

Center City Form Based Code Review:

Sections Removed:

- Portions of Architectural Design
- Pink – Neighborhood Middle Frontage
- Administrative Allowances
- Game Day Parking

Comments:

- Definitions are needed for interpretation of the code
- Cost of relocating existing pedestrian light poles
- Parking Requirements
- Clear heights in commercial seem to be an issue
- Definition of family (3 Unrelated)
- Lighting – Pedestrian lighting is typically not full cut-off fixture and don't we want it to match what the City has already installed?
- On-street parking design – Engineering needs to review
- Coverage/Impervious Areas
- Setbacks Vary
- Façade questions/concerns
- Residential on the ground floor – Urban General
- Public Space – Why was nothing proposed/reserved for future?
- Varying build-to lines on the Regulating Plan – Dean's Row, Jenkins, Monnett, Park Dr.
- Accessibility
- CO = Site not just structure is complete/ready for occupancy
- For townhouse development we'll need to coordinate with subdivision regs (Ch. 19).

Page 2 Part 1 – 107 Components of the Code

B. Regulating Plan

The REGULATING PLAN is the application key for the CCFBC. It provides a public space master plan with specific information on development parameters for each parcel and shows how each lot relates to the Street-Space (STREETS, SQUARES/CIIC GREENS, PLAZAS, PEDESTRIAN PATHWAYS, etc.) (Public space?)

C. The Building Form Standards (Second para.)

The primary intent of the BUILDING FORM STANDARDS (BFS) IS TO SHAPE THE street-space or public realm, through placement and form controls on buildings. Their second intent is to ensure that the buildings cooperate to form a functioning, sustainable, BLOCK structure. (Conflict.....design requirements Part 4 pg 17 Building Form Standards)

Page 5 Part 2 Administration, Application Process & Appeals

202. A. Authority – The director is not authorized to review and approve applications for CoC – that is DRT (Admin Adj, yes but not CoC – Impacting the developers, costing them monies for architects/design professionals)

204. CoC – Deposit required for sign - \$25

A. Pre-App: Need to include PW staff

C. 2. The need to resubmit to DRT is staff's discretion in relation to level of revisions required.

205. A. 4. DRT shall determine if the proposal is in compliance (conflict w/ 202. A. Authority)

205. C. Appeal

Is this an appeal of the CoC application or an amendment (does this process include administrative adjustments (see page 8, 206. B. 3. c.?) and is notice, advertisement required?

206. Admin Adj – Posting of property required?

206. B. 3. 10 days – DRT meets once a month (Staff time and developer cost)

Page 9 - 207. Amendments to CCFBC “except those listed in 206 Admin Adj

(Look back at pg 10 – review)

208 Non-Conforming Structures and Uses (Currently)

Was – 208 Designed Deviations – Within this deletion an allowance to expand an existing single-family home (& duplex) in conformance with the previous residential base zoning district immediately prior to CCFBC was deleted –

Example – Item on Council tonight, moving forward with a CCPUD

Part 3 Regulating Plan: Pg 12

Public Spaces? Pg. 12

301. D. 2. Blocks – Individual lots with less than 100 feet of STREET FRONTAGE are exempt from the requirement to interrupt the **BLOCK FACE**; those with over 200 feet of STREET FRONTAGE shall meet the requirement within their lot, unless already satisfied within that BLOCK FACE. **Pg 13 What about 150 feet, 175 feet? – Now see page 18,**

301. 3. Alleys c. “access to all properties adjacent shall be maintained. (Required improvements?)

Part 4 BFS: Pg 17

B.

1. Façade Composition: Arrangement and proportion of FAÇADE materials and elements (windows, doors, columns, pilasters, bays.)

COMPLETE AND DISCRETE distinguishes on part of the FAÇADE from another to break down the perceived scale of large buildings and provide a better pedestrian experience.

2. For each BLOCK FACE, FACADES along the RBL shall present A COMPLETE AND DISCRETE VERITICAL FACADE COMPOSITION to maintain and/or create the pedestrian-scale for the STREET-SPACE, at no greater than the following average STREET FRONTAGE lengths:

- a. 60 feet for Urban Storefront Frontage sites;
- b. 75 feet for Urban General, Urban Residential and Townhouse/Small Apartment and Detached Frontages
- c. A longer FAÇADE COMPOSITION may be presented, as long as smaller compositions appear within the same BLCOK FACE in order to achieve the above-stated average

3. Each FAÇADE COMPOSITION shall include a functioning street entry door.

4. Individual infill projects on lots with STREET FRONTAGE of less than 100 feet on a BLOCK FACE are exempted from the overall FAÇADE composition requirement for that BLOCK FACE, but shall still include a functioning street entry. This requirement may be satisfied for large footprint uses, such as large grocery stores, through the use of LINER SHOPS.

5. To achieve a COMPLETE AND DISCREET vertical FAÇADE composition (Item 2 above) within a STREET FRONTAGE requires at a minimum, Item a and at least two additional ITEMS b-e below:

- a. Clearly different GROUND STORY FAÇADE composition (both framing materials and FENESTRATION proportions) from one bay to the next.
- b. FENESTRATION proportions differing at least 20 percent in height or width or height:width ratio
- c. At least two different bay configurations
- d. Change in wall material (changes in paint color are insufficient)
- e. Change in total FENESTRATION percentage (minimum difference 12 percent; ground floor FACADES are not included)

402 E. Height Pg. 19

7. The GROUND STORY finished floor elevation requirements shall be measured:

- a. from the average exterior sidewalk elevation at the RBL AND
- b. within 30 feet of any RBL

F. Siting

6. No part of any building may be located outside the BUILDABLE AREA except overhanging eaves, awning, BALCONIES, SHOPFRONTS, BAY WINDOWS, STOOPS, steps, or handicapped

ramps approved by the Director. STOOPS, steps and ramps shall not be located within the CLEAR WALKWAY. For appropriate COMMERCE and RETAIL uses, temporary displays or café seating may be placed in the DOORYARD.

8. There are no side lot setbacks, except as specified in Section D. Neighborhood Manners or in the individual BFS.

Pg 21 Elements:

3. Unless otherwise designed in the individual BFS, no window may be at an angle of less than 90 degrees from a COMMON LOT LINE within 10 feet, unless:

- a. That view is contained within the lot (privacy fence)
 - b. The sill is at least 6 feet above its finished floor level
- (Building Code Issues)

J. Architectural Materials (exteriors) drastically reduced per Mary Madden)

4. Artificial stucco or EIFS “except high impact quality” (Need definition)

O. Lighting & Mechanical

2. Lighting Standards

- a. “full cut-off” fixtures – (pedestrian lighting is not a full cut-off fixture, see what City already utilizes)

Urban General Pg. 28

Remove allowance for residential on the ground floor

Discuss reducing the clear height from 12 down to 9?

Urban Residential – The allowance of residential on the ground floor in Urban areas creates issue with RBL – stoops encroach into the ROW

Urban Storefront Pg 30

Discuss reducing the clear height from 15 feet down to 12?

Townhouse/Small Apartment Pg 32

Sideyard setbacks – 10’ issue

Coverage- Private open space – 15%, portion through balconies can allow 80 to 85 percent coverage, what about StormH2O

Diagrams allow zero lot lines

Detached Pg 36

Contradiction – diagram 18’ – Height 15’ and 18’

Lot Size – Does not meet the standards in Chapter 19 Subdivision Regulations

Accessory Use – Places garage apartments in “R-1” zoning – Park area recently downzoned to R-1

Window elements – Pg 37, Building Code issues, 10’ setback, 6’ above FF,

Part 5 Urban Space Standards

Part 5 – Pg. 38 –

Intent of the code but not what is happening as developed. Due to the loose language in the Code development can now go back to the “boxes” but now they are closer to the street, no parking in front.

502– Page 38 –

D. The private, interior portions of the lots.....and allow residents to have private (semi-private for apartment and condominium residents.....gardens and courtyards.

The allowance for on-street parking/parallel parking is wrong – we need an approved design for this area – moving forward with the national standard essentially eliminates the tree lawn.

504 – Pg 47 – On-Street Parking

Counts toward parking requirements

Bicycle parking forward of the DOORYARD in alignment to STREET TREES (See memo/letter from Mary Madden)

Part 6. Parking and Loading Pg 53

Promote a park once environment

Maximize on-street parking – Need standards

Minimum Parking Rqmts:

B. No minimum parking requirement for re-use/renovation of existing structure with no gross floor expansion

Minimum Reserved Park:

Commerce/Civic: None

Residential: 650, regardless of bed count - .5

650-1,000 – 1/unit

1000 – up – 1.25/unit

Minimum Shared Park:

Commerce; no minimum shared park where non res GFA is less 10K; over 10K non-res GFA 1 & ¼ per 1000K SF

Residential- Min ¼ parking space per residential unit shared parking

Min parking can be met on-site or w/in 1,000 feet (Could be up to “20” lots away)

604. Max Parking Pg. 55

UG, US UR – not exceed 2.25/1,000

TH/SA, Detached shall not exceed .2.25/1000