

28.071 GENERAL PROVISIONS FOR DOWNTOWN AND URBAN DISTRICTS

(1) Statement of Purpose.

- To recognize and enhance Downtown as the civic and cultural center of the City and region; the seat of state, county, and city government, and a significant retail, entertainment, and employment center
- To recognize and enhance the unique characteristics of Downtown neighborhoods
- To protect the architectural heritage and cultural resources of Downtown neighborhoods
- To facilitate context-sensitive development
- To foster development with high-quality architecture and urban design
- To protect important views

Insert Map with Downtown Boundary

(2) Downtown Height and Stepback Requirements.

Building height within the Downtown, as defined, is established by the Downtown Height Map and the Downtown Stepback Map, which establish maximum building heights and stepback requirements.

Insert Downtown Height Map and Downtown Stepback Map

(3) Design Standards.

The following standards are applicable to all new buildings and additions exceeding fifty percent (50%) of original building's floor area for non-residential buildings, mixed-use buildings, lodging houses, and residential buildings with 8 or more dwelling units.

(a) Parking

- i. Parking shall be located in parking structures, underground, or in surface parking lots behind principal buildings. Parking structures shall be designed with liner buildings or with provisions for active ground floor office or retail uses along all street-facing facades.
- ii. For corner lots or through lots, rear yard surface parking areas abutting any street frontage are limited to fifty percent (50%) of that frontage, and shall be placed a minimum of 10 feet from the street property line.
- iii. Parking garage openings visible from the sidewalk shall have a clear maximum height of 16 feet and a maximum width of 22 feet. Garage doors or gates shall be placed a minimum of 10 feet from the front property line. Doors to freight loading bays are exempt from this requirement.
- iv. No doors providing vehicular access to parking or loading facilities shall face State Street, King Street, or the Capitol Square.

(b) Entrance Orientation

- i. Primary building entrances on all new buildings shall be oriented to the primary abutting public street and have a functional door.
- ii. Additional secondary entrances may be oriented to a secondary street or parking area.

- iii. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features.
- iv. Within 10 feet of a block corner, the ground story facade may be pulled away to form a corner entry.

(c) Facade Articulation

- i. The facades of new buildings more than forty (40) feet in width shall be divided into smaller vertical intervals through combinations of the following techniques, and others that may meet the intent of this section.
 - a. Facade modulation, stepping back or extending forward a portion of the facade.
 - b. Vertical divisions using different textures, materials, or colors of materials.
 - c. Division into storefronts, with separate display windows and entrances.
 - d. Variation in roof lines to reinforce the modulation or articulation interval.
 - e. Arcades, awnings, window bays, arched windows, and balconies to reinforce the articulation interval.

(d) Story Heights and Treatment

- i. For all buildings, the maximum ground story height is 22 feet, measured from the sidewalk to the second story floor (taller atriums are allowed, but will count as more than one story if they exceed 22 feet).
- ii. For all buildings, the minimum ground story height is 12 feet, measured from the sidewalk to the second story floor.
- iii. For non-residential uses, the average ground story floor elevation shall be not lower than the front sidewalk elevation and not higher than 18 inches above that sidewalk.
- iv. Where ground story residential uses are present, these shall be separated from the sidewalk by landscaping, steps, porches, grade changes, and low ornamental fences or walls or similar treatments in order to create a private yard area between the sidewalk and the front door.

(e) Door and Window Openings

- i. For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of 50% of the facade area.
- ii. For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of 15% of the facade area.
- iii. For all buildings, upper story openings shall comprise a minimum of 15% of the facade area per story.
- iv. Garage doors and opaque service doors shall not count toward the above requirements.

(f) Building Materials

- i. Buildings shall be constructed of durable, high-quality materials. Table 28 E-1 below lists allowable building materials.
- ii. All building facades visible from a public street or public walkway shall employ materials and design features similar to or complementary to those of the front facade.

Table 28E-1: Building Materials in Downtown and Urban Districts

Building Materials	Trim / Accent Material	Top of Building	Middle of Building	Base / Bottom of Building	Standards (see footnotes)
Brick (Face/Veneer)	Y	Y	Y	Y	
Smooth-Face / Split-Face Block	Y	Y	Y	Y	A
Wood / Wood Composite	Y	Y	Y	Y	B
Fiber-Cement Siding / Panels	Y	Y	Y	Y	B
Concrete Panels (Tilt-up or Precast)	Y	Y	Y	Y	C
EIFS / Synthetic Stucco	Y	Y	N	N	D
Stone / Stone Veneer	Y	Y	Y	Y	
Metal Panels	Y	Y	Y	Y	E
Hand-Laid Stucco	Y	Y	N	N	D
Reflective Glass / Spandrel	Y	N	N	N	F
Glass (Transparent)	Y	Y	Y	Y	

A- Shall be used in conjunction with a palette of materials and shall not comprise more than 33% of any building

B- Wood and fiber cement panels shall not be used on the ground story except between the sidewalk and the bottom of storefront windows or as an accent material

C- Shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials

D- Shall not be within three feet of the ground or used on building facades facing State Street, King Street, or the Capitol Square

E- Shall be used in conjunction with a palette of materials; shall be a heavy gauge, non-reflective metal

F- Shall be used in limited quantities as an accent material

(g) Compatibility with Traditional Buildings

- i. New development shall relate to the design of traditional buildings adjacent to the site, where present, in scale and character. This can be achieved by maintaining similar facade divisions, roof lines, rhythm, and proportions of openings, building materials, and colors
- ii. Historic architectural styles need not be replicated.

(h) Equipment and Service Area Screening

- i. Outdoor loading areas or mechanical equipment are not permitted in the front yard. When such elements are visible from an abutting public street or walkway, they shall be screened by a decorative fence, wall, or screen of plant material.
- ii. Fences and walls shall be architecturally compatible with the primary structure.

(i) Screening of rooftop equipment

- i. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.
- ii. The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1 ½) times its height from any primary facade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials, and shall be constructed to a height of at least one (1) foot above the height of the equipment.
- iii. Exterior mechanical equipment such as ductwork shall not be located on primary building facades.