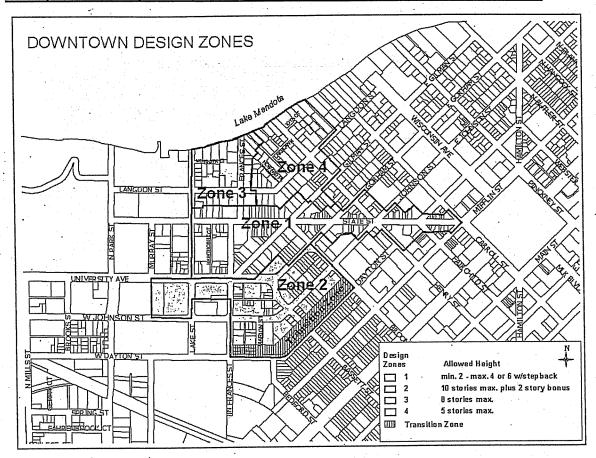
Excerpts from Chapter 28 (Zoning Code) Related to Downtown Design Zone 2



- 2. Downtown Design Zone 2.
 - a. Height. No building or structure shall have more than ten (10) stories unless an applicant meets the additional criteria for up to two (2) additional stories, as set out in the Design Criteria. Buildings or elements of buildings located in the transition on West Dayton Street, as shown on the map in Sec. 28.07(6)(b)i. shall not exceed three (3) stories or forty (40) feet.
 - b. Floor Area Ratio. The floor area ratio shall not exceed 6.0.
 - c. Yard Requirements.

Front Yard - The front yard shall be a minimum of fifteen (15) feet.

Side Yard - For lots greater than or equal to sixty (60) feet wide, the side yards shall be a minimum of twelve (12) feet on one side and ten (10) feet on the other side. For lots less than sixty (60) feet wide, only one side yard is required and shall be a minimum of six (6) feet, except that an additional two (2) feet shall be added to total side yards provided for each story greater than one (1). As long as the combined size of both side yards meets the minimum total size required, one side yard may be reduced in size by up to twenty-five percent (25%) if:

- i. the subject lot is adjacent to a lot with a designated landmark structure, and shifting the position of the building on the lot will provide a better relationship to properties on both sides; or
- ii. the subject lot has a nonrectangular shape and reducing the size of one of the side yards will allow a superior building placement on the lot.

Rear Yard - The rear yard shall be a minimum of twenty-five (25) feet.

Excerpt from the Exterior and Interior Design Criteria for Planned Unit Development Districts in Downtown Design Zones

9. Additional Criteria for Bonus Stories in Downtown Design Zone 2. Pursuant to Section 28.07(e)2.a., a structure may be allowed to have up to two additional stories (a maximum of 12 total stories), should it be determined that allowing such a bonus would result in a building design that makes an extraordinary contribution to the architecture of the area and the city as a whole. The bonus stories should serve as an incentive to creative building design, and not be viewed as the "permitted" height. This provision is intended to allow for increased design flexibility and not to simply allow for a bigger building. The bonus story(ies) should be stepped back and less massive than the floors below. The intent is to encourage buildings that appear less boxy at the top and provide more visual interest to the skyline. The appropriateness of allowing any bonus stories is at the sole discretion of the Urban Design Commission and Plan Commission.