLOOR USES		
Ground Floor (2,3,4,5)	Commercial Services and Retail Trade Uses that encourage street level activity are preferred, but office or residential uses may be used if the Commercial Services and Retail Trade Uses are not supported by market demand and contingent on new development meeting all other requirements of this table. uses meet the street level activity goal.	I 4. Uses that create significant human activity at Street level such as pedestrian traffic and increases in business activity.
Upper Floors	Residential or Commercial Services	J 5. First floor level to be differentiated in form from upper levels.

3. Lot Coverage, Open Space, Pedestrian Access

Lot Coverage, Open Space and Pedestrian Access requirements in the TAS are as shown in Figure 5.12-TAS-C and Table 5.12-TAS-3.

FIGURE 5.12.2-TAS-C



Plan

Key

- Property Line
- Building Footprint (Example Only)
- ▨ Open Space (Example Only)

TABLE 5.12-TAS-3			
TOOLE AVENUE SUB-AREA STANDARDS			
OPEN SPACE STANDARDS		SPECIFIC REQUIREMENTS	
Lot Coverage	-	-	1. Lot Coverage is defined as the area of a site covered by buildings, storage areas and vehicular use areas. 2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable 3. Usable open space may be any combination of private and common space. 4. Parking may not be counted as open space. 5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation. 6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot. 7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 20% of lot area, whichever is greater. 8. Minimum landscape requirement applies only to common area open space.
Maximum Lot Coverage (1)	<u>100%</u>	-	
Open Space	-	-	
Open Space at Multi-Unit Dwellings (2,3,4)	<u>30 Sq. Ft./DU or 20% of Lot Area (7)</u>	-	
Open Space Non-Residential (2,3,4)	<u>Min. of 30% of Lot Area</u>	-	
Minimum Landscape Area	<u>50% of Open Space (8)</u>	-	
Pedestrian Access (5)	-	-	
Pedestrian Access to Open Space	<u>Required</u>	K	
Main Entrance Location (6)	<u>Primary Street (Toole Ave.)</u>	L	
-	-	-	

4. Building Massing Standards

Building Massing Standards in the TAS are as shown in Figure 5.12-TAS-D and Table 5.12-TAS-4. The Building Massing Standards apply to all Sub-area in the Toole Ave. Area

FIGURE 5.12-TAS-D

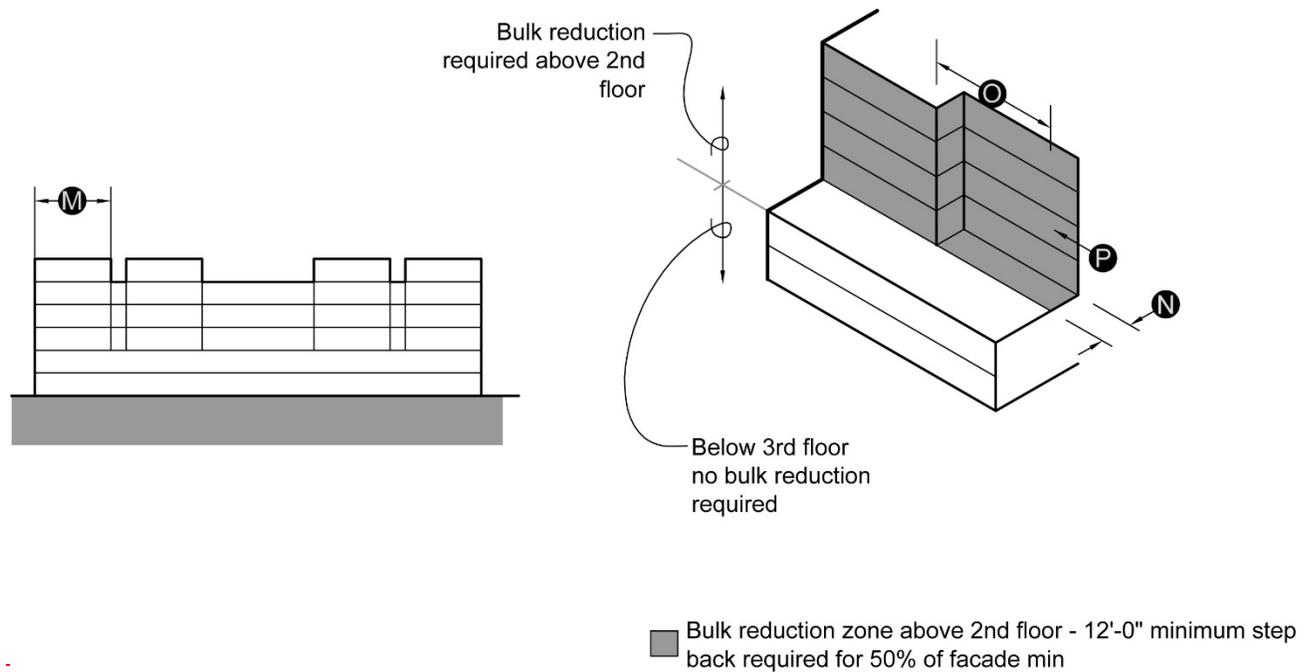
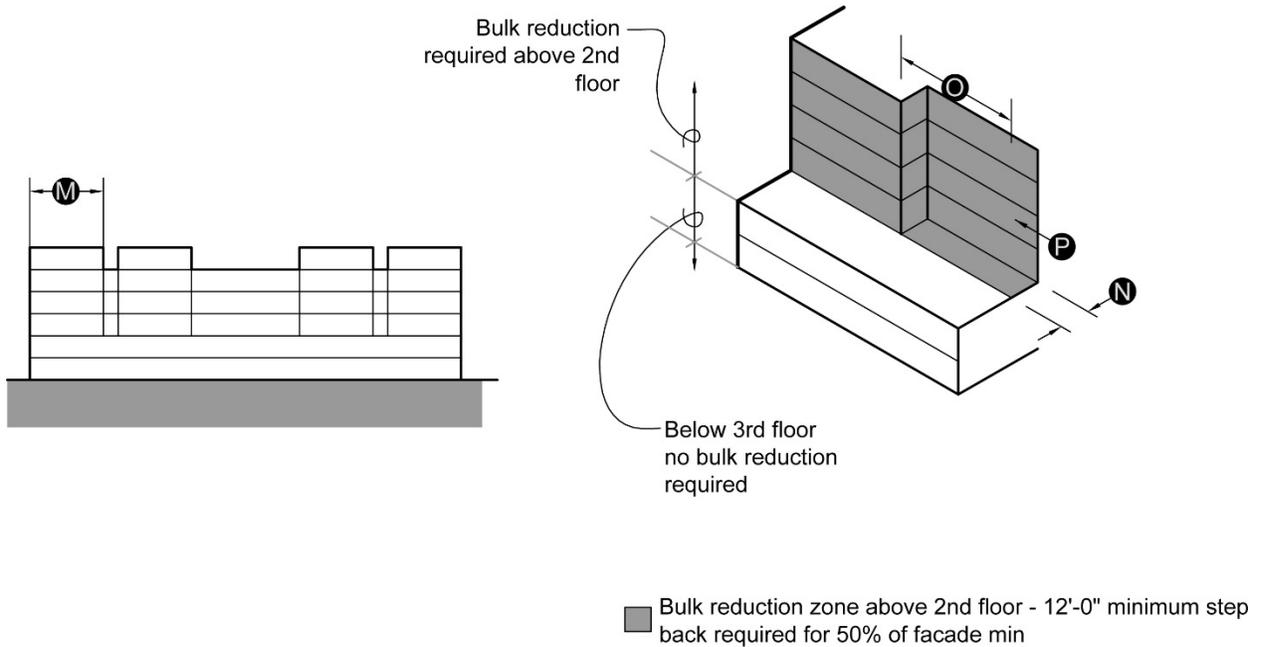


TABLE 5.12-TAS-4		
TOOLE AVENUE SUB-AREA STANDARDS		
BUILDING MASSING STANDARDS		SPECIFIC REQUIREMENTS
Articulation	-	<p><u>1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. And should include a variety of facades. (M)</u></p> <p><u>2. A step-back bulk reduction area a minimum of 12 ft. in depth (N) is required for at least 50% of the façade (O). No bulk reduction is required below the third floor. See figures above.</u></p>
Maximum unbroken building mass (1)	<u>50 Ft. Max.</u>	
Bulk Reduction (Mid Rise)	-	
Bulk Reduction Setback (2)	<u>12 Ft. Min.</u>	
Bulk Reduction Required Area	<u>50% of Façade</u>	
Bulk Reduction Zone	<u>Required Above Second Floor</u>	

C. UA Annex Sub-Area (UAS)

1. Standards.

Figure 5.12-TAA-A shows the boundaries of the TAA and its sub areas. Zoning option standards for the UAS may be used in lieu of underlying UDC zoning.

2. Residential Density

Within the UAS the maximum permitted residential density is 100 DU/AC, regardless of commercial use.

3. Building Placement

Building placement requirements in the UAS are as shown in Figure 5.12-UAS-A and Table 5.12-UAS-1.

FIGURE 5.12-UAS-A

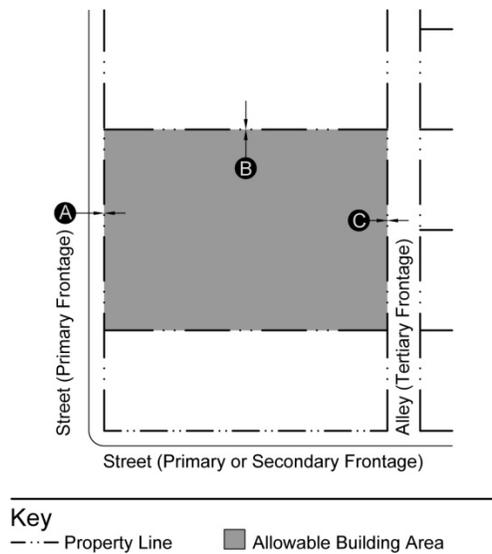


TABLE 5.12-UAS-1		
UA ANNEX SUB-AREA STANDARDS		
BUILDING PLACEMENT STANDARDS		SPECIFIC REQUIREMENTS
Build to Line (Distance from Property Line) (1)	- -	1. Build-to line is defined as the line at which construction of a building façade is to occur on a lot. A build-to line runs parallel to, and is measured from, street front property lines and is established to create an even building façade line on a street. Build-to line applies to street frontage only (both primary and secondary streets at corner lots) and only applies when new building footprint exceeds 25% of the site area. Where applicable 75% of new building frontage must be located at or near the build-to line.1.
Street Side	0 Ft. A	
Setback (Distance from Property Line)	- -	
Side Yard	0 Ft. B	
Rear Yard	0 Ft. C	

4. Building Height, Floor Uses

Building height and floor use requirements in the UAS are as shown in Figure 5.12-UAS-B and Table 5.12-UAS-2.

FIGURE 5.12-UAS-B

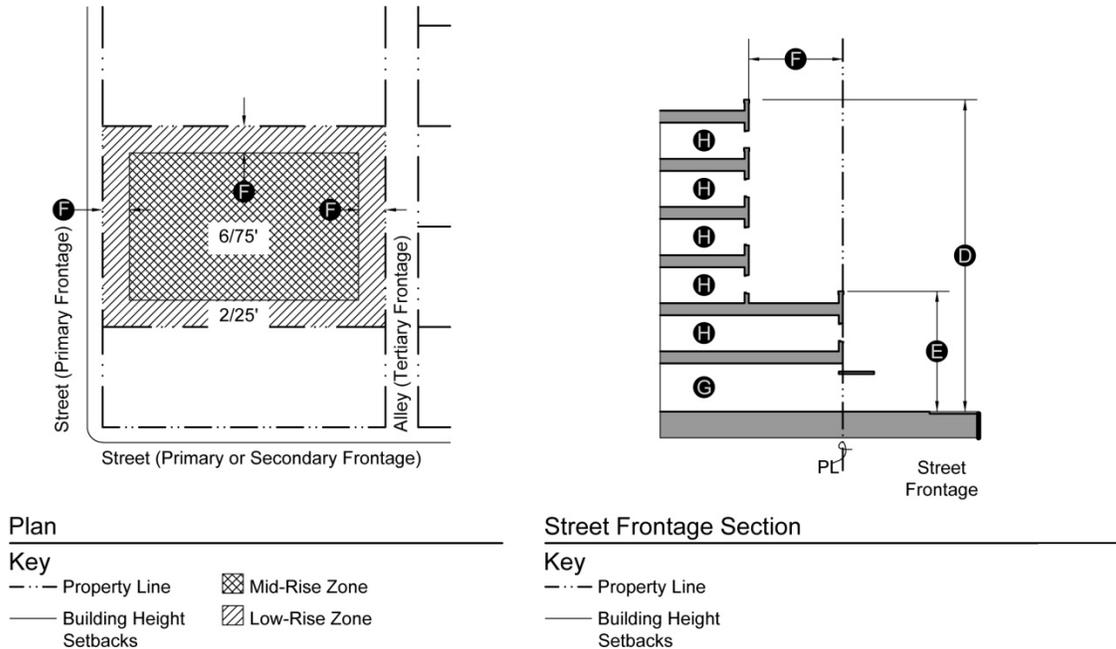


TABLE 5.12-UAS-2			
UA ANNEX SUB-AREA STANDARDS			
BUILDING HEIGHT STANDARDS			SPECIFIC REQUIREMENTS
Mid-Rise Building Height (1)	75 Ft. Maximum or 6 Stories	D	1. Mid-Rise building height is 6 Stories or 75 Ft. (D) from the midrise setback (F).
Low-Rise Building Height	25 Ft. Maximum or 2 Stories	E	
Building Height Setbacks (distance from property line)			2. All new construction shall have scale-defining architectural elements or details at first two levels.
Mid-Rise Side Setback	20 Ft.	F	
FLOOR USES			3. A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades.
Ground Floor (2,3,4,5)	Commercial Services and Retail Trade Uses ready that encourage street level activity are preferred, but office or residential uses may be used if Commercial Services and Retail Trade Uses are not supported by market demand and contingent on new development meeting all other requirements of this table, the uses meet the street level activity goal.	G	
Upper Floors	Residential or Commercial Services	H	4. Uses that create significant human activity at Street level such as pedestrian traffic and increases in business activity, is achieved by providing a mix of 5. First floor level to be differentiated in form from upper levels.

5. Lot Coverage, Open Space, Pedestrian Access

Lot Coverage, open space and pedestrian access requirements in the UAS are as shown in Figure 5.12-UAS-C and Table 5.12-UAS-3.

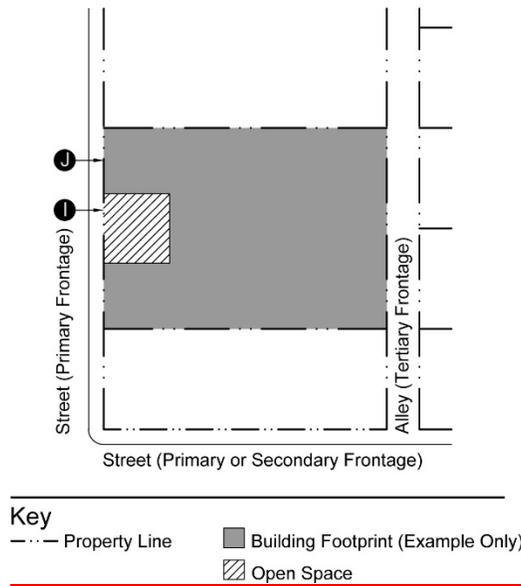


TABLE 5.12-UAS-3	
UA ANNEX SUB-AREA STANDARDS	
OPEN SPACE STANDARDS	SPECIFIC REQUIREMENTS
Lot Coverage	1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
Maximum Lot Coverage (1)	100%

Open Space			<u>2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable</u>
<u>Open Space at Multi-Unit Dwellings (2,3,4)</u>	<u>30 Sq. Ft./DU or 30% of Lot Area (5)</u>	-	
-	-	-	<u>3. Usable open space may be any combination of private and common space.</u>
<u>Open Space Non-Residential (2,3,4)</u>	<u>Min. of 30% of Lot Area</u>	-	
<u>Minimum Landscape Area</u>	<u>50% of Open Space (7)</u>	-	<u>4. Parking may not be counted as open space.</u>
Pedestrian Access			<u>5. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater.</u>
<u>Pedestrian Access to Open Space</u>	<u>Required</u>	I	
<u>Main Entrance Location (6)</u>	<u>Primary or Secondary Street</u>	J	<u>6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.</u>
-	-	-	
-	-	-	<u>7. Minimum landscape requirement applies only to common area open space.</u>
-	-	-	

6. Building Massing

Building massing requirements in the UAS are as shown in Figure 5.12-UAS-D and Table 5.12-UAS-4.

FIGURE 5.12-UAS-D

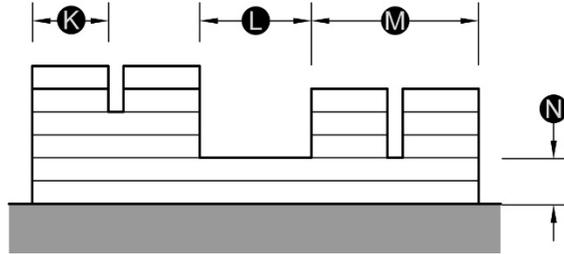


TABLE 5.12-UAS-4

UA ANNEX SUB-AREA STANDARDS

BUILDING MASSING STANDARDS			SPECIFIC REQUIREMENTS
Articulation	-	-	1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. and should include a variety of facades.
Maximum unbroken building mass (1)	50 Ft. Max.	K	
View Corridors	-	-	
Low-Rise Façade (2)	25% of Façade Min.	L	2. To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise, and the mid-rise façade may not exceed 4 stories or 50 Ft. in height. On corner lots this requirement applies to one street only
Mid-Rise Façade (3)	150 Linear Ft. Unbroken Max.	M	
Low-Rise Height	25 Ft. Max or 2 Stories	N	3. Mid-rise facades of more than 150 continuous linear feet must be broken by a mid-rise façade not to exceed 4 stories or 50 Ft. in height as shown in Figure above.
-	-	-	
-	-	-	
-	-	-	
-	-	-	

D. El Presidio Sub-Area (EPS)

1. Standards

Figure 5.12-TAA-A shows the boundaries of the TAA and its sub-areas. In the El Presidio Sub-Area the zoning regulations contained herein may be used in lieu of underlying UDC Zoning.

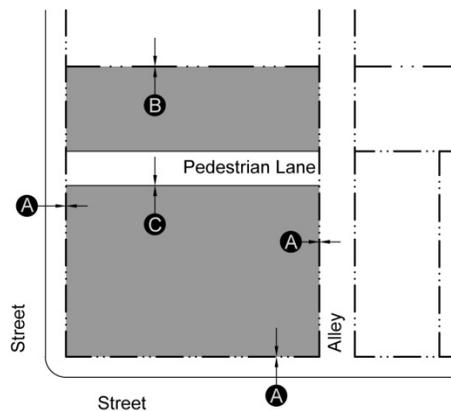
2. Residential Density

Within the El Presidio Sub-Area the maximum permitted residential density is 100 DU/AC regardless of commercial use.

3. Building Placement

Building placement and setback requirements in the EPS are as shown in Figure 5.12-EPS-A and Table 5.12-EPS-1.

FIGURE 5.12-EPS-A



Key
 - - - - Property Line ■ Allowable Building Area
 ——— Building Setbacks

TABLE 5.12-EPS-1		
EL PRESIDIO SUB-AREA STANDARDS		
BUILDING PLACEMENT STANDARDS		SPECIFIC REQUIREMENTS
Setback (Distance from Property Line)	=	<p>1. Build to line is defined as the line at which construction of a building façade is to occur on a lot. A build to line runs parallel to, and is measured from, street front property lines and is established to create an even building façade line on a street. Build to line applies to street frontage only (both primary and secondary streets at corner lots) and only applies when new building footprint exceeds 25% of the site area. Where applicable 75% of new building frontage must be located at or near the build to line.</p> <p>2. Projects that develop 50% or more of mid-block land shall set aside a pedestrian lane for pedestrian access</p>
Side Yard	0 Ft. B	
Pedestrian Lane	0 Ft. C	

4. Building Heights, Floor Uses

Building heights and floor use requirements in the EPS are as shown in Figure 5.12-EPS-B and Table 5.12-EPS-2.

FIGURE 5.12-EPS-B

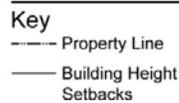
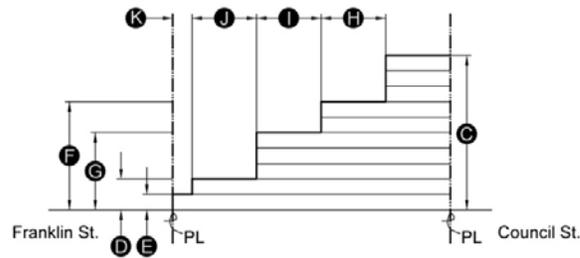
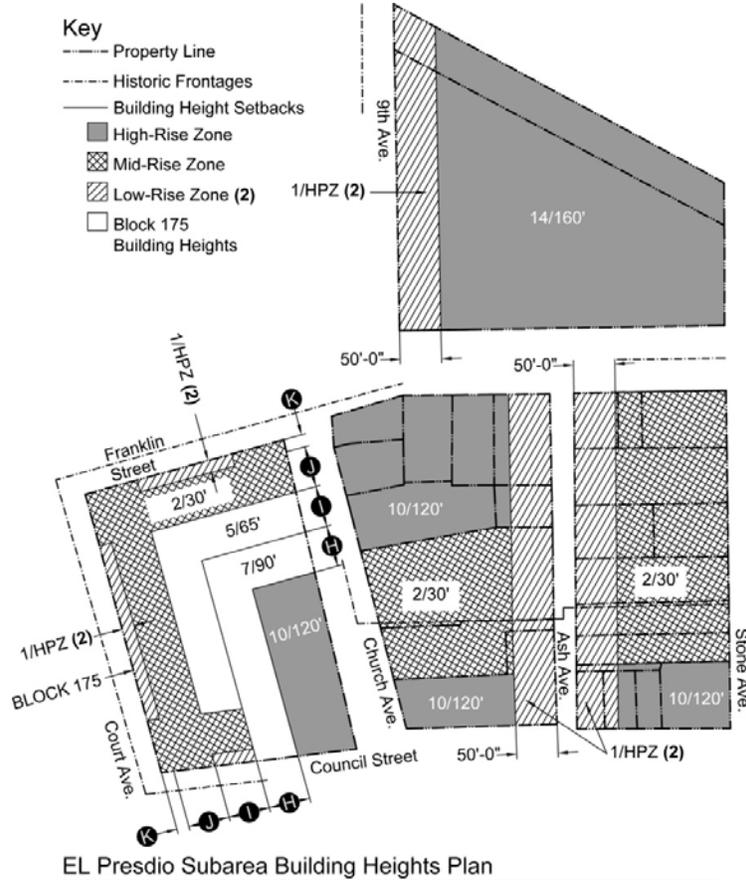


TABLE 5.12-EPS-2		
EL PRESIDIO SUB-AREA STANDARDS		
BUILDING HEIGHT STANDARDS		SPECIFIC REQUIREMENTS
Maximum Building Height (1)	<u>160Ft. Max or 14 stories</u>	C
Mid-Rise Building Height	<u>30 Ft. Max or 2 Stories</u>	D
Low-Rise Building Height (2)	<u>Consistent with Historic District</u>	E
Block 175 Building Heights (3)	-	-
Floors 6-7	<u>90 Ft. Max or 7 Stories</u>	F
Floors 3-5	<u>65 Ft. Max or 5 Stories</u>	G
Block 175 Building Height Setbacks (3)	-	-
Floors 6-7	<u>50 Ft.</u>	H
Floors 3-5	<u>50 Ft.</u>	I
Mid-Rise Setback	<u>50 Ft.</u>	J
Low-Rise Setback	<u>15 Ft.</u>	K
FLOOR USES		
Ground Floor (4,5)	<u>Commercial Services or Retail Trade Uses ready, that encourage street level activity are preferred, but office, retail or other uses may be may be used if the use satisfies the street level activity goal</u>	-
-	-	-
Upper Floors	<u>Residential Services</u>	-
-	-	-

5. Lot Coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the EPS are as shown in Figure 5.12-EPS-C and Table 5.12.2-EPS-3.

FIGURE 5.12-EPS-C

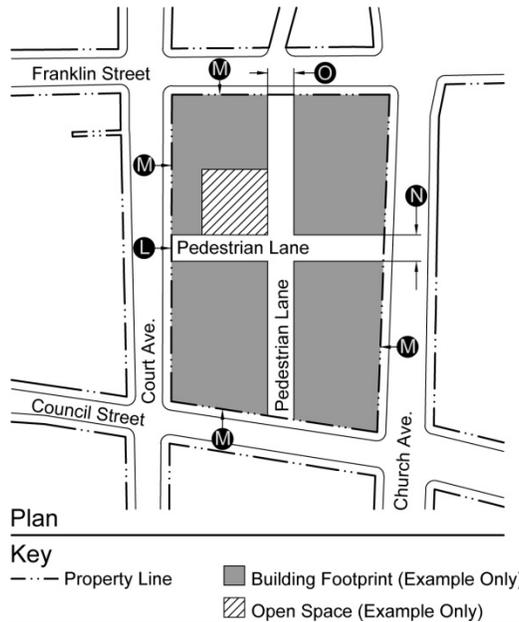


TABLE 5.12-EPS-3

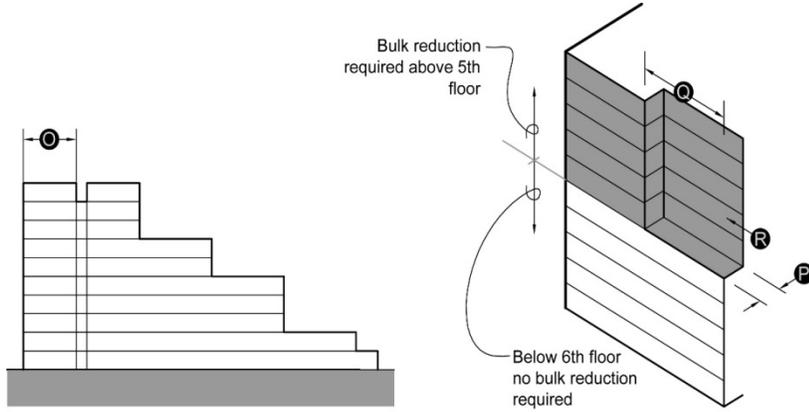
EL PRESIDIO SUB-AREA STANDARDS

OPEN SPACE STANDARDS		SPECIFIC REQUIREMENTS
Lot Coverage		1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
Maximum Lot Coverage (1)	100%	
Open Space		2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable
Open Space at Multi-Unit Dwellings (2,3,4)	30 Sq. Ft./DU or 30% of Lot Area (7)	
-	-	3. Usable open space may be any combination of private and common space.
Open Space Non-Residential (2,3,4)	Min. of 30% of Lot Area	
Minimum Landscape Area	50% of Open Space (9)	4. Parking may not be counted as open space.
Pedestrian Access (5)		5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
Pedestrian Access to Open Space	Required	
Main Entrance Location (6)	Primary Street	6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
Pedestrian Lanes (8)		
Minimum Width	30 Ft.	7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater.
-	-	
-	-	8. For projects that propose to develop the entire block: two pedestrian lanes are required at ground level only; one running roughly north/south through the site, and the other running roughly east/west.
-	-	
-	-	9. Minimum landscape requirement applies only to common area open space.
-	-	

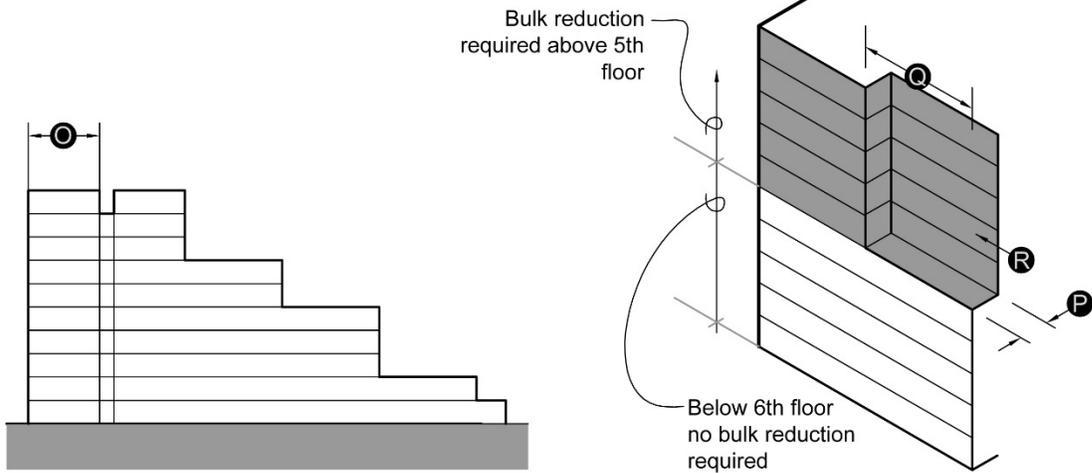
6. Massing Standards Building

Building massing requirements in the EPS are as shown in Figure 5.12-EPS-D and Table 5.12-EPS-4.

FIGURE 5.12-EPS-D



■ Bulk reduction zone above 5th floor - 12'-0" minimum step back required for 50% of facade min



■ Bulk reduction zone above 5th floor - 12'-0" minimum step back required for 50% of facade min

TABLE 5.12-EPS-4

EL PRESIDIO SUB-AREA STANDARDS

BUILDING MASSING STANDARDS			SPECIFIC REQUIREMENTS
Articulation	-	-	<u>1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. (O) and should include a variety of facades.</u>
Maximum unbroken building mass (1)	50 Ft. Max.	O	
Bulk Reduction (High Rise)	-	-	<u>2. A step-back bulk reduction area a minimum of 12 ft. in depth (P) is required for at least 50% of the façade (Q). No bulk reduction is required below the sixth floor. See figures above.</u>
Bulk Reduction Setback (2)	12 Ft. Min.	P	
Bulk Reduction Required Area	50% of Façade	Q	
Bulk Reduction Zone	Required Above Fifth Floor	R	
-	-	-	

5.12.13 WAREHOUSE TRIANGLE

Warehouse Triangle Sub-Area

The intent of this zone is to allow for and encourage high density infill of the warehouse triangle with transit oriented and mixed use development. The DL-AZ will go further than the infill incentive district in granting development flexibility and incentives in many areas. Multifamily residential uses will be allowed in current I-1 zone, allowable building heights and densities are increased and developments will be exempt from non-residential parking requirements.



FIGURE 5.12-WTA-A
MAP OF WAREHOUSE TRIANGLE AREA



A. Standards

Figure 5.12-WTA-A shows the boundaries of the Warehouse Triangle Area. Warehouse Triangle Area optional standards apply.

B. Building Placement

Building placement requirements in the WTA are as shown in Figure 5.12-WTA-B and Table 5.12-WTA-1.

FIGURE 5.12-WTA-B

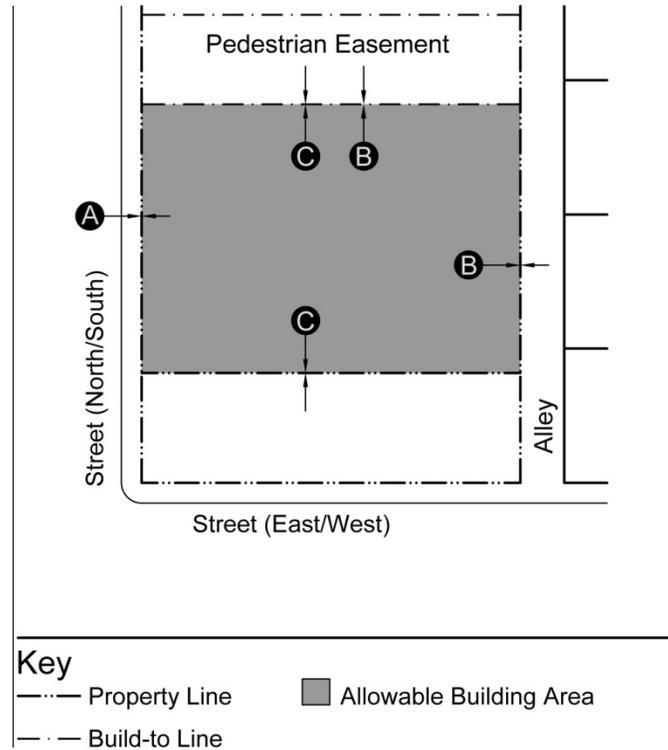
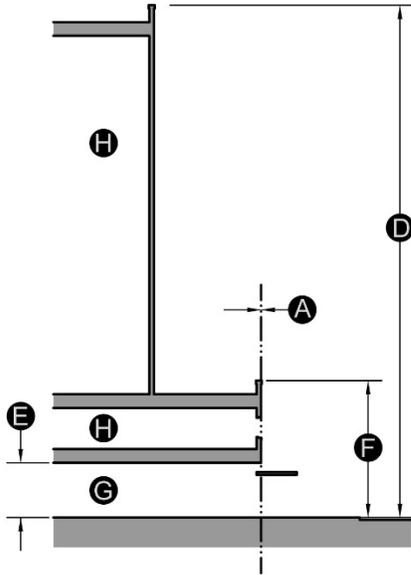


TABLE 5.12-WTA-1		
WAREHOUSE TRIANGLE AREA STANDARDS		
BUILDING PLACEMENT STANDARDS		SPECIFIC REQUIREMENTS
Build-to-Line (Distance from Property Line) (1)	- -	1. Build-to line is defined as the line at which construction of a building façade is to occur on a lot. A build-to line runs parallel to, and is measured from, street front property lines and is established to create an even building façade line on a street. Build-to line applies to street frontage only (both primary and secondary streets at corner lots) and only applies when new building footprint exceeds 25% of the site area. Where applicable 75% of new building frontage must be located at or near the build-to line.
Street Side	0 Ft. A	
Setback (Distance from Property Line)	- -	
Alley Side	0 Ft. B	2. Street side facades must be built to Build-to-Line at a minimum of 75% of the new building frontage, to help define an urban street frontage, where build-to requirements apply.
Pedestrian Easement	0 Ft. B	
Side Yard	0 Ft. C	
-	-	
-	-	
-	-	3. Alley and pedestrian easement side facades must be built to Build-to-Line at a minimum of 50% of new building frontage, to help define an urban edge to property.
-	-	

C. Building Heights, Floor Uses

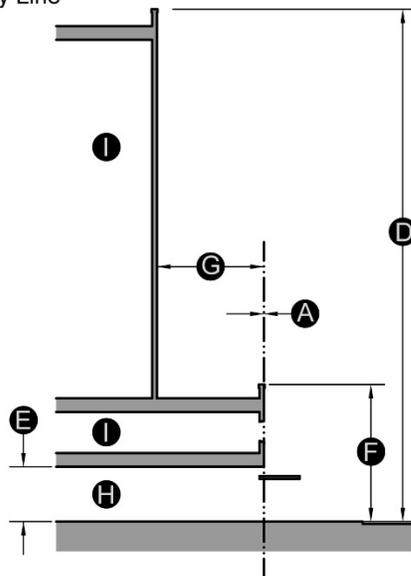
Building height and floor use requirements in the WTA are as shown in Figure 5.12.11.

FIGURE 5.12-WTA-C



Key

--- Property Line



Key

--- Property Line

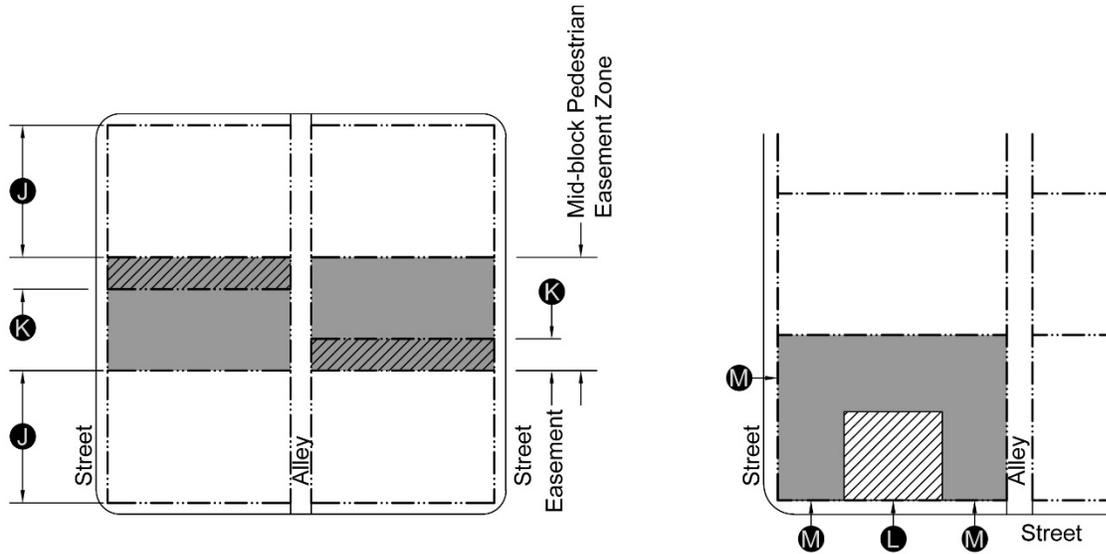
TABLE 5.12-WTA-2			
WAREHOUSE TRIANGLE AREA STANDARDS			
BUILDING HEIGHT STANDARDS			SPECIFIC REQUIREMENTS
Maximum Building Height (1)	120 Ft. Max or 10 Stories	D	1. No more than 14 stories and no more than 160 Ft. 2. The High-Rise Setback is 20 Ft. (G) at the Street Frontage above two stories.
First Floor Ceiling	12 Ft. Min Clearance	E	
Minimum Building Height at Build-to-Line	25 Ft.	F	
Building Height Setback (Distance from Property Line)			-
High-Rise Building Street Frontage (2)	20 Ft.	G	-
FLOOR USES			-
Ground Floor (2,3,4,5)	Shall be Commercial Services or Retail Uses ready	H	-
Upper Floors	Residential or Commercial Services	I	-

TABLE 5.12-WTA-2			
WAREHOUSE TRIANGLE AREA STANDARDS			
BUILDING HEIGHT STANDARDS			SPECIFIC REQUIREMENTS
Maximum Building Height (1)	14 stories up to a maximum of 160 feet.	D	1. No more than 14 stories and no more than 160 Ft.
First Floor Ceiling	12 Ft. Min Clearance	E	
Minimum Building Height at Build to Line	25 Ft.	F	
FLOOR USES			=
Ground Floor (2,3,4,5)	Commercial Services or Retail Uses	G	=
Upper Floors	Residential or Commercial Services	H	=

D. Lot Coverage, Open Space, Pedestrian Access

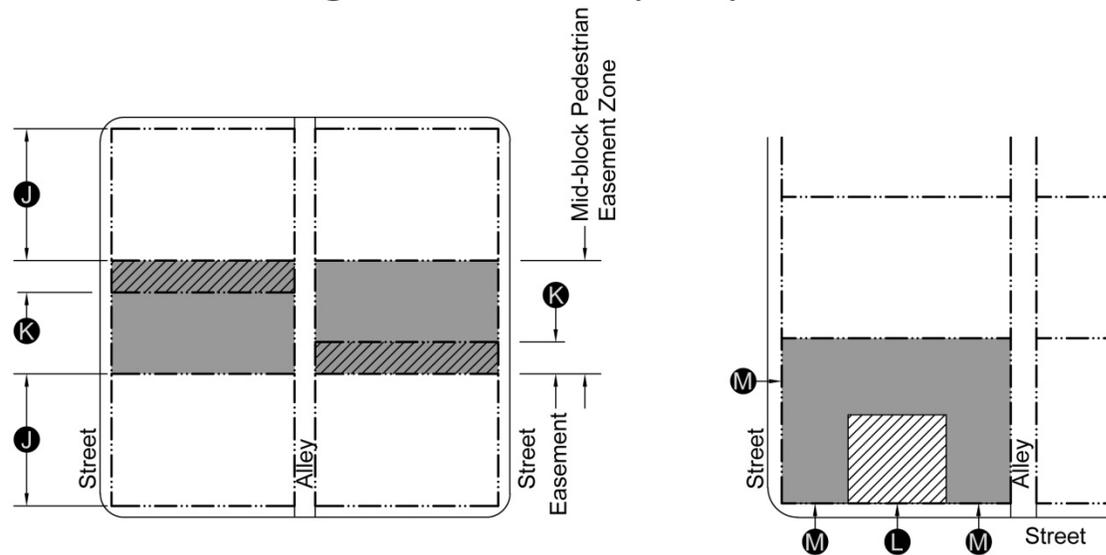
Lot coverage, open space and pedestrian access requirements in the WTA are as shown in Figure 5.12-WTA-D and Table 5.12-WTA-3.

FIGURE 5.12-WTA-D



Key
 - - - - Property Line
 ■ Pedestrian Easement Zone
 ▨ Pedestrian Easement

Key
 - - - - Property Line
 ■ Building Area (Example Only)
 ▨ Open Space (Example Only)



Key
 - - - - Property Line
 ■ Pedestrian Easement Zone
 ▨ Pedestrian Easement

Key
 - - - - Property Line
 ■ Building Area (Example Only)
 ▨ Open Space (Example Only)

TABLE 5.12-WTA-3

WAREHOUSE TRIANGLE AREA STANDARDS

LOT COVERAGE, OPEN SPACE AND PEDESTRIAN STANDARDS

SPECIFIC REQUIREMENTS

Lot Coverage

1. Covered by impervious surfaces such as, but not

Maximum Lot Coverage (1)	100%	-	limited to buildings, drives, or parking.
Open Space	-	-	2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable
Open Space at Multi-Unit Dwellings (2,3,4)	30 Sq. Ft./DU or 30% of Lot Area (7)	-	3. Usable open space may be any combination of private and common space.
Open Space Non-Residential (2,3,4)	Min. of 30% of Lot Area	-	4. Parking may not be counted as open space.
Minimum Landscape Area	50% of Open Space (9)	-	5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
Pedestrian Easement (8)	-	-	6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
Maximum Distance from Street	125 Ft.	J↓	7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater.
Minimum Width	30 Ft.	K↓	8. Projects that develop 50% or more of the land area within the Mid-block Pedestrian Easement Zone (see map/plan above) shall set aside and develop a mid-block pedestrian passage and easement.
Pedestrian Access (5)	-	-	9. Minimum landscape requirement applies only to common area open space.
Pedestrian Access to Open Space	Required	LK	
Main Entrance Location (6)	Primary Street	M↓	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	

E. Building Massing Standards

Building Massing Standards in the WTA are as shown in Figure 5.12-WTA-E and Table 5.12-WTADLS-4.

FIGURE 5.12-WTA-E

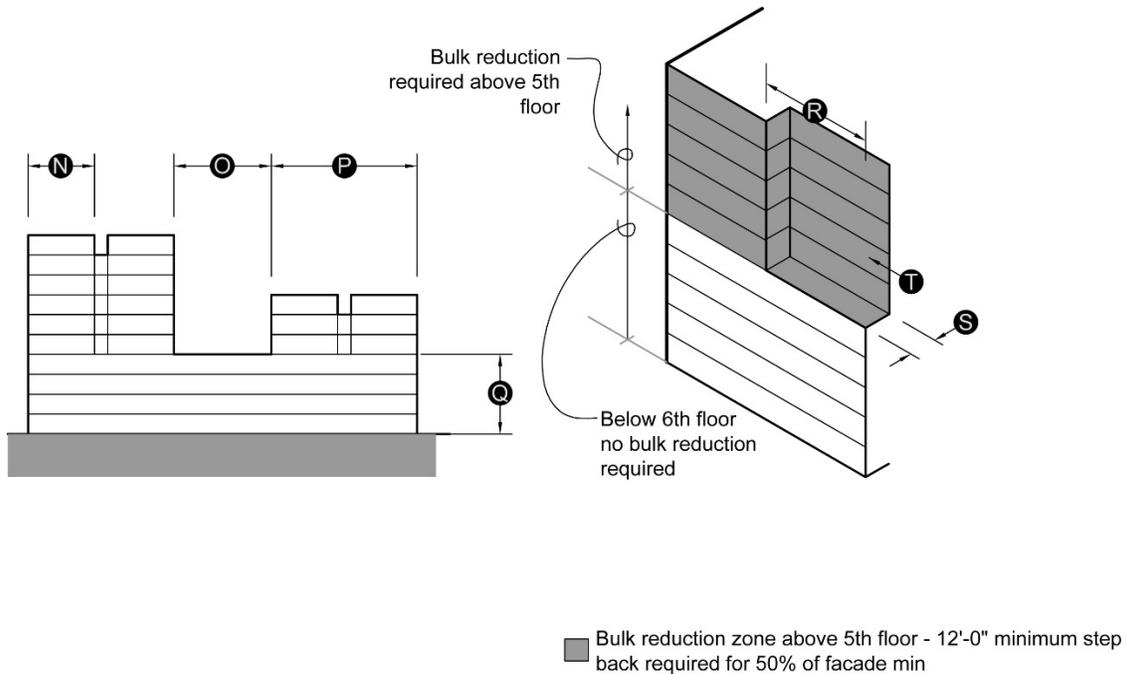


TABLE 5.12-WTA-4

WAREHOUSE TRIANGLE AREA STANDARDS		
BUILDING MASSING STANDARDS		SPECIFIC REQUIREMENTS
Articulation		<p>1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. (N) and should include a variety of facades.</p> <p>2. To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise (O), and the mid-rise façade may not exceed 4 stories or 50 Ft. (Q) in height. On corner lots this requirement applies to one street only.</p> <p>3. High-rise facades of more than 150 continuous linear feet (P) must be broken by a mid-rise façade (O) not to exceed 4 stories or 50 Ft. (Q) in height as shown in Figure above.</p> <p>4. A step-back bulk reduction area a minimum of 12 ft. in depth (S) is required for at least 50% of the façade (R). Bulk reduction is required above the fourth floor (T). See figures above.</p>
Maximum unbroken building mass (1)	50 Ft. Max.	
View Corridors		
Mid-Rise Façade (2)	25% of Façade Min.	
High Rise Façade (3)	150 Linear Ft. Unbroken Max.	
Mid-Rise Height	50 Ft. Max or 4 Stories	
Build Reduction (High Rise)		
Bulk Reduction Setback (4)	12 Ft. Min.	
Bulk Reduction Required Area	50% of Façade Min.	
Bulk Reduction Zone	Required above 4th Floor	
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	

in Section 5.12.11.1.

5.12.14 FOURTH AVENUE AREA (FAA)

The intent of this zone is to take advantage of the Modern Street Car project and promote medium-density infill transit-oriented development. Development incentives for this zone include greater allowable density and zero parking requirements for commercial uses.



FIGURE 5.12-FAA-A
MAP OF FOURTH AVENUE AREA AND SUB-AREAS



A. Fourth Avenue Historic Sub-Area (FHS)

1. Standards

The Fourth Avenue Historic Sub-Area includes portions of the West University Historic Preservation Zone that overlap with the Downtown Links Sub District. Properties within these areas may be developed using the optional parking standards contained herein, but remain subject to all other underlying zone requirements including, but not limited to, historic preservation zone design standards and design review.

B. Fourth Avenue Historic Sub-Area (FAS)

1. Standards

Figure 5.12.FAA-A depicts the boundaries of the Fourth Avenue Sub-Areas in which the Fourth Avenue Sub Area optional zoning standards apply.

2. Building Placement

Building placement and setback requirements in the FAS are shown in Figure 5.12-FAS-A and Table 5.12-FAS-1.

FIGURE 5.12-FAS-A

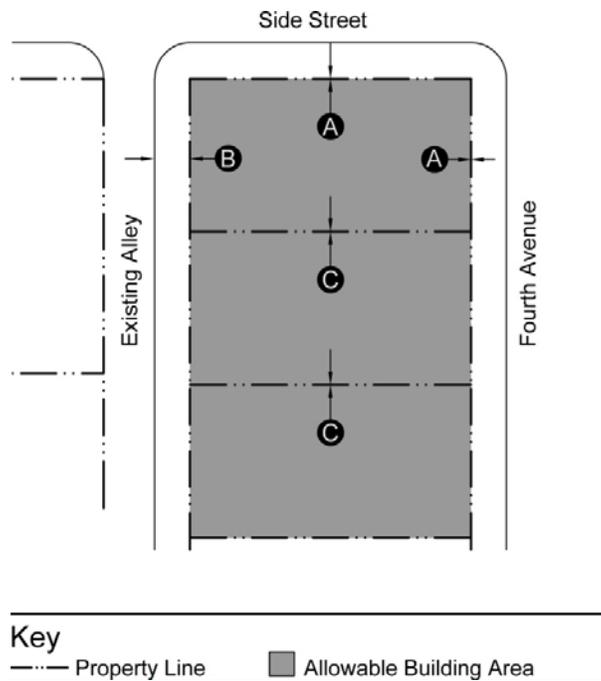


TABLE 5.12-FAS-1			
FOURTH AVENUE AREA STANDARDS			
BUILDING PLACEMENT STANDARDS		SPECIFIC REQUIREMENTS	
Setback (Distance from Property Line)	-	-	1. Street side setbacks to be 0 Ft. or consistent with prevailing historic setback.
Street Side (1)	0 Ft. or Prevailing	A	
Alley Side	0 Ft.	B	
Side Yard	0 Ft.	C	

3. Building Heights, Floor Uses

Building height and floor use requirements in the FAS are as shown in Figure 5.12-FAS-B and Table 5.12-FAS-2.

FIGURE 5.12-FAS-B

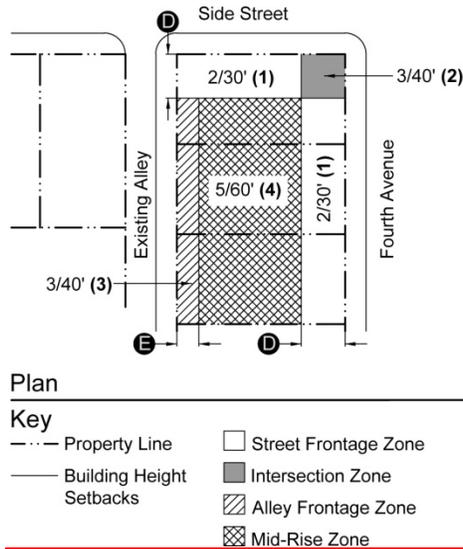
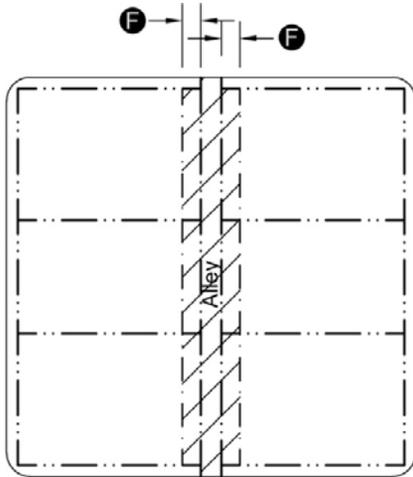


TABLE 5.12-FAS-2			
FOURTH AVENUE AREA STANDARDS			
BUILDING HEIGHT STANDARDS		SPECIFIC REQUIREMENTS	
Street Frontage Building Height(1)	30 Ft. Max or 2 Stories	<p>1. Building heights along the street frontage are restricted to two stories or 30 Ft. to respect the scale of established or historic structures, or both.</p> <p>2. Building heights at intersection may extend three stories or 40 Ft. within a 50 Ft. x 50 Ft. area at an intersection.</p> <p>3. Building heights may extend to five stories or 60 Ft. at the rear of properties beginning at 50 Ft. (D) from the property line.</p> <p>4. All new construction shall have scale-defining architectural elements or details at first two levels.</p> <p>5. A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades.</p> <p>6. Street-level activity is achieved by providing a mix of commercial, retail, office and residential uses at street level.</p> <p>7. First floor level to be differentiated in form from upper levels</p>	
Building Height at Intersection (2)	40 Ft. Max or 3 Stories		
Midrise Building Height(3)	60 Ft. Max or 5 Stories		
Building Height Setbacks (distance from property line)			
Mid-Rise Side Setback	50 Ft. (D)		
FLOOR USES			
Ground Floor (4,5,6,7)	Commercial Services or Retail Uses that encourage street level activity are preferred. A mix of Retail mix, Office or Residential uses may be used if the uses satisfy the above requirement.		
Upper Floors	Residential or Commercial Services		

4. Lot coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the FAS are as shown in Figure 5.12-FAS-C and Table 5.12-FAS-3.

FIGURE 5.12-FAS-C



Key
 ——— Property Line

TABLE 5.12-FAS-3

FOURTH AVENUE AREA STANDARDS

OPEN SPACE STANDARDS

SPECIFIC REQUIREMENTS

Lot Coverage

Maximum Lot Coverage (1) 100% -

Open Space

Open Space at Multi-Unit Dwellings (2,3,4) 30 Sq. Ft./DU or 30% of Lot Area (5) -

Open Space Non-Residential (2,3,4) Min. of 30% of Lot Area -

Minimum Landscape Area 50% of Open Space (6) -

1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.

2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable

3. Usable open space may be any combination of private and common space.

4. Parking may not be counted as open space.

5. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater.

6. Minimum landscape requirement

applies only to common area open space.

TABLE 5.12-FAS-3		
FOURTH AVENUE AREA STANDARDS		
OPEN SPACE STANDARDS	SPECIFIC REQUIREMENTS	
Lot Coverage		
<u>Maximum Lot Coverage (1)</u>	<u>100%</u>	=
Open Space		
<u>Open Space at Multi-Unit Dwellings (2,3,4)</u>	<u>30 Sq. Ft./DU or 30% of Lot Area (5)</u>	=
=	=	=
<u>Open Space Non Residential (2,3,4)</u>	<u>Min. of 30% of Lot Area</u>	=
<u>Minimum Landscape Area</u>	<u>50% of Open Space (7)</u>	=
Pedestrian Easement (6)		
<u>Minimum Width</u>	<u>10 Ft.</u>	=
=	=	=
=	=	=
=	=	=
=	=	=

5. Building Massing Standards

Building massing standards in the FAS are as shown in Figure 5.12-FAS-D and Table 5.12-FAS-4.

FIGURE 5.12-FAS-D

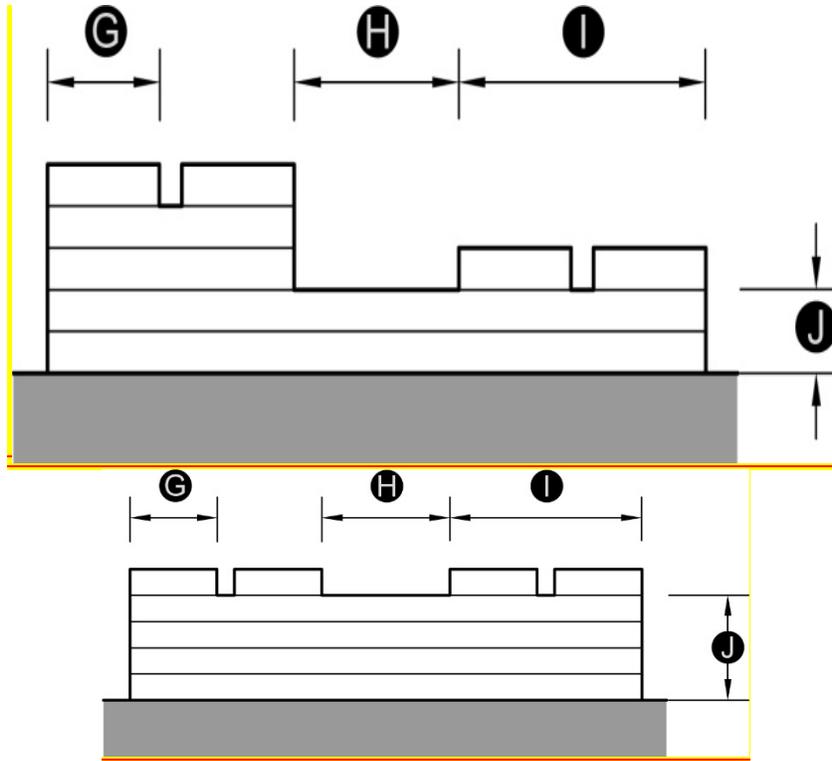


TABLE 5.12-FAS-4

FOURTH AVENUE AREA STANDARDS

BUILDING MASSING STANDARDS		SPECIFIC REQUIREMENTS
Articulation	-	-
Maximum unbroken building mass (1)	<u>50 Ft. Max.</u>	G
View Corridors	-	-
Mid-Rise Façade (2)	<u>25% of Façade Min.</u>	H
High Rise Façade (3)	<u>150 Linear Ft. Unbroken Max.</u>	I
Mid-Rise Height	<u>50 Ft. Max or 4 Stories</u>	J
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

5.12.15 ARMORY PARK AND IRON HORSE AREA

Armory Park and Iron Horse Mixed Use Zone (AIH-MS)

The intent of this zone is to promote transit oriented development that is compatible with the historic scale of Iron Horse Neighborhood, especially along Ninth Street. The most significant development incentive is an exemption from parking requirements.



Armory Park, Iron Horse Low Density Residential Zone (AIH-RS)

The intent of this zone is to promote single family infill development at somewhat higher density while protecting the historic character and privacy of existing properties. Key development incentives include reduction in minimum lot size and reduction in parking.

FIGURE 5.12-AIH-A

MAP OF ARMORY PARK IRON HORSE AREA AND SUB-AREAS



D. Armory Park, Iron Horse Mixed Use Sub-Area (AIH-MS)

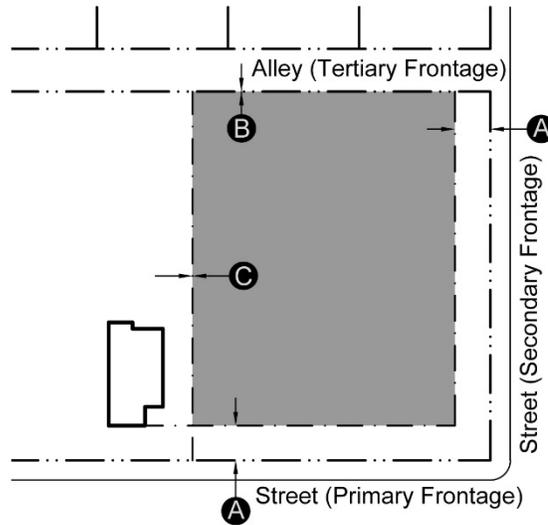
1. Standards

Armory Park Iron Horse Mixed Use Sub-Area zoning option standards apply.

2. Building Placement

Building placement and setback requirements in the AIH-MS are as shown in Figure 5.12-AIH-MS-A and Table 5.12-AIH-MS-1.

FIGURE 5.12-AIH-MS-A



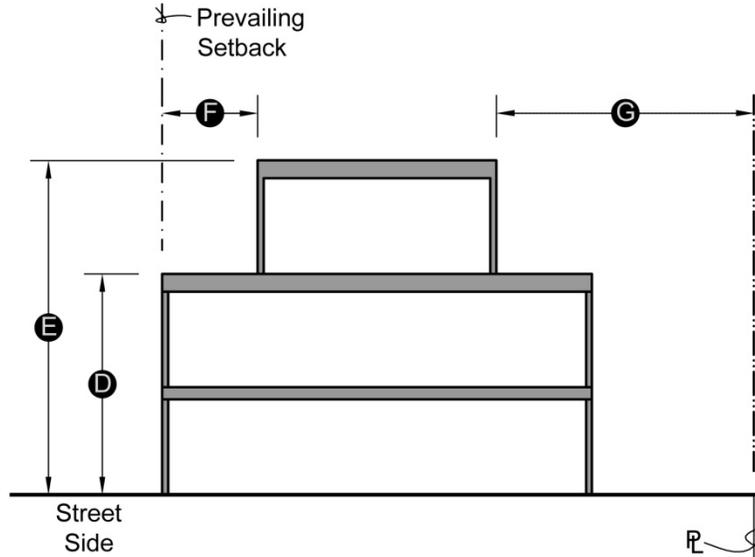
Key
--- Property Line ■ Allowable Building Area
--- Setback Line

TABLE 5.12-AIH-MS-1		
ARMORY PARK, MIXED USE SUB-AREA STANDARDS		
BUILDING PLACEMENT STANDARDS		SPECIFIC REQUIREMENTS
Setback (Distance from Property Line)	-	-
Street Side (1)	<u>Consistent with Prevailing</u>	A <u>1. Street side setbacks to be consistent with prevailing setback at other than multi-unit residential.</u>
Alley Side	<u>0 Ft.</u>	B -
Side Yard	<u>0 Ft.</u>	C -

3. Building Heights, Floor Uses

Building height and floor use requirements in the AIH-MS are as shown in Figure 5.12-AIH-MS-B and Table 5.12-AIH-MS-2.

FIGURE 5.12-AIH-MS-B



Key

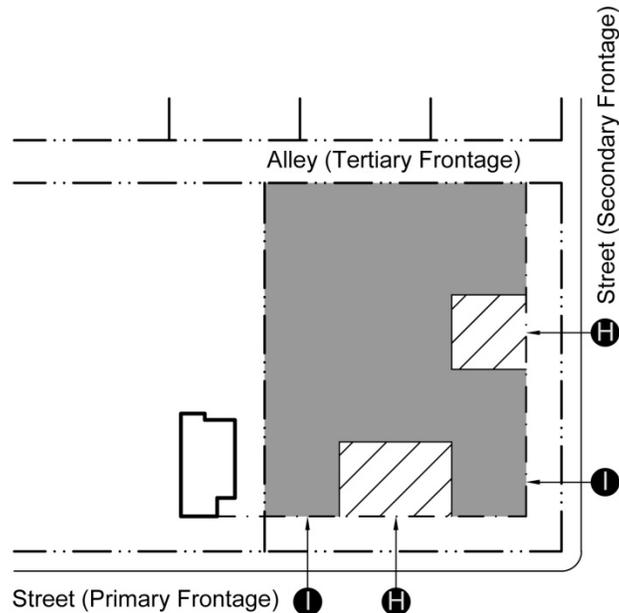
- · — · — Property Line
- · — · — Setback Line
- Pedestrian Easement Zone

TABLE 5.12-AIH-MS-2		
ARMORY PARK, MIXED USE SUB-AREA STANDARDS		
BUILDING HEIGHT STANDARDS		SPECIFIC REQUIREMENTS
Street Frontage building height (1)	25 Ft. Max or 2 Stories	D
Midrise building height(2)	40 Ft. Max or 3 Stories	E
Building Height Setbacks (distance from property line)		-
Mid-Rise Setback (2)	12 Ft.	F
Setback from Adjacent Residential Use (3)	25 Ft.	G
FLOOR USES		
Ground Floor (4,5,6,7)	Commercial Services and Retail Trade Uses that encourage street level activity are preferred, but a mix of Commercial, Retail, Office, or Residential may be used if the uses satisfy the street level activity goal office or residential uses may be used if Commercial Services and Retail Trade Uses are not supported by market demand and contingent on new development meeting all other requirements of this table.	-
Upper Floors	Residential or Commercial Services	-
-	-	-
-	-	-
-	-	-
-	-	-

4. Lot Coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access standard in the AIH-MS are as shown in Figure 5.12-AIH-MS-C and Table 5.12-AIH-MS-3.

FIGURE 5.12-AIH-MS-C.



Key
 - - - - Property Line ■ Building Footprint (Example Only)
 - - - - Setback Line ▨ Open Space (Example Only)

TABLE 5.12-AIH-MS-3		
ARMORY PARK, MIXED USE SUB-AREA STANDARDS		
OPEN SPACE STANDARDS		SPECIFIC REQUIREMENTS
Lot Coverage	-	1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
Maximum Lot Coverage (1)	100%	
Open Space		2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable
Open Space at Multi-Unit Dwellings (2,3,4)	30 Sq. Ft./DU or 20% of Lot Area (7)	
-	-	3. Usable open space may be any combination of private and common space.
Open Space Non-Residential (2,3,4)	Min. of 30% of Lot Area	
Minimum Landscape Area	50% of Open Space (8)	4. Parking may not be counted as open space.
Pedestrian Access (5)		
Pedestrian Access to Open Space	Required	5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
Main Entrance Location (6)	Primary or Secondary Street	
-	-	6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
-	-	
-	-	7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 20% of lot area, whichever is greater.
-	-	
-	-	8. Minimum landscape requirement applies only to common area open space.
-	-	

D. Armory Park, Low Density Residential Infill Sub-Area (AIH-RS)

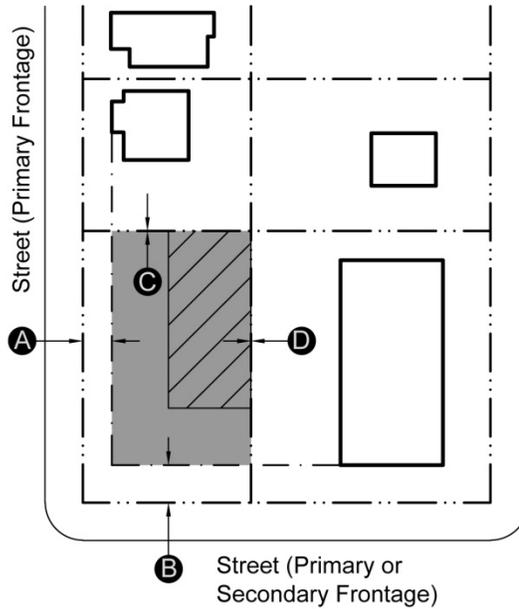
1. Standards

Armory Park, Low Density Residential Infill Sub-Area zoning option standards apply.

2. Building Placement

Building placement and setback requirements in the AIH-RS are as shown in Figure 5.12-AIH-RS-A and Table 5.12-AIH-RS-1.

FIGURE 5.12-AIH-RS-A



Key

- Property Line
- Prevailing Setback
- █ Allowable Building Area
- Existing Structures

TABLE 5.12-AIH-RS-1

ARMORY PARK, LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS

BUILDING PLACEMENT STANDARDS		SPECIFIC REQUIREMENTS
Setback (Distance from Property Line)	-	-
Primary Street (1)	Match Prevailing (2)	A 1. Primary street is the street frontage to which dwellings face or are oriented.
Secondary Street	10' or Prevailing (2)†	B 2. Match prevailing setbacks of historic structures adjacent to parcel on same side of street of same block. If no prevailing setbacks are established required setback is 10 feet.
Side Yard	0 Ft.	C
Rear Yard	0 Ft.	D -

3. Building Heights and Massing Standards

Building height and floor use requirements in the AIH-RS are as shown in Figure 5.12-AIH-RS-B and Table 5.12-AIH-RS-2.

FIGURE 5.12-AIH-RS-B

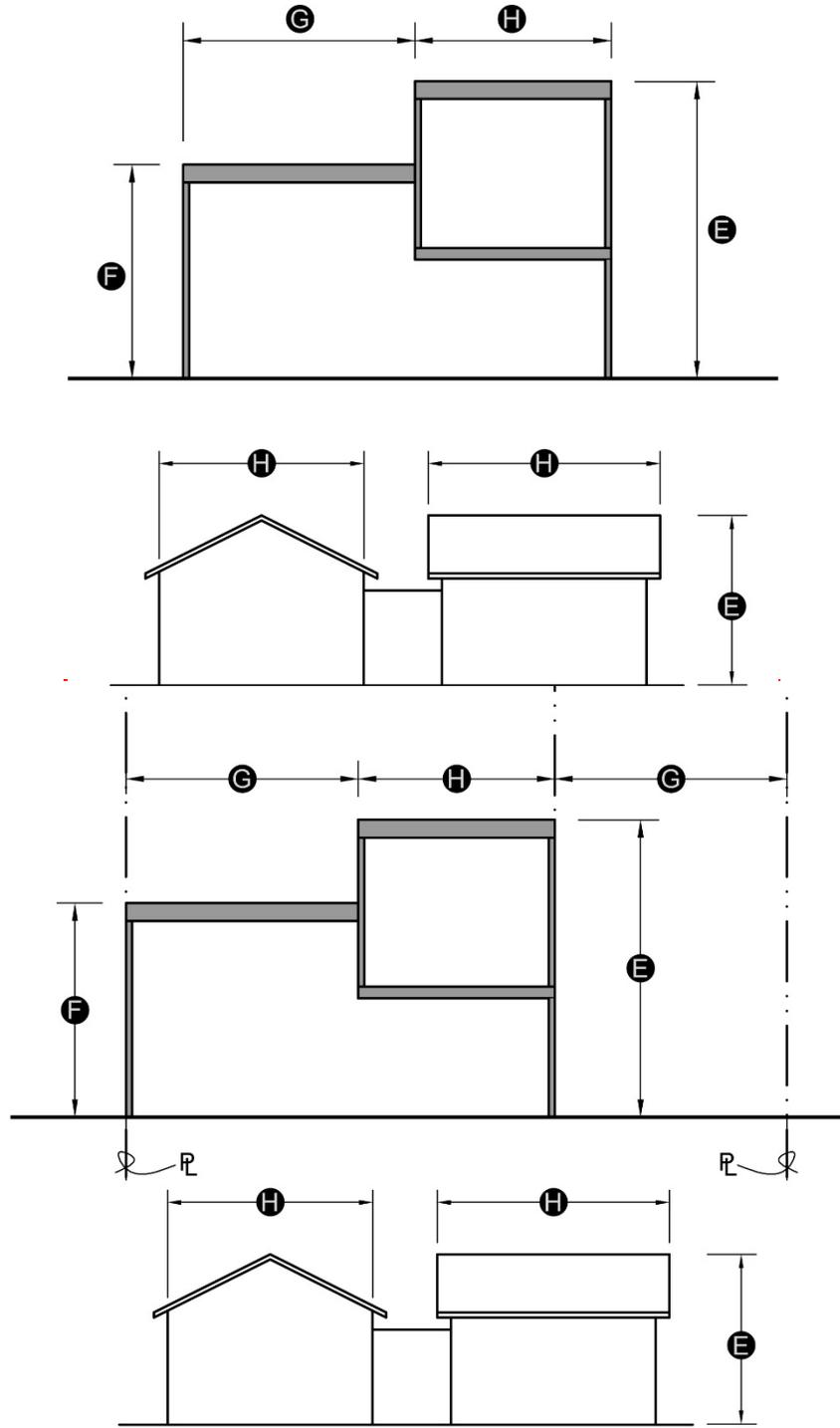


TABLE 5.12-AIH-RS-2		
ARMORY PARK, LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS		
BUILDING HEIGHT STANDARDS		SPECIFIC REQUIREMENTS
Maximum Building Height	32 Ft. E	1. Any building over 30' wide must be broken down to read as a series of buildings no wider than 30 Ft., and should include a variety of building heights and roof forms.
Street Frontage Max	20 Ft. F	
Building Height Setbacks (distance from property line)	-	
Second Story Setback	20 Ft. G	
BUILDING MASSING		
Maximum Unbroken Building Mass (1)	30 Ft. H	

4. Lot Coverage and Lot Size

Lot coverage and lot size requirements in the AIH-RS are as shown in Table 5.12-AIH-RS-3.

TABLE 5.12-AIH-RS-3		
ARMORY PARK, LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS		
LOT COVERAGE		SPECIFIC REQUIREMENTS
Maximum Lot Coverage (1)	100%	1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
LOT SIZE		
Minimum Lot Size	2,500 Sq. Ft.	-

5. Privacy Standards

Required privacy standards in the AIH low density residential sub-area are as shown in Figure 5.12-AIH-RS-C and Table 5.12-AIH-RS-4.

FIGURE 5.12-AIH-RS-C

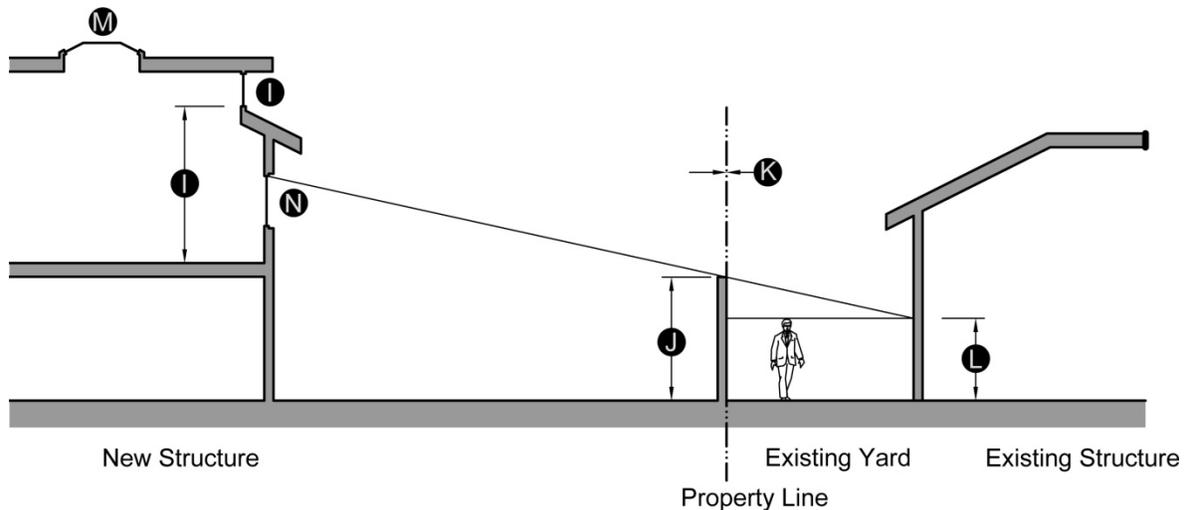


TABLE 5.12-AIH-RS-4		
ARMORY PARK, LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS		
PRIVACY STANDARDS		SPECIFIC REQUIREMENTS
Clerestory Height	9 Ft. Min. above 2nd Floor	I
Site Wall Height	9 Ft. Max. (1)	J
Site Wall Setback	0 Ft. Min. (1)	K
Privacy Zone	6 Ft. (2)	L
ALTERNATIVE MEANS OF DAYLIGHT		
Clerestory above 9 Ft.	-	I
Skylights	-	M
Translucent Fixed Glass	-	N

5.12.16 STONE/SIXTH AREA

Stone Sub-Area

The intent of the Stone Area is to promote higher density mixed use development along the Stone corridors. Benefits of this development include reduction in parking, zero lot lines and increases in allowable building heights.



Sixth Street Sub-Area

The intent of the Sixth Street Substone--Area is to promote higher density mixed use development along the 6th Avenue, 6th Street and 7th AvenueStone corridors. Benefits of this development include reduction in parking, zero lot lines and increases in allowable building densityheights.



FIGURE 5.12-SSA-A
MAP OF STONE/SIXTH AREA



A. Stone Sub-Area (STS)

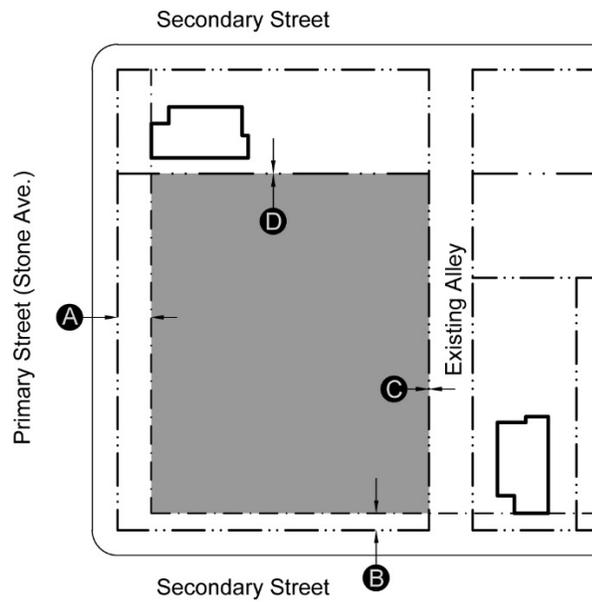
1. Standards

Figure 5.12-SSA-A captures the boundaries of the SSA and the boundaries of the Stone Avenue sub-area. Stone Sub-Area zoning option standards apply.

2. Building Placement

Building placement and setback requirements in the STS are as shown in Figure 5.12-STS-A and Table 5.12-STS-1.

FIGURE 5.12-STS-A



Plan

Key

- - - Property Line
- - - Build-to Line
- Allowable Building Area

TABLE 5.12-STS-1		
STONE AVENUE SUB-AREA STANDARDS		
BUILDING PLACEMENT STANDARDS		SPECIFIC REQUIREMENTS
Build to Line (Distance from Property Line) (1)	-	1. Build-to requirements apply to: 1) Stone Ave. frontage when building footprint exceeds 25% of lot area
Primary Street (Stone Ave.) (2)	0-20 Ft. A	
Setback (Distance from Property Line)	-	2. Street side facades must be built to Build to Line at a minimum of 75% of the new building frontage, to help define an urban street frontage, where build-to requirements apply. Build to Line can range from 0-20' to be consistent with prevailing.
Secondary Street	Consistent with Prevailing B	
Alley Side	0 Ft. C	
Side Yard	0 Ft. D	

3. Building Heights and Floor Use

Building height and floor use requirements in the STS are as shown in Figure 5.12-STB, Figure 5.12-STC and Table 5.12-STB-2.

FIGURE 5.12-STB

Note: Figure 5.12-STB applies typically throughout the Stone Avenue sub-area except at specific blocks shown on Figure 5.12-STC.

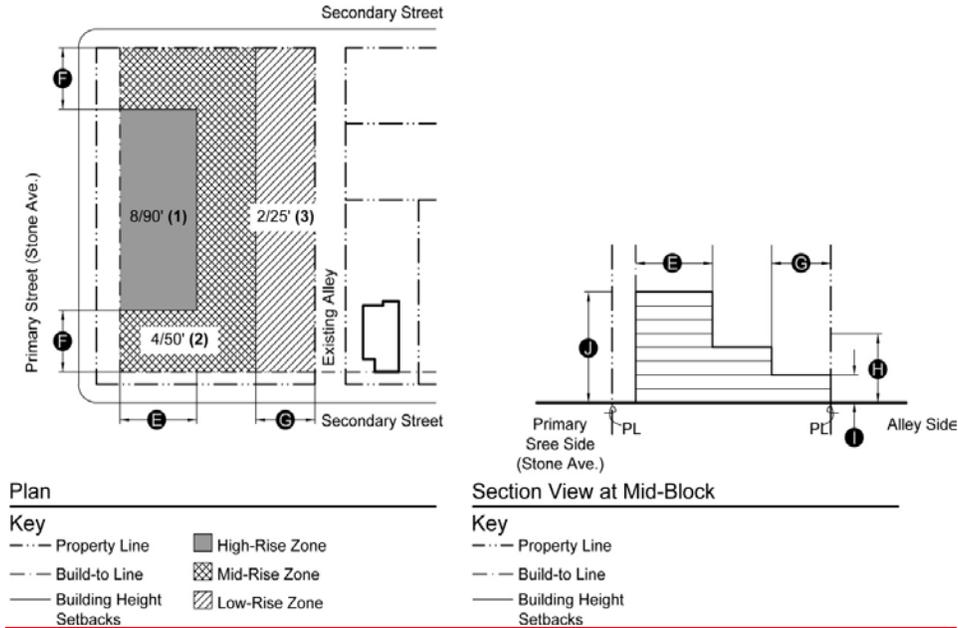
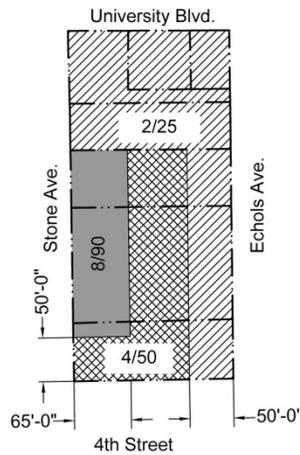
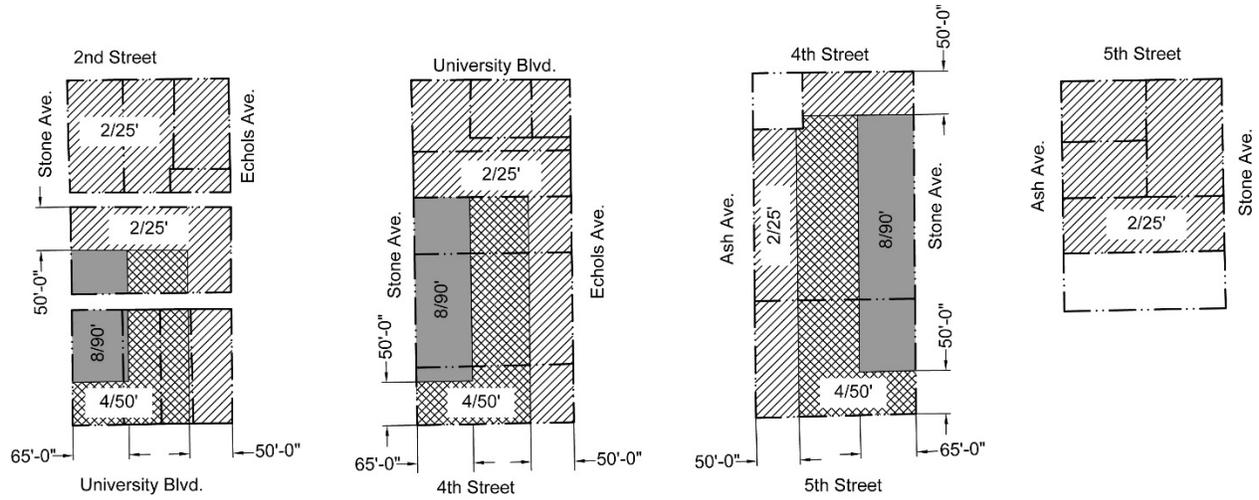


FIGURE 5.12-STC





Plan Details

Key

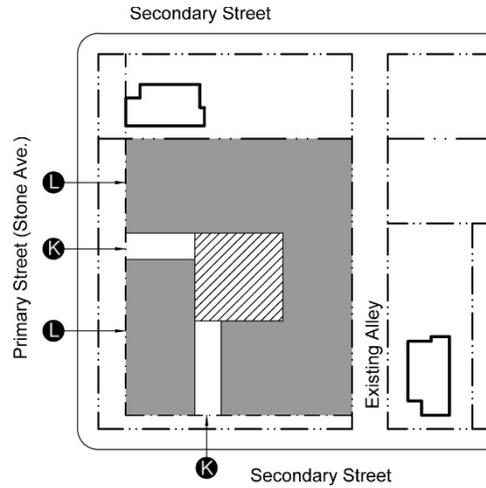
- Property Line
- Building Height Setbacks
- High-Rise Zone
- ▨ Mid-Rise Zone
- ▩ Low-Rise Zone

TABLE 5.12-ST5-2		
STONE AVENUE SUB-AREA STANDARDS		
BUILDING HEIGHT		SPECIFIC REQUIREMENTS
High-Rise Building Height (1)	8 Stories with a Max of 90 Ft. J E	1. High-rise building height is 8 stories or a maximum of 90 ft. (H) for the remainder of the block. 2. Mid-rise building height is 4 stories with a maximum of 50 Ft. (I) for the first 50' (H) from 6th street and 6th or 7th Ave. (F) . 3. Low-rise building height is 25 Ft. or 2 stories (J) for the first 50 Ft. (I) from the setback (G) . 4. All new construction shall have scale-defining architectural elements or details at first two levels. 5. A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades. 6. Street-Level Activity is achieved by providing a mix of commercial, retail, office and residential uses at street level.
High Rise Setback from corner	65 Ft. E	
Mid-Rise Building Height (2)	4 stories with a Max. of 50 Ft. H F	
Mid Rise Setback from corner	50 Ft. F	
Low-Rise Building Height (3)	25 Ft. Max or 2 Stories I G	
FLOOR USES		
Ground Floor (4,5,6,7)	Commercial Services or Retail Trade Uses that encourage street level activity are preferred, but office or residential uses may be used if Commercial Services and Retail Trade Uses are not supported by market demand and contingent on new development meeting all other requirements of this table. commercial, retail, office or residential may be used if the use satisfies the street level activity goal.	
Upper Floors	Residential or Services are preferred	

4. Lot Coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the STS are as shown in Figure 5.12-ST5-DG and Table 5.12-ST5-3.

FIGURE 5.12-ST5-D



Plan

Key

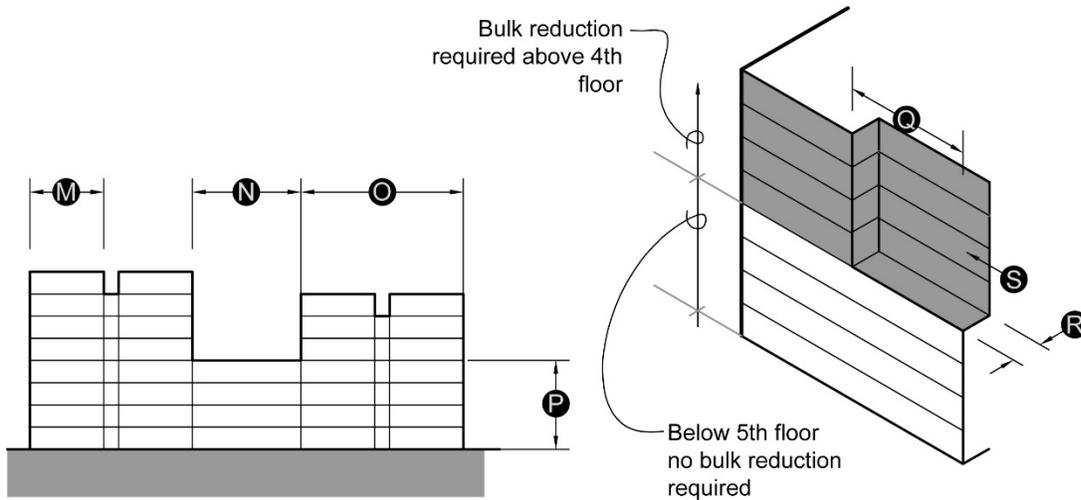
- - - Property Line
- - - Build-to Line
- Building Footprint (Example Only)
- ▨ Open Space (Example Only)

TABLE 5.12-ST3-3		
STONE AVENUE SUB-AREA STANDARDS		
LOT COVERAGE		SPECIFIC REQUIREMENTS
Maximum Lot Coverage (1)	100%	-
OPEN SPACE		
Open Space at Multi-Unit Dwellings (2,3,4)	30 Sq. Ft./DU or 20% of Lot Area (7)	-
Open Space Non-Residential (2,3,4)	Min. of 20% of Lot Area	-
PEDESTRIAN ACCESS (5)		
Pedestrian Access to Open Space	Required	K
Main Entrance Location (6)	Primary Street (Stone Ave.)	L
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

5. Building Massing Standards

Building massing standards in the STS are as shown in Figure 5.12-ST3-E and Table 5.12-ST3-4DLS-

FIGURE 5.12-ST3-EC in Section 5.12.11.1.



■ Bulk reduction zone above 5th floor - 12'-0" minimum step back required for 50% of facade min

TABLE 5.12-ST5-4

STONE AVENUE SUB-AREA STANDARDS

BUILDING MASSING STANDARDS

SPECIFIC REQUIREMENTS

Articulation		
Maximum unbroken building mass (1)	50 Ft. Max.	M
View Corridors		
Mid-Rise Façade (2)	25% of Façade Min.	N
High Rise Façade (3)	150 Linear Ft. Unbroken Max.	O
Mid-Rise Height	50 Ft. Max or 4 Stories	P
Bulk Reduction (High Rise)		
Bulk Reduction Setback (4)	12 Ft. Min.	R
Bulk Reduction Required Area	50% of Façade Min.	Q
Bulk Reduction Zone	Required above 4th Floor	S
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. (M) and should include a variety of façades.

2. To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise (N), and the mid-rise façade may not exceed 4 stories or 50 Ft. (P) in height. On corner lots this requirement applies to one street only.

3. High-rise façades of more than 150 continuous linear feet (O) must be broken by a mid-rise façade (N) not to exceed 4 stories or 50 Ft. (P) in height as shown in Figure above.

4. A step-back bulk reduction area a minimum of 12 ft. in depth (R) is required for at least 50% of the façade (Q). Bulk reduction is required above the fourth floor (S). See figures above.

B. Sixth Street Sub-Area (SSS)

1. Standards

Figure 5.12-SSA-A captures the boundaries of the SSA and the boundaries of the Sixth Street Sub-Area. Sixth Street Sub-Area zoning option standards apply.

2. Building Placement

Building placement and setback requirements in the SSS are as shown in Figure 5.12-SSS-A and Table 5.12-SSS-1.

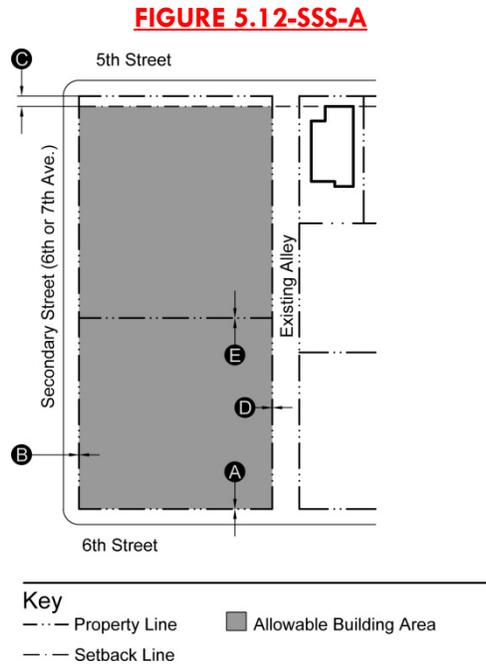


TABLE 5.12-SSS-1		
6TH STREET SUB AREA STANDARDS		
BUILDING PLACEMENT STANDARDS	SPECIFIC REQUIREMENTS	
Build to Line (Distance from Property Line)	=	=
6th Street and 6th Ave. (1,2)	0 Ft.	A
Setback (Distance from Property Line)		
	0 Ft.	B
5th Street	Consistent with Prevailing	C
Alley Side	0 Ft.	D
Side Yard	0 Ft.	E
	=	=

1. Build to requirements apply to: 1) 6th street frontage when building footprint exceeds 25% of lot area
 2. Street side facades must be built to Build to Line at a minimum of 75% of the new building frontage, to help define an urban street frontage, where build to requirements apply.

TABLE 5.12-SSS-1		
6TH STREET SUB AREA STANDARDS		

BUILDING PLACEMENT STANDARDS		SPECIFIC REQUIREMENTS	
Build to Line (Distance from Property Line)	-	<p>1. Build-to line is defined as the line at which construction of a building façade is to occur on a lot. A build-to line runs parallel to, and is measured from, street front property lines and is established to create an even building facade line on a street. Build-to line applies to street frontage only (both primary and secondary streets at corner lots) and only applies when new building footprint exceeds 25% of the site area. Where applicable 75% of new building frontage must be located at or near the build-to line. Build-to requirements apply to: 1) 6th street frontage when building footprint exceeds 25% of lot area.</p> <p>2. Street side facades must be built to Build to Line at a minimum of 75% of the new building frontage, to help define an urban street frontage, where build-to requirements apply.</p>	
6th Street (1,2)	0 Ft.		A
Setback (Distance from Property Line)			
Secondary Street (6th or 7th Ave.)	0 Ft.		B
5th Street	Consistent with Prevailing		C
Alley Side	0 Ft.		D
Side Yard	0 Ft.		E
-			-
-			-
-			-
-			-
-			-
-			-
-		-	

3. Building Heights, Floor Uses

Building height and floor use requirements in the SSS are as shown in Figure 5.12-SSS-B, Figure 5.12-SSS-C and Table 5.12-SSS-2.

FIGURE 5.12-SSS-B

Note: Figure 5.12-SSS-B applies typically throughout the Sixth Avenue Sub-Area except at specific blocks shown on Figure 5.12-SSS-C.

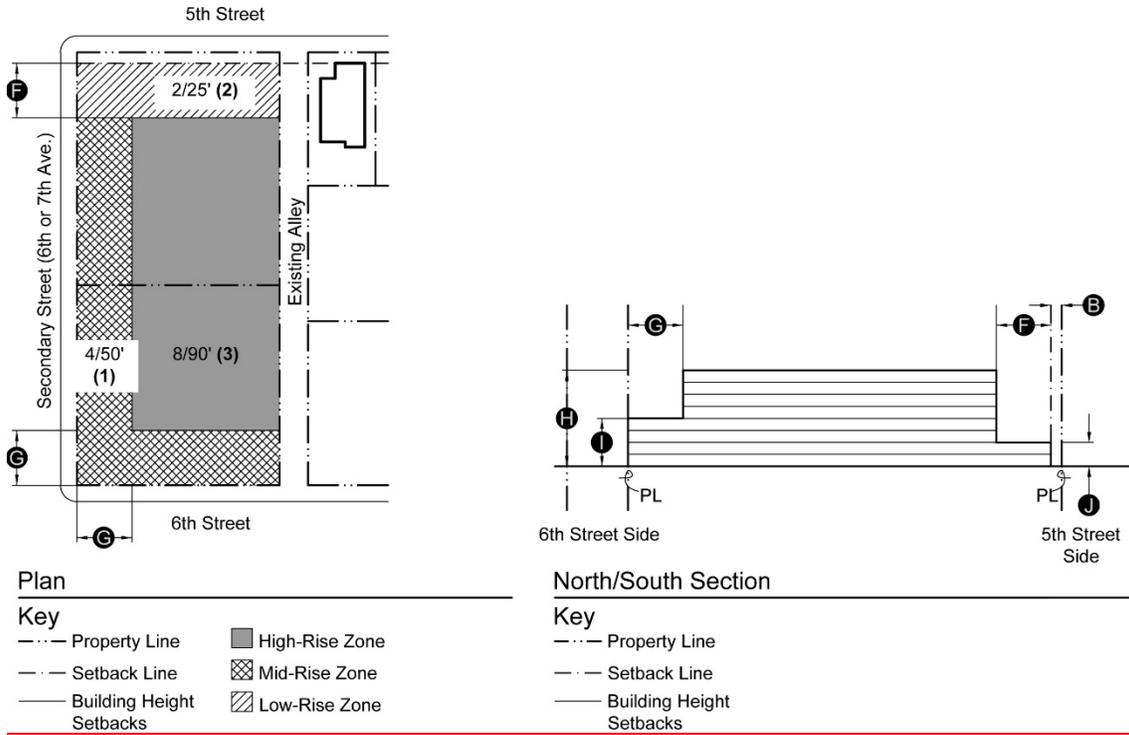
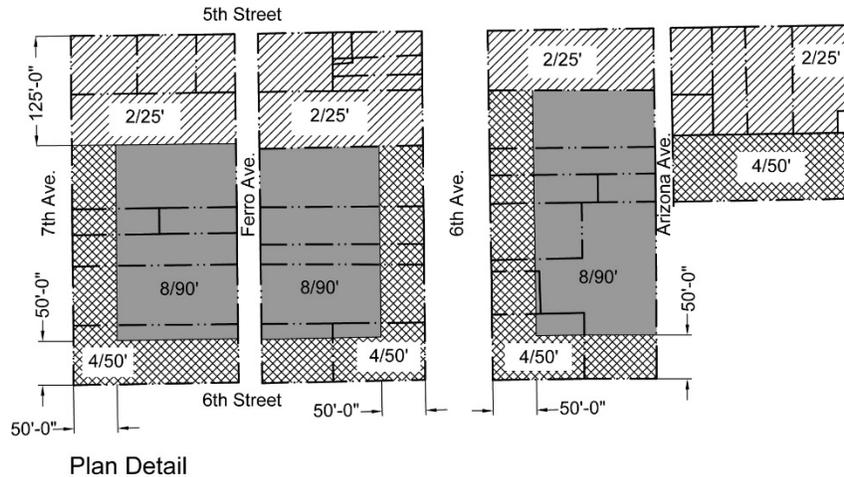


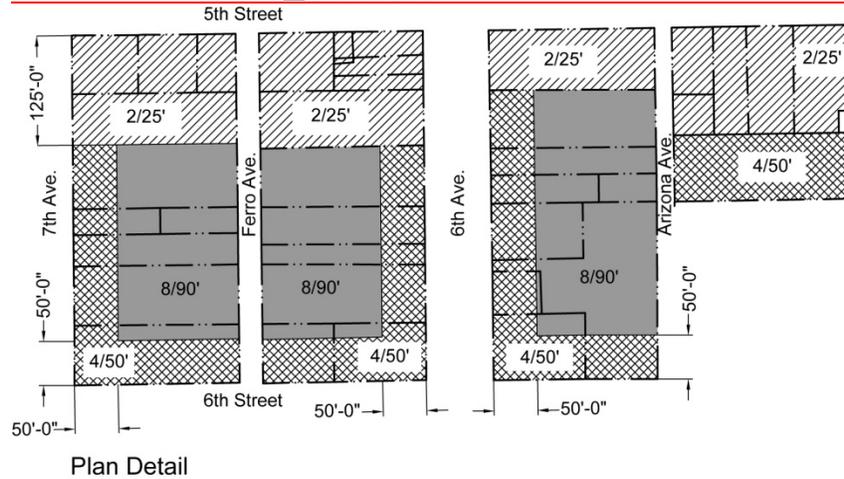
FIGURE 5.12-SSS-C



Plan Detail

Key

- Property Line
- Building Height
- Setbacks
- High-Rise Zone
- ▨ Mid-Rise Zone
- ▧ Low-Rise Zone



Plan Detail

Key

- Property Line
- Building Height
- Setbacks
- High-Rise Zone
- ▨ Mid-Rise Zone
- ▧ Low-Rise Zone

TABLE 5.12-SSS-2

6TH STREET SUB-AREA STANDARDS

BUILDING HEIGHT		SPECIFIC REQUIREMENTS
High-Rise Building Height (1)	90 Ft. Max or 8 Stories	H
Mid-Rise Building Height (2)	50 Ft. Max or 4 stories	I, G
Low-Rise Building Height (3)	25 Ft. Max or 2 stories	J, F
FLOOR USES		
Ground Floor (4,5,6,7)	Commercial Services and/or Retail Trade Uses that encourage street level activity are preferred, but office or residential uses may be used if Commercial Services and	-

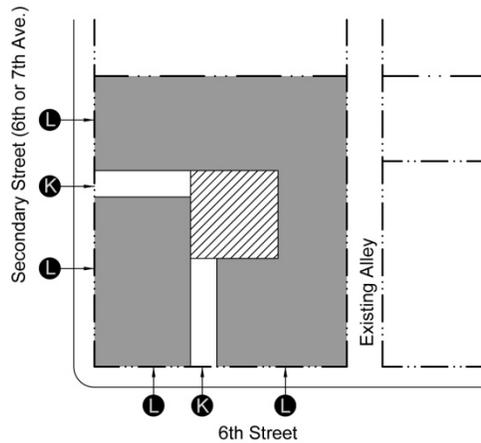
1. High-rise building height is 90 ft. max., or 8 stories (H) for the remainder of the block.
2. Low-rise building height is 25 Ft. or 2 stories (J) for the first 50 Ft. (F) from the setback (B).
3. Mid-rise building height is 50 Ft. max., or 4 stories (I) for the first 50' (G) from 6th street and 6th or 7th Ave. (G).

	<u>Retail Trade Uses are not supported by market demand and contingent on new development meeting all other requirements of this table.office, retail or residential uses may be may be used if the use satisfies the street level activity goal</u>		
<u>Upper Floors</u>	<u>Residential or Commercial Services</u>	-	<u>4. All new construction shall have scale-defining architectural elements or details at first two levels.</u>
-		-	<u>5. A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades.</u>
-		-	<u>6. Street-level activity is achieved by providing a mix of commercial, retail, office and residential uses at street level.</u>
-		-	<u>7. First floor level to be differentiated in form from upper levels.</u>
-		-	
-		-	
-		-	
-		-	
-		-	

4. Lot Coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the SSS are as shown in Figure 5.12-SSS-DE and Table 5.12-SSS-3.

FIGURE 5.12-SSS-DC



Key
 - - - - Property Line ■ Building Footprint (Example Only)
 ▨ Open Space (Example Only)

TABLE 5.12-SSST5-3

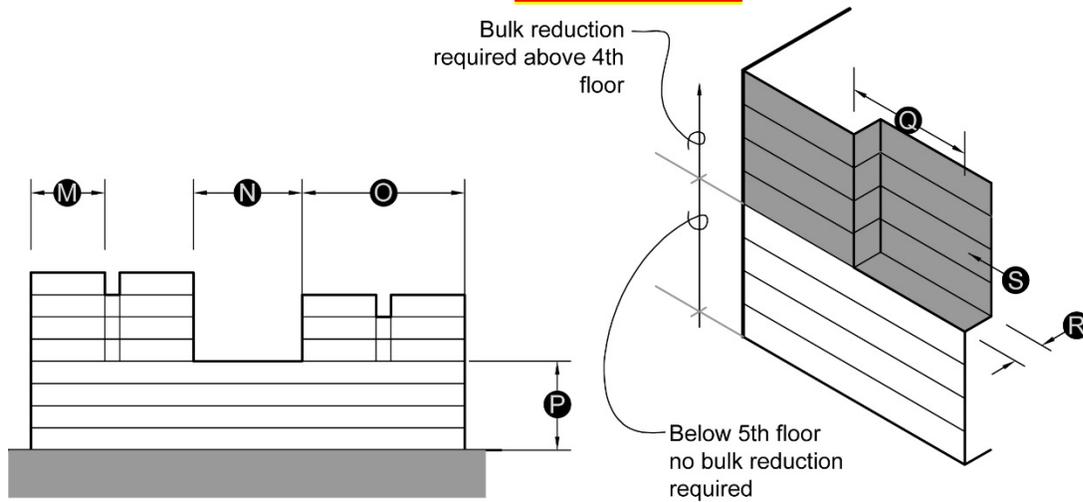
6TH STREET STONE AVENUE-SUB-AREA STANDARDS

LOT COVERAGE		SPECIFIC REQUIREMENTS	
Maximum Lot Coverage (1)	100%	1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.	
OPEN SPACE			
Open Space at Multi-Unit Dwellings (2,3,4)	30 Sq. Ft/DU or 20% of Lot Area (7)	2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable.	
Open Space Non-Residential (2,3,4)	Min. of 20% of Lot Area		
PEDESTRIAN ACCESS (5)		3. Usable open space may be any combination of private and common space.	
Pedestrian Access to Open Space	Required		4. Parking may not be counted as open space.
Main Entrance Location (6)	Primary Street (Stone Ave.)		5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
-	-		6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
-	-	7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 20% of lot area, whichever is greater.	

5. Building Massing Standards

Building massing standards in the SSS are as shown in Figure 5.12-SSS-E and Table 5.12-SSS-4.

FIGURE 5.12-SSS-E



■ Bulk reduction zone above 5th floor - 12'-0" minimum step back required for 50% of facade min

TABLE 5.12-SSS-4

6TH STREET SUB-AREA STANDARDS

BUILDING MASSING STANDARDS

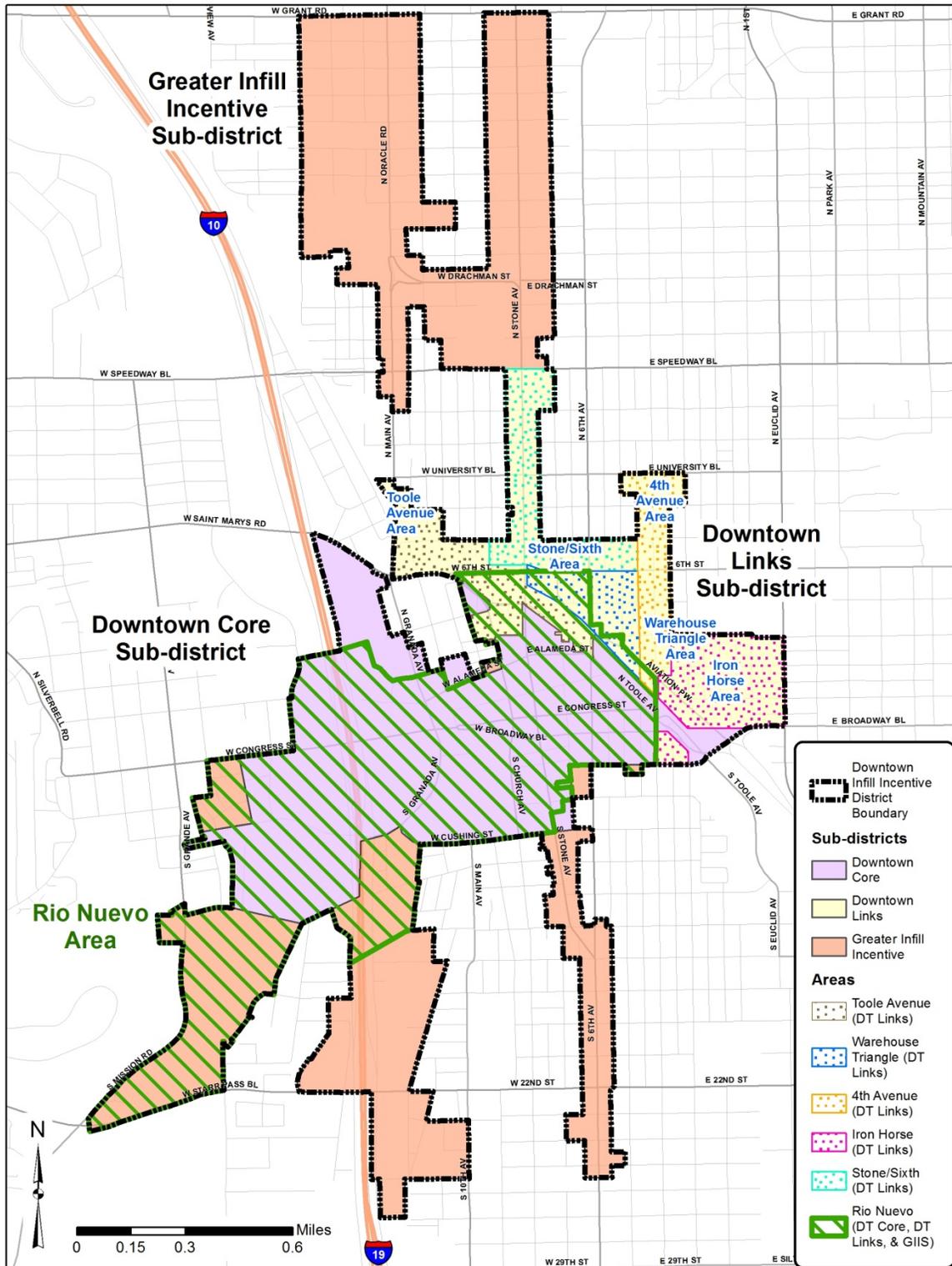
SPECIFIC REQUIREMENTS

Articulation			<p>1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. (M) and should include a variety of facades.</p> <p>2. To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise (N), and the mid-rise façade may not exceed 4 stories or 50 Ft. (P) in height. On corner lots this requirement applies to one street only.</p> <p>3. High-rise facades of more than 150 continuous linear feet (O) must be broken by a mid-rise façade (N) not to exceed 4 stories or 50 Ft. (P) in height as shown in Figure above.</p> <p>4. A step-back bulk reduction area a minimum of 12 ft. in depth (R) is required for at least 50% of the façade (Q). Bulk reduction is required above the fourth floor (S). See figures above.</p>
Maximum unbroken building mass (1)	50 Ft. Max.	M	
View Corridors			
Mid-Rise Façade (2)	25% of Façade Min.	N	
High Rise Façade (3)	150 Linear Ft. Unbroken Max.	O	
Mid-Rise Height	50 Ft. Max or 4 Stories	P	
Build Reduction (High Rise)			
Bulk Reduction Setback (4)	12 Ft. Min.	R	
Bulk Reduction Required Area	50% of Façade Min.	Q	
Bulk Reduction Zone	Required above 4th Floor	S	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	

5.12.17. IID DISTRICT TERMINATION

The provisions of Section 5.12, Downtown Area Infill Incentive District, shall end on January 31, 2015, unless Mayor and Council extend the date by separate ordinance.

5.12.18. ILLUSTRATIVE MAPS OF THE IID



[INSERT MAP SHOWING THE VARIOUS SUBDISTRICTS AND AREA]

THE FOLLOWING ARE NECESSARY CHANGES TO OTHER SECTIONS OF THE CODE

2.2.6 DESIGN REVIEW BOARD

The Design Review Board (DRB) is established to review proposed buildings, structures, landscaping, architectural features, and site plans

14. Rio Nuevo and Downtown (RND) Zone, Development Review

The DRB review for recommendations, all proposed development in the Rio (RND) Zone, as provided in Section 5.11.8. In formulating its recommendation, the DRB shall apply the design standards in Sections 5.11.4. *Building Design Standards*, Section 5.11.5 *Site Design Standards* and Section 5.11.6, *General Restrictions*.

11.4. OTHER TERMS DEFINED

11.4.1. PURPOSE

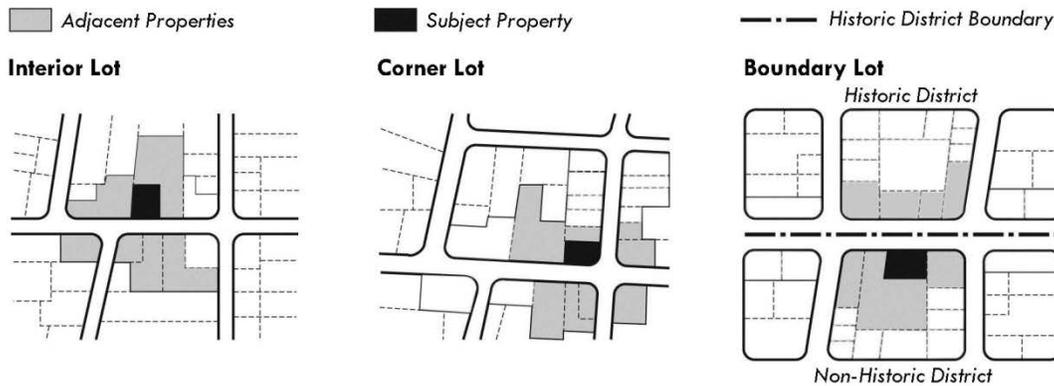
This section provides definitions for terms that are not land uses and are not contained in Section 11.3 above.

11.4.2. DEFINITIONS – A

Adjacent

Two or more parcels or lots sharing a common boundary or separated by an alley or other right-of-way 20 feet or less in width. Parcels or lots having only a common corner are considered adjacent. Within the Infill Incentive District, Optional Zoning Sub districts, Areas and Sub-areas, the term “adjacent” or “adjacency means:

1. Two or more parcels or lots sharing a common boundary or separated by an ally or a local or arterial street 30 feet or less in width. Parcels or lots having only a common corner are also considered adjacent.
2. Where the development parcel is an interior parcel, adjacent lots includes all residential lots or development on either side of the development parcel, those lots fronting on the same street in the same block as the development parcel, and all those lots on the opposite side of that street See Figure XXX, “Adjacent Properties);
3. Where the development parcel is a corner lot, the term “adjacent” includes all the residential corner lots or developments diagonally opposite the development parcel, fronting on the same two streets in the same block, and on the opposite sides of those streets as shown in the diagram below; (See Figure XXX “Corner Lot”)
4. Where the development parcel is adjacent to an HPZ, the term “adjacent” includes all lots across the street and diagonally across from the development parcel.



11.4.8 Definitions -D

District

A zone that has zoning options to encourage transit-oriented development or has specific urban design standards within the City. ~~An Examples of a District is include the Rio Nuevo District,~~ the Downtown Area Infill Incentive District. A “district” is also referred to as a zoning district.

Development Zone

As used in Section 5.8, “H” Historic Preservation Zone (HPZ), Section 5.10, (NPZ), and Section 5.11, Rio Nuevo District, (RND), a certain designated area adjacent to the lot to be developed. Public and institutional structures within development ~~zone-is-zone are~~ not considered to be part of the development zone when evaluating proposed development on an adjacent property, except for public and institutional structures on or eligible for inclusion on the National Register of Historic Places. The development Zone is determined as follows: (See Illustration below)

***** [Illustration]

Where the subject lot is an interior lot, the development zone that lot, all lots on either side of that lot and fronting on the same side of that street in the same block and all those lots on the opposite side of the street, except such portions if the development zone that fall outside the boundary of the HPZ, ~~or the~~ NPZ, ~~or the RND.~~

Where the subject lot is a corner lot, the development zone includes that lot, the corner lot diagonally opposite that lot, all lots on either side of the of those streets, except such portions of the development zone that fall outside the boundaries of the HPZ, ~~or the~~ NPZ, ~~or the RND.~~

Were the subject lot is locate adjacent to the historic zone boundary, the development zone includes that lot, all lots located within the same block, and those lots facing the same side of the street as the subject lot within one block in either direction, except such portions of the zone that fall outside the boundaries of the HPZ, ~~or the~~ NPZ, ~~or the RND.~~

11.4.8. DEFINITIONS – G

Group Dwelling.

Within the Downtown Area Infill Incentive District (IID) the term “group dwelling” means a structure that:

1. meets the definition of “group dwelling” contained in UDC Section 11.3.7.B; and
2. is greater than two stories or 25 in height.

THE FOLLOWING SECTIONS NEED TO BE REPEALED IN THE ORDINANCE ADOPTING THE IID AMENDMENTS AS A SEPARATE REPEAL SECTION.

Section 3.3.9. *Rio Nuevo District (RND) Design Review and Modification of Development Regulations and Procedures* is hereby repealed.

Section 5.11. RND repeal

Certain sections of the Rio Nuevo District, Section 5.11, were relocated and adopted into the Greater Infill Incentive District (IIID) as Section 5.12. 7, *Rio Nuevo Area (RNA) Zoning Design Standards*. The sections of the RND that were not relocated and adopted into Section 5.12.7 are hereby repealed.