

The public is invited to observe City Council Work Sessions. However, the agenda for Work Sessions does not include an opportunity for public interaction. Seating in the Council Chambers may be limited. All seating is available on a first-come, first-serve basis. The public also may view this meeting via livestream on the City's website at <https://www.idahofallsidaho.gov/429/Live-Stream>.

This meeting may be cancelled or recessed to a later time in accordance with law. If you need communication aids or services or other physical accommodations to participate or access this meeting of the City of Idaho Falls, you may contact City Clerk Corrin Wilde at 612-8414 or the ADA Coordinator Lisa Farris at 612-8323 not less than 48 hours prior to the meeting. They can help accommodate special needs.

CITY COUNCIL WORK SESSION

Times listed in parentheses are only estimates.

Call to Order and Roll Call

City Attorney, Public Works, and Economic Development:

Presentation and Discussion: Ryder Park Roadway Development Agreement (30)
Action Item: Council Direction to Staff (or take other appropriate action)

Community Development Services:

Presentation and Discussion: South Downtown Form-Based Code Purpose, Applications and Adoption (30)
Action Item: Council Direction to Staff (or take other appropriate action)

Municipal Services and Community Development Services:

Presentation and Discussion: Impact Fee Waiver (30)
Action Item: Council Direction to Staff (or take other appropriate action)

Mayor and Council:

Mayor and Council Reports: Calendars, Announcements, Events, Reports, Updates, Concerns, Questions and Discussion (30)
Action Item: Council Direction to Staff

Executive Session:

Executive Session
Action Item: Convene an Executive Session pursuant to the provisions of Idaho Code Section 74-206 (1) (f) "To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated." The Council will not reconvene after the Executive Session.

DATED this 6th, day of October 2023


Jasmine Marroquin, Deputy City Clerk

**City Attorney
Public Works,
Economic
Development,
City Attorney**

DEVELOPMENT AND COST SHARING AGREEMENT

THIS DEVELOPMENT AND COST SHARING AGREEMENT ("Agreement") is made and entered into as of this _____ day of _____, 2023 ("Effective Date"), by and between SSYA IF, LLC, A IDAHO LIMITED LIABILITY COMPANY, with its principal place of business located at 1215 Wilmington Ave Ste 120, Salt Lake City, UT 84106 ("Developer"), and the CITY OF IDAHO FALLS, a political subdivision of the State of Idaho ("City"). Developer and City are sometimes referred to in this Agreement as a "Party" or collectively as the "Parties".

A. Developer owns that certain real property situated in Bonneville County, Idaho, as more particularly described in the attached **Exhibit A ("Developer Property")**, which is currently being developed by Developer as part of a car dealership project. As of the Effective Date, Developer has applied and submitted for (or is in the process of submitting) certain approvals to Bonneville County ("County") in connection with the development, entitlements, and other land use approvals applicable to the Developer Property.

B. City owns that certain real property adjacent to the Developer Property to the east as more particularly described in the attached **Exhibit A ("City Property")** which contains a city park.

C. As part of the development, entitlements, and other land use approvals being sought for the Developer Property, Developer desires to install a road along the boundary between the Developer Property and the City Property as shown on the attached **Exhibit B ("Roadway Improvements")**. The Roadway Improvements include ~~a portion of currently existing gravel road~~ a portion of the drive approach that provides access to the city park. The drive approach shall contain standard curb and gutter as designated by Idaho Falls Parks and Recreation and shall be 225 feet from the center of Sunnyside Road as depicted in Exhibit B.

D. This Agreement is being entered into by Developer and the City to set out rights and obligations of City and Developer with respect to Roadway Improvements.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Developer and the City agree as follows:

1. Project Development; General Developer Services.

- 1.1 **Project Development Management.** Subject to City's rights hereunder, Developer will, at its sole cost and expense, be responsible for the construction and installation of the Roadway Improvements including to hire, direct, coordinate, manage, and pay a reputable general contractor ("**General Contractor**") to perform the construction of the Roadway Improvements under the terms of contracts in form and substance satisfactory to Developer in its reasonable discretion.
- 1.2 **Project Materials.** Developer will, at its sole cost and expense, obtain any and all reports, surveys, studies, evaluations, and other information and materials as required for the proper design and construction of the Roadway Improvements.

Developer will perform such other planning and development management services as Developer may deem necessary or advisable and as may be required by Applicable Laws (as hereinafter defined) in order for Developer to fulfill its obligations under this Agreement.

- 1.3 **Scheduling.** Developer will consult with City on an ongoing basis so that City is informed regarding the schedule and progress of pre-construction activities and the design and construction of the Roadway Improvements. A schedule setting forth the key milestone dates for the phasing and overall progress of the Roadway Improvements ("Project Schedule") will be prepared and mutually agreed to by the Parties within 60 days of the Effective Date of this Agreement. The Project Schedule is designed to enable Developer to commence construction of the Roadway Improvements on or about _____, and to substantially complete the Project by or about _____ or such later date as is set forth in the Project Schedule.

2. Design and Construction.

- 2.1 **Generally.** Developer will, at its sole cost and expense, contract with third parties for all architectural and engineering services required for the complete design and construction of the Roadway Improvements in accordance with all applicable laws, statutes, codes, rules, regulations, permits and requirements of all applicable governmental authorities (collectively, "Applicable Laws"). Developer will contract with qualified architects and engineers, licensed to practice in the State of Idaho (collectively, the "Design Professionals") to provide all necessary architectural and engineering services required for the design and construction of the Roadway Improvements. The services of the Design Professionals employed for the Roadway Improvements will include, without limitation, preparation of construction drawings and specifications for the Roadway Improvements and inspection of the construction work for the Roadway Improvements as required in accordance with Applicable Laws. For purposes of this Agreement, the term "Construction Documents" will mean and refer to final construction drawings and specifications provided by the Design Professionals and approved by Developer, setting forth in detail the requirements for the construction of the Roadway Improvements. The Roadway Improvements will substantially be in accordance with Exhibit B, which are hereby approved by City.

3. Project Entitlements.

- 3.1 Developer will, at its sole cost and expense obtain all site plan approvals, permits, consents, approvals, and other things required to be obtained from all federal, state, and local governmental, municipal, public, and other authorities, bodies, and agencies, including but not limited to environmental approvals, as well as under any covenants, conditions, restrictions, or easements applicable to or reasonably necessary for the Roadway Improvements.

4. Construction of Project.

- 4.1 **Scope.** Developer will, at its sole cost and expense, construct the Roadway Improvements in accordance with this Agreement, Applicable Laws, and in accordance with the Construction Documents, and Developer will engage the services of the General Contractor for the work. The Roadway Improvements will include the scope of work required by the final Construction Documents.
- 4.2 **Changes.** No change to the final Construction Documents or the Project Schedule which affects the City Property will be effective without the express prior written approval of City and Developer. If a change to the scope of the Roadway Improvements, the Construction Documents, or the Project Schedule affects the City Property, such change must be initiated by a written change order describing the change and all related adjustments. The proposed change order will be drafted by Developer based on communications with City, then executed and approved by the appropriate City representative if acceptable.

5. Consideration.

- 5.1 In exchange for the right to construct the road on City's real property, Developer will bear all improvement and construction costs associated with the Roadway Improvements. The costs contemplated herein include but are not limited to, the costs of labor, materials, and supplies, the costs of all engineering, consultation, and legal fees.
- ~~5.2 If City desires any additional improvements to be made to the City Property in conjunction with the Roadway Improvements, including a change to the location of the access to the park ("Additional Improvements"), Developer will perform or cause to be performed the Additional Improvements along with the Roadway Improvements so long as such request is timely made and will not delay the construction of the Roadway Improvements or delay the Project Schedule. All costs associated with adding the Additional Improvements and which are not already included as part of the costs for the Roadway Improvements, including but not limited to the design costs, costs of labor, materials, and supplies, the costs of all engineering, consultation, and legal fees, will be borne solely by City and will be payable to Developer upon written notice from Developer to City, which will include relevant invoices and documentation showing such amounts.~~

6. Default.

- 6.1 Violation or breach of any provision of this Agreement beyond any and all applicable notice and cure periods, will constitute an event of default ("Default").
- 6.2 Except for payment of any costs by City, which is addressed in Section 5 above, neither Developer nor the City will be in Default under this Agreement, unless such party fails to perform an obligation required under this Agreement within 30 calendar days after written notice is given to the defaulting Party by the other Party, setting forth in sufficient detail the respects in which the defaulting party has failed

to perform an obligation required under this Agreement. If the nature of the defaulting Party's obligation is such that more than 30 calendar days are reasonably required for performance or cure, the defaulting Party will not be in Default under this Agreement if that Party commences performance within the 30-day period and diligently prosecutes the same to completion. In the event of a Default of this Agreement, the non-defaulting Party may bring any legal action to enforce (including, for a remedy of specific performance) this Agreement or for damages on account of any Default of a liability, obligation, or covenant contained in this Agreement.

7. Transferability and Assignment.

- 7.1 The rights and benefits of this Agreement will inure to each of Developer's successors or assigns. Upon any transfer or assignment by Developer of all or any portion of the Developer Property or all or any portions of Developer's rights, benefits, and interests under this Agreement to a new entity or to any third-parties, the applicable provisions and conditions of this Agreement expressly transferred or assigned to such entities or third-parties will be binding upon and applicable to such new entities, third-parties, and/or transferred portions of the Developer Property and, concurrently with any such transfer or assignment, Developer will be released from any assumed obligations, liabilities, claims, or causes of action arising under this Agreement. Subject to the foregoing, this Agreement is not intended to benefit or provide any right to any other person or entity other than Developer and the County, and their successors and assigns, and will not create any rights, benefits, claims, or causes of action in or for the owner of any adjoining properties or other parties.
- 7.2 Developer will have the right to transfer and assign any and all rights, benefits, interests, obligations, liabilities, claims, or causes of action held by Developer under this Agreement to any new entities, subsidiaries, or affiliates or any third-parties and determine as a part of such transfer and assignment what rights, benefits, interests, obligations, liabilities, claims, or causes of action will apply to (or remain with) or be assumed by those applicable portions of the Developer Property.
- 7.3 Developer will have the right and be permitted to sell and transfer all or any portions of the Developer Property, without the prior consent or agreement from the City. In addition, Developer will have the right and be permitted to pledge or encumber all or any portions of the Developer Property or a portion of its rights, benefits, and interests under this Agreement to a lending or investment entity, without the prior consent or agreement from the City, and such pledge or encumbrance will not be considered a transfer or assignment.

- 8. **Notices.** All notices, requests, consents, approvals, demands, and other communications required or permitted to be given or made under this Agreement must be in writing and will be deemed to have been duly given when (i) delivered personally or (ii) three business days after deposit in the United States Mail, postage prepaid, by certified mail, return receipt requested, (iii) one business day after deposit with a recognized overnight courier

service, or (iv) upon transmission via email, in each case, addressed as follows or to such other person or address as either Party designates by notice to the other Party:

If to Developer:

SSYA IF, LLC
1215 Wilmington Ave Ste 120
Salt Lake City, UT 84106
Email: _____

If to City:

Attn: _____
Email: _____

9. Miscellaneous.

- 9.1 Whenever possible, each provision of this Agreement will be interpreted in such a manner as to be valid under applicable law. If any part or provision of this Agreement will be adjudged unconstitutional, invalid, prohibited under applicable law, or unenforceable by a court of competent jurisdiction, such provisions will be ineffective to the extent of such invalidity or prohibition without invalidating the remaining parts or provisions of this Agreement.
- 9.2 If a Party takes or defends against any action for any relief against another Party arising out of this Agreement, the prevailing Party in such action or defense will be entitled to reimbursement by the other Party for all costs including, but not limited to, reasonable attorneys' fees and court costs incurred by the prevailing party in such action or defense and/or enforcing any judgment granted therein, all of which costs will be deemed to have accrued upon the commencement of such action and/or defense and will be paid whether or not such action or defense is prosecuted to judgment. Any judgment or order entered in such action or defense will contain a specific provision providing for the recovery of attorneys' fees and costs incurred in enforcing such judgment.
- 9.3 This Agreement will be governed by and construed under Idaho law.
- 9.4 Paragraph or section headings within this Agreement are inserted solely for convenience of reference and are not intended to, and will not, govern, limit, or aid in the construction of any terms or provisions contained in this Agreement. Further, whenever the context so requires herein, the neuter and gender will include any or all genders and vice versa and the use of the singular will include the plural and vice versa.
- 9.5 This Agreement may be amended only upon written amendment executed by both Parties.

- 9.6 Each Party agrees to execute and deliver all additional documents, provide all additional and supplemental information, and take all further acts reasonably necessary in order to carry out more effectively the intent and purposes of the Agreement and the actions contemplated hereby.
- 9.7 This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the Developer and the City, nor, unless otherwise stated, create any rights or benefits in favor of any third-parties.
- 9.8 This Agreement, together with all exhibits hereto, which are hereby incorporated herein by reference, constitutes the entire Agreement between the Developer and the City and supersedes any prior understandings, agreements, or representations verbal or written.
- 9.9 This Agreement may be executed in any number of duplicate originals or counterparts, each of which when so executed will constitute in the aggregate but one and the same document.
- 9.10 Non-discrimination.
- Developer shall not discriminate against any employee or applicant for employment on the basis of race, color, religion, creed, political ideals, sex, age, marital status, physical, or mental handicap, gender identity/expression, sexual orientation, or national origin.
- 9.11 Anti-Boycott Against Israel Act.
- Pursuant to Idaho Code section 67-2346, if payments under this Agreement exceed one hundred thousand dollars (\$100,000) and Developer employs ten (10) or more persons, Developer certifies that it is not currently engaged in, and will not for the duration of this Developer engage in, a boycott of goods or services from Israel or territories under its control. The terms in this Paragraph that are defined in Idaho Code section 67-2346 shall have the meaning defined therein.
- 9.12 Certification of No Chinese Ownership.
- Pursuant to Idaho Code 67-2359, Developer certifies that Developer is not currently owned or operated by the government of the People's Republic of China and will not, for the duration of this Agreement, be owned or operated by the government of the People's Republic China.

[Intentionally Blank – Signature and Acknowledgement Pages to Follow]

CITY'S SIGNATURE AND ACKNOWLEDGEMENT PAGE

IN WITNESS WHEREOF, the City has executed this Agreement as of the Effective Date.

CITY:

CITY OF IDAHO FALLS,
a political subdivision of the State of Idaho

By: _____
Name: _____
Its: _____

DEVELOPER'S SIGNATURE PAGE

IN WITNESS WHEREOF, Developer has executed this Agreement as of the Effective
Date.

DEVELOPER:

SSYA IF LLC,
a Utah limited liability company

By: _____
Name: _____
Its: _____

**EXHIBIT A
TO
DEVELOPMENT AND COST SHARING AGREEMENT**

LEGAL DESCRIPTION OF DEVELOPER PROPERTY

The real property referenced in the foregoing Agreement as the "Developer Property" is located in Bonneville County, Idaho and is more particularly described as follows:

BEGINNING AT A POINT THAT IS NORTH 89°50'20" EAST ALONG THE SECTION LINE 2652.65 FEET FROM THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, SAID POINT BEING THE NORTH QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 00°13'20" EAST ALONG THE EAST LINE OF GOVERNMENT LOT 6 OF SAID SECTION 35 A DISTANCE OF 199.67 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SUNNYSIDE ROAD AND THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH 00°13'20" EAST ALONG SAID EAST LINE OF SAID GOVERNMENT LOT 6 A DISTANCE OF 494.30 FEET; THENCE SOUTH 89°49'50" WEST 1327.47 FEET; THENCE NORTH 62°34'55" EAST 9.07 FEET; THENCE NORTH 00°48'00" WEST 490.17 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF SAID SUNNYSIDE ROAD; THENCE NORTH 89°49'50" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 1324.34 FEET TO THE TRUE POINT OF BEGINNING.

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LEGAL DESCRIPTION OF CITY PROPERTY

The real property referenced in the foregoing Agreement as the "City Property" is located in Bonneville County, Idaho and is more particularly described as follows:

**EXHIBIT B
TO
DEVELOPMENT AND COST SHARING AGREEMENT**

ROADWAY IMPROVEMENTS

1. The purpose of this Exhibit is to define the scope of the roadway improvements to be constructed by the County of San Diego and the City of San Diego.

2. The roadway improvements to be constructed by the County of San Diego and the City of San Diego shall include:

(a) widening of the roadway;

(b) resurfacing of the roadway;

(c) construction of a new roadway;

(d) construction of a new bridge;

(e) construction of a new interchange;

(f) construction of a new overpass;

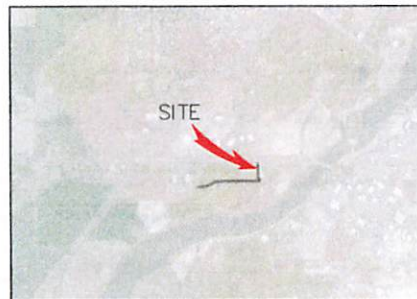
SSYA IF

3791 SOUTH PIONEER ROAD BONNEVILLE COUNTY, IDAHO 83402

APRIL 18, 2023

LEGEND

---	PROPERTY LINE	⊗	EXISTING FIRE HYDRANT
- - - -	EASEMENT LINE	⊗	PROPOSED FIRE HYDRANT
+240.0	PROPOSED GRADE CONTOURS	○	EXISTING STREET LIGHT
---	EXISTING GRADE CONTOURS	⊗	PROPOSED STREET LIGHT
---	EXISTING CURB	⊗	PROPOSED PARKING LOT LIGHT
---	PROPOSED CURB AND GUTTER	⊗	EXISTING WATER METER
---	PROPOSED CURB WALL	⊗	EXISTING WATER VALVE
---	REVERSE PAN CURB & GUTTER	⊗	EXISTING GATE VALVE
---	EXISTING SEWER	⊗	EXISTING OVERHEAD POWER POLE
---	PROPOSED SEWER	⊗	TOP BACK CONCRETE
---	EXISTING WATER	⊗	FINISHED FLOOR
---	PROPOSED WATER	⊗	HIGH WATER
---	EXISTING FIRE LINE	⊗	TOP OF GRADE
---	PROPOSED FIRE LINE	⊗	TOP OF LID
---	EXISTING STORM DRAIN	⊗	INVERT ELEVATION
---	PROPOSED STORM DRAIN	⊗	EXISTING
---	EXISTING ROOF DRAIN	⊗	EXISTING
---	PROPOSED ROOF DRAIN	⊗	NATURAL GROUND
---	EXISTING GAS	⊗	TOP OF ASPHALT
---	PROPOSED GAS	⊗	TOP OF CONCRETE
---	EXISTING OVERHEAD POWER	⊗	EDGE OF CONCRETE
---	PROPOSED OVERHEAD POWER	⊗	EDGE OF ASPHALT
---	EXISTING UNDERGROUND POWER	⊗	TOP OF WALL
---	PROPOSED UNDERGROUND POWER	⊗	TOP OF GRAVEL
---	EXISTING TELEPHONE LINE	⊗	TOP OF LANDSCAPING
---	PROPOSED TELEPHONE LINE	⊗	TOP OF SIDEWALK
---	EXISTING FIBER OPTIC LINE	⊗	PROPOSED
---	PROPOSED FIBER OPTIC LINE	⊗	TBC CALLOUT UNLESS OTHERWISE DESIGNATED
---	PROPOSED CONCRETE		
---	PROPOSED ASPHALT		
---	PROPOSED LANDSCAPING		



VICINITY MAP
NOT TO SCALE

SHEET INDEX

CV	COVER SHEET
	SUBDIVISION PLAT
C1.0	OVERALL PLAN
C1.1	PHASING PLAN
C1.2	OVERALL UTILITY PLAN
C1.3	TYPICAL ROAD SECTION
C2.1	ROAD PLAN AND PROFILE
C2.2	ROAD PLAN AND PROFILE
C2.3	ROAD PLAN AND PROFILE
C3.1	UTILITY PLAN AND PROFILE
C3.2	UTILITY PLAN AND PROFILE
C3.3	UTILITY PLAN AND PROFILE
C3.4	UTILITY PLAN AND PROFILE
C4.1	IDAHO FALLS CITY DETAIL SHEET
C4.2	ISPMC DETAIL SHEET
C4.3	ISPMC DETAIL SHEET
C4.4	STORMTECH DETAIL SHEET
C4.5	STORMTECH DETAIL SHEET
C5.0	STRIPING/SIGNAGE PLAN

General Notes:

CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STICKS AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.

EDMA NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(D) C (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1002270005 C, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 4, 1981.

DEMOLITION NOTE:
CONTRACTOR TO VISIT SITE AND DETERMINE ALL NECESSARY DEMOLITION REQUIRED TO INSTALL PROPOSED IMPROVEMENTS AND TO FIELD VERIFY ALL NECESSARY DEMOLITION HAS BEEN COMPLETED PRIOR TO CONSTRUCTION.

PROJECT CONTACTS

EAST IDAHO REGIONAL SEWER DISTRICT (EIRSD)

618 EAST 1250 NORTH
SHELLEY, ID 83274
CONTACT PERSON: SCOTT HARRY
PH: (208) 357-1839

SNAKE RIVER WATER COMPANY, LLC

357 6TH AVENUE WEST
TWIN FALLS, ID 83301
CONTACT PERSON: DUSTON BARTON
PH: (208) 733-8731

BONNEVILLE COUNTY PUBLIC WORKS

357 6TH AVENUE WEST
TWIN FALLS, ID 83301
CONTACT PERSON: LANCE BATES
PH: (208) 629-1290

CIVIL ENGINEER:

CIR | CIVIL ENGINEERING
+ SURVEYING

10716 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - PH: 801-949-6296

DEVELOPER:



STOKES STEVENSON

1215 WILMINGTON AVE, STE. 120
SALT LAKE CITY, UT 84108

SSYA IF
3791 SOUTH PIONEER ROAD, IDAHO FALLS, IDAHO 83402
COVER SHEET



SHEET NO
CV

PROJECT OF DATE
E22-155 04/18/23
FILE NAME: SCALE:
PH: 17A 1"=30'

811 Know what's below.
Call before you dig.

NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMIT	SS	04/18/23

OWNER'S DEDICATION

Know all men by these presents: that the undersigned are the lawful OWNERS of the tract of land included within the boundary description shown hereon and has caused the same to be platted and divided into blocks, lots, streets, and easements to be hereafter known as SSSA IF, a subdivision, be it further known that we do hereby dedicate to the public all streets and right-of-way shown hereon that we also grant and convey to the public all public utility easements and the public road easement shown hereon and that we hereby warrant and shall defend the estate subject to such dedication and conveyance in the quiet and peaceful possession of the public against said owners and their heirs and assigns, and against every person whomsoever who lawfully holds or who later claims to have lawfully held any rights in said estate as of the date hereof. We also certify that they lots within this subdivision will be served by a community water system owned and operated by Snake River Water Company, LLC.

IN WITNESS WHEREOF, OWNER has hereunto subscribed its seal and signature this _____ day of _____, 2023.

SSSA IF, LLC, a Utah Limited Liability Company

Travis Lish, General Partner

NOTES

1. The purpose of this survey is to plat the property for development.
2. A 15' wide public utility easement is hereby reserved within each lot along all road frontages.
3. All Buildings shall be set back a minimum of 30' from all road right-of-way and road easement lines.
4. No direct access is permitted on to Sunnyside Road from lots abutting said right-of-way.
5. The County will not maintain roads until constructed to county standards and officially accepted. Drainage swales, driveways and sidewalks will be constructed and maintained by the property owner with the correct cross section as shown in the current set of Bonneville County Public Works Standard Specification and Drawings.
6. New driveways/approaches and any type of construction work within the public road right-of-way require a permit from the Bonneville County Public Works Department.
7. Each lot must contain its own storm water.
8. Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the public utility easements identified on this plat as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right to access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. at the owner's expense. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E.

DRINKING WATER SYSTEM CERTIFICATE

Pursuant to I.C. §50-1334, the OWNER does hereby, certify that all lots shown on this plat are eligible to receive water from Snake River Water Company, LLC, and said Company has agreed in writing to provide culinary water service to said lots pursuant to the provisions of Title 5, Chapter 4 of the Idaho Falls City Code as amended from time to time.

In witness whereof, OWNER has hereunto set its signature this _____ day of _____, 2023

SSSA IF, LLC, a Utah Limited Liability Company

Travis Lish, General Partner

RECORDERS CERTIFICATE

I hereby certify that the foregoing plat SSSA IF, was filed in the Office of the Recorder of Bonneville County, Idaho on the _____ day of _____, 2023, at _____ and recorded as Instrument No. _____.

Bonneville County Recorder

SSSA IF SUBDIVISION

LOCATED IN GOVERNMENT LOTS 5 AND 6 AND IN
THE NORTHWEST QUARTER SECTION 35,
TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN,
BONNEVILLE COUNTY, IDAHO

COUNTY APPROVAL

This Plat was duly accepted and approved by the Board of County Commissioners, of Bonneville County, Idaho by resolution adopted this _____ Day of _____, 2023.

Chairman County Commissioners _____ Public Works Department

HEALTH DEPARTMENT CERTIFICATE OF APPROVAL

Sanitary restrictions as required by I.C. §50-1320 have been satisfied based on Department of Environmental Quality review and approval for the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Water and sewer lines have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with I.C. §50-1320, by the issuance of a certificate of disapproval.

Eastern Idaho Public Health District

Environmental Health Specialist, REHB

Date: _____

TREASURERS CERTIFICATE

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, pursuant to the requirements of I.C. §50-1308, do hereby certify that all County property taxes due for the property included in the Boundary Description shown hereon are current.

Bonneville County Treasurer

Date: _____

CITY'S ACCEPTANCE

The accompanying plat was duly accepted and approved and the grants and dedications are hereby accepted by the City Council of Idaho Falls adopted this _____ Day of _____, 20____.

Mayor

City Clerk

City Engineer

Kent J. Fugate, PE 9247

City Surveyor

Kenneth Baldwin Roberts, PLS 9755

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)
:SS.
COUNTY OF _____)

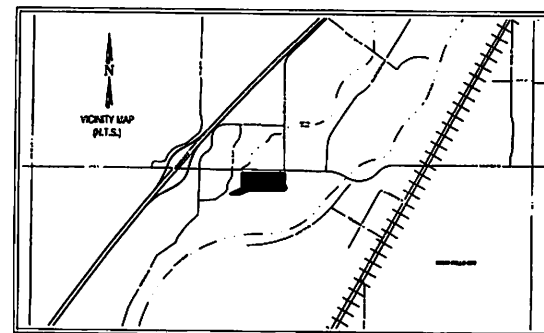
On this _____ day of _____, 20____, before me the undersigned, a notary public in and for said state, personally appeared Travis Lish, known or identified to me, to be a General Partner in SSSA IF, LLC, and the General Partner who subscribed said partnership's name to the foregoing OWNERS Dedication, and the Drinking Water System Certificate and acknowledged to me that he executed the same in said partnership's name as a person authorized to bind said partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

Notary Public for the State of _____

Residing at: _____

Commission Expiration Date: _____



BOUNDARY DESCRIPTION

Part of Government Lots 5 and 6 and Part of the Northwest Quarter of Section 35, Township 2 North, Range 37 East, Boise Meridian, Bonneville County, Idaho described as:

Beginning at a point that is 1328.53 feet North 69°30'20" East along the Section line and 199.87 feet South from the Northwest Corner of Section 35, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho running thence thence N.69°40'50"E. 1,358.90 feet; thence S.00°13'20"E. 402.03 feet to a point of tangency with a 13.50 foot radius to the left, concave Northwest; thence Southwesterly 16.82 feet along the arc of said curve, through a central angle of 70°31'44" (Chord bears S.25°29'12"E. 15.58 feet) to a point of reverse curvature to the right with a radius of 61.50 feet West; thence Southwesterly 172.36 feet along the arc of said curve through a central angle of 180°34'54" (Chord bears S.09°32'33"W. 121.24 feet); thence S.89°48'50"W. 1,018.87 feet to a point of tangency with a 475.00 foot radius to the left, concave South; thence Westerly 225.90 feet along the arc of said curve, through a central angle of 27°14'55" (Chord bears S.78°12'22"W. 223.78 feet); thence S.02°34'50"W. 112.37 feet to a point of tangency with a 308.00 foot radius to the right, concave North; thence Westerly 175.85 feet along the arc of said curve, through a central angle of 27°22'48" (Chord bears S.78°18'15"W. 174.18 feet); thence S.89°57'41"W. 205.87 feet; thence N.82°34'55"E. 412.11 feet; thence N.00°44'52"W. 490.17 feet to the Point of Beginning.

Containing 774,573 square feet or 17,782 acres, more or less.

WATER RIGHTS DISCLOSURE

Notice is hereby given that all lots or property included within this plat are within the New Sweden Irrigation District and that a suitable water delivery system will be provided for such lots. All Lots will remain subject to assessments levied by such irrigation entity and each individual purchaser/owner will be responsible to pay such assessments. All assessments are a lien upon the land or lots unless the purchaser/owner files a petition requesting exclusion from the district. The purchaser/owner may file such petition at any future date. The owner/developer is obligated to comply with the provisions of Section 31-3005 Idaho Code.

COUNTY SURVEYORS VERIFICATION

I certify that I am a licensed professional land surveyor in the State of Idaho and that I have examined this plat and find that it complies with I.C. §50-1303.

Bonneville County Surveyor- David Douglas Romrell, PLS 12223

Date: _____

SURVEYORS CERTIFICATE

I, Gary G. Christensen, a licensed professional land surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, designated as SSSA IF, was made under my direction, and that said subdivision is duly and correctly surveyed and staked as provided by law and in accordance with the accompanying plat as described hereon.

Gary G. Christensen, PLS No. 13650



SHEET
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2

PREPARED BY

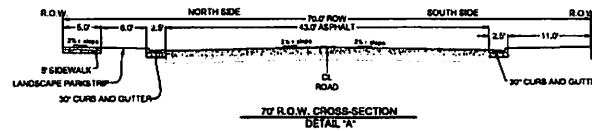
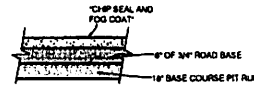
CIR CIVIL ENGINEERING
+ SURVEYING

10718 South Backslashed Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

SSSA IF SUBDIVISION
LOCATED IN GOVERNMENT LOTS 5 AND 6 AND IN
THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN,
BONNEVILLE COUNTY, IDAHO

Legend of Symbols & Abbreviations

- Plat Boundary Line
- Adjacent Parcel Line
- Lot Line
- Section Line
- Right of Way
- Roadway Centerline
- Existing Easement Instrument No. 1176051
- Landscape Buffer
- Existing Wire Fence
- Roadway Dedication to Bonneville County
- Roadway Dedication to Idaho Falls City & Located in City of Idaho Falls Area of Impact
- Temporary Turnaround
- Set 5/8" rebar and plastic cap stamped "PLS 13830"
- POB Point of Beginning
- ⊕ Water Valve
- ⊕ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- ⊕ Sewer Manhole
- ⊕ Storm Drain Manhole
- ⊕ Sign
- ⊕ Power & Telephone Pole
- ⊕ Power Vault
- ⊕ Communication Box
- ⊕ Electric Box
- ⊕ Electrical Meter
- () Record Bearing and Distance
- Tree



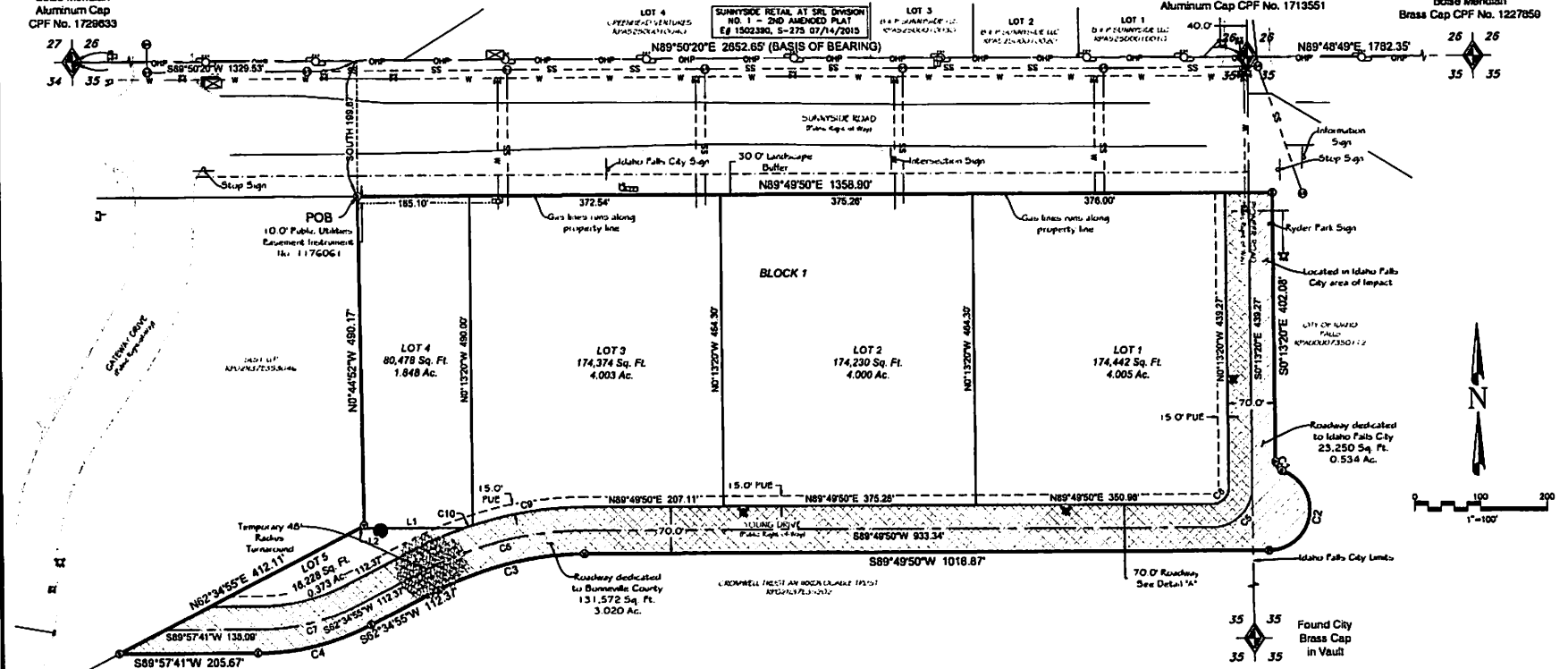
LINE TABLE		
CURVE #	LENGTH	BEARING
L1	155.75	N89° 49' 50"E
L2	9.07	S62° 34' 55"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	15.52	13.50	70°31'44"	S35° 29' 12"E
C2	172.36	61.50	160°34'54"	68° 32' 23"W
C3	225.80	475.00	27°14'55"	S78° 12' 22"W
C4	175.85	368.00	27°22'45"	S78° 15' 18"W
C5	94.30	80.00	60°03'10"	S44° 48' 15"W
C6	242.54	510.00	27°14'55"	S78° 12' 22"W
C7	159.13	333.00	27°22'45"	S78° 15' 18"W
C8	39.29	25.00	60°03'10"	N44° 48' 15"E
C9	188.05	545.73	17°38'38"	N89° 58' 48"E
C10	13.62	545.00	1°25'53"	N71° 28' 50"E

Found Northwest Corner
Section 35, T.2N., R.37E.,
Boise Meridian
Aluminum Cap
CPF No. 1728933

Found North Quarter Corner
Section 35, T.2N., R.37E.,
Boise Meridian
Aluminum Cap CPF No. 1713551

Found Bureau of Land Management
Meander Corner,
Section 26 and 35, T.2N., R.37E.,
Boise Meridian
Brass Cap CPF No. 1227850



By graphs plotting only, this property is in zone(s) C (Areas of minimal flooding) of the Flood Insurance Rate Map, Community Panel No. 1900270220 C, which bears an Effective Date of November 5, 1991.

Zoning is C-3 Commercial

Land use designation is to be commercial.

OWNER/DEVELOPER:
SSYA IF, LLC, a Utah Limited Liability Company

SHEET
2
2

PREPARED BY

CIR CIVIL ENGINEERING
+ SURVEYING

10716 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7841

SSYA IF SUBDIVISION

LOCATED IN GOVERNMENT LOTS 5 AND 6 AND IN
THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN,
BONNEVILLE COUNTY, IDAHO

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10718 SOUTH ROCKFORD LANE, STE 102

BOZEMAN, MT 59717

406-594-8296

PROJECT ENGINEER

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10718 SOUTH ROCKFORD LANE, STE 102

BOZEMAN, MT 59717

406-594-8296

PROJECT ENGINEER

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10718 SOUTH ROCKFORD LANE, STE 102

BOZEMAN, MT 59717

406-594-8296

PROJECT ENGINEER

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10718 SOUTH ROCKFORD LANE, STE 102

BOZEMAN, MT 59717

406-594-8296

PROJECT ENGINEER

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REVISIONS

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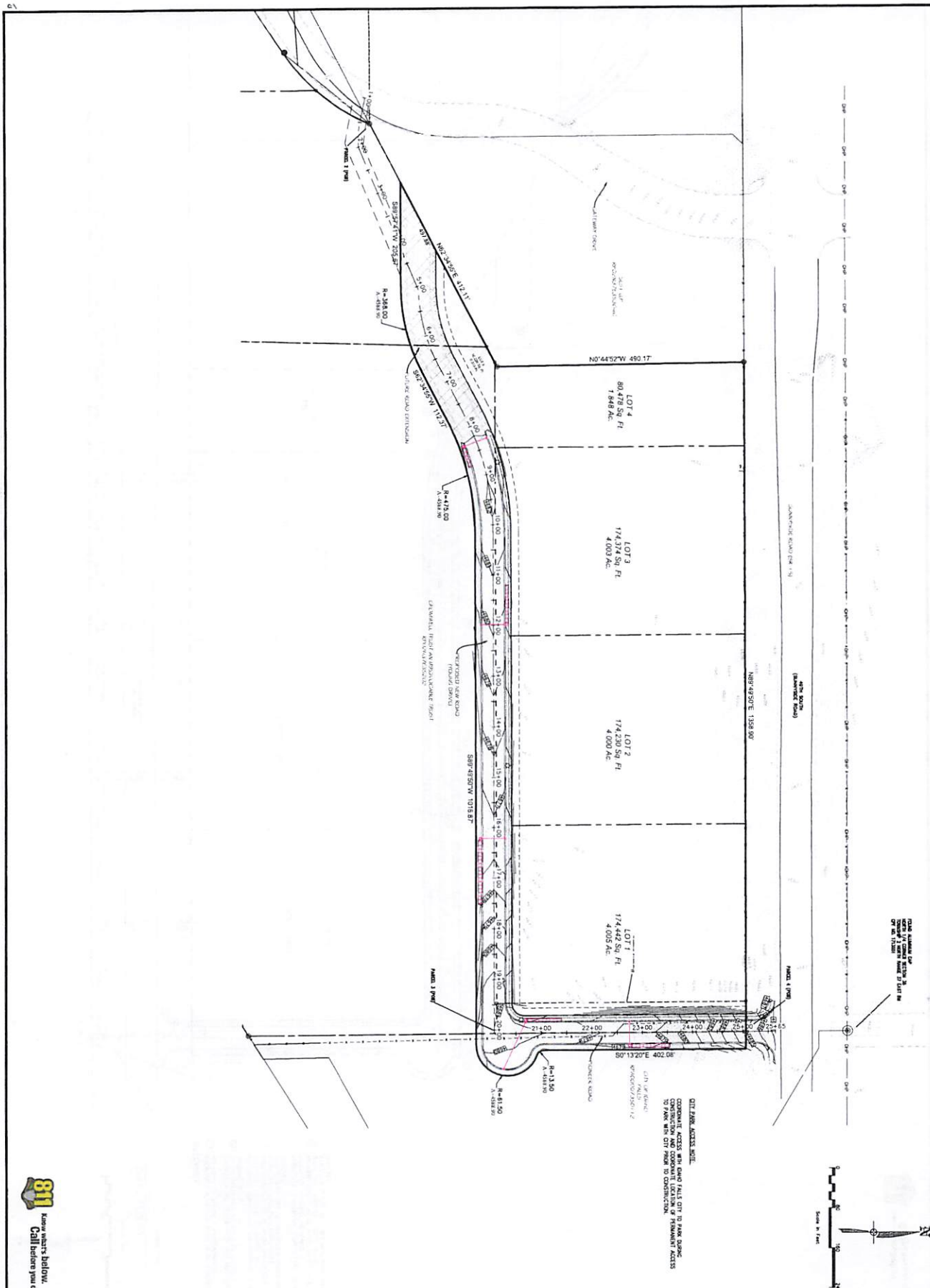
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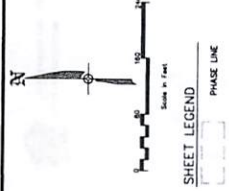
NO.	REVISIONS	BY	DATE

10718 SOUTH JORDAN, UT 84035 - 801-949-6296
CIR CIVIL ENGINEERING
 SURVEYING

SSYA IF
 PHASING PLAN
 3791 SOUTH PIONEER ROAD, IDAHO FALLS, IDAHO 83402

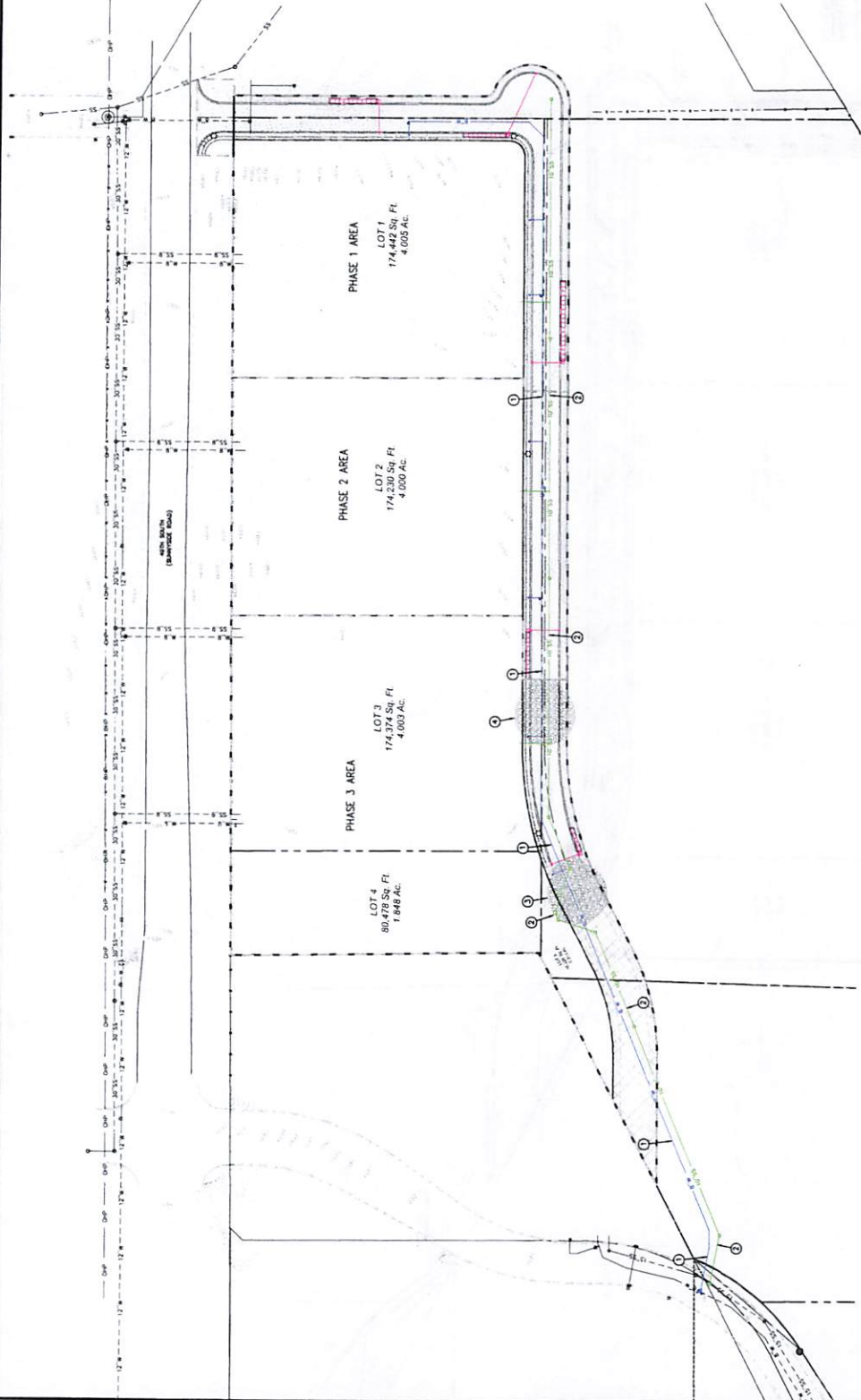


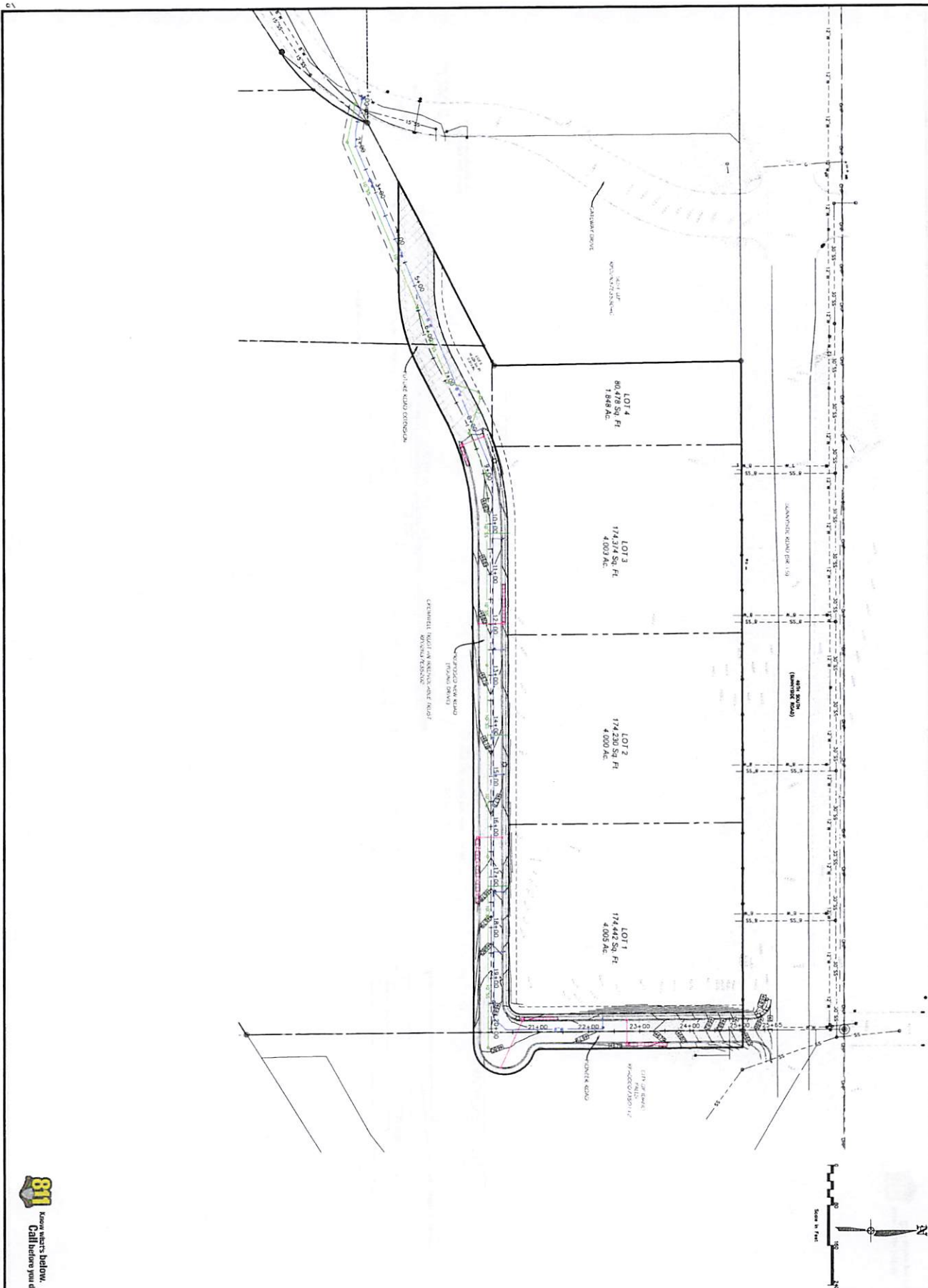
SHEET NO. C1.1
 PROJECT NO. 11455
 DATE: 04/19/23
 DRAWN BY: JLM
 CHECKED BY: JLM

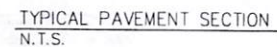


SHEET LEGEND
 PHASE LINE

- SHEET NOTES:**
1. PROPOSED 8" WATER MAIN TO BE INSTALLED ALONG WITH IMPROVEMENTS.
 2. PROPOSED 10" SEWER MAIN AND STATION TO BE INSTALLED AS PART OF PHASE 3 IMPROVEMENTS.
 3. PROPOSED 12" DRAINAGE DITCH TO BE INSTALLED AS PART OF PHASE 3 IMPROVEMENTS TO BE 11-20 RATED 12.0" STRUCTURAL TELL ALL-WEATHER MAINTAINABLE SURFACE.
 4. PROPOSED 12" DRAINAGE DITCH TO BE INSTALLED AS PART OF PHASE 3 IMPROVEMENTS TO BE 11-20 RATED 12.0" STRUCTURAL TELL ALL-WEATHER MAINTAINABLE SURFACE.





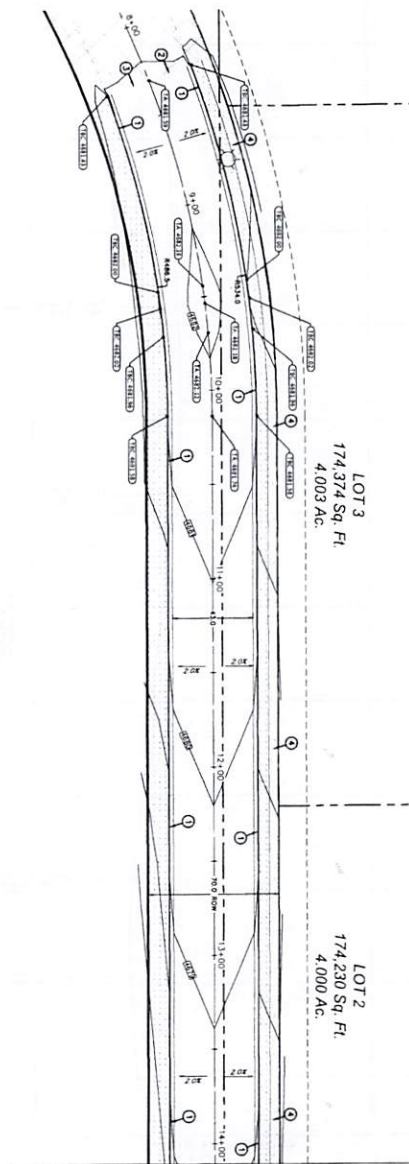
SSYA IF
3791 SOUTH PIONEER ROAD, IDAHO FALLS, IDAHO 83402
ROAD SECTION

SHEET NO.	
C1.3	
PROJECT ID	DATE:
E22-155	04/18/23
FILE NAME:	SCALE:
PRJ-IYA	N.T.S.

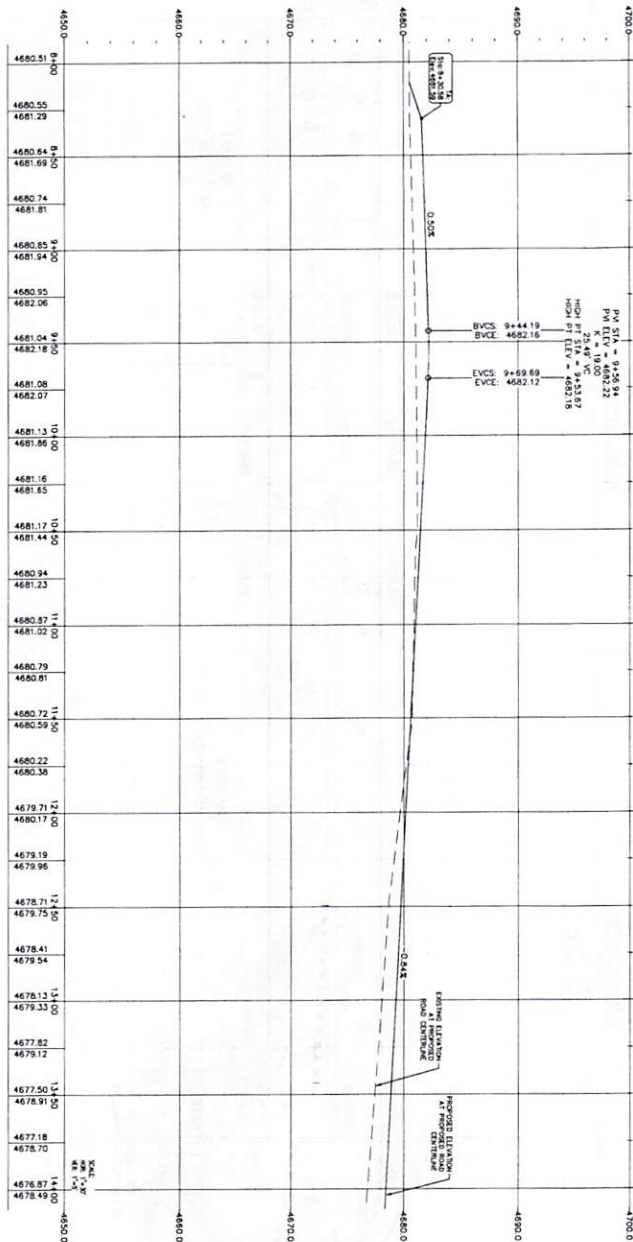
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CIR | **CIVIL ENGINEERING
+ SURVEYING**

CIR | **CIVIL ENGINEERING
+ SURVEYING**

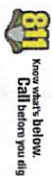
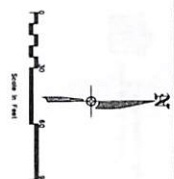


MATCHLINE - STA 14+11
SEE SHEET C2.2



MATCHLINE - STA 14+11
SEE SHEET C2.2

- SEEK NOTICE**
1. PROPOSED JOE CLIMB & CUTTER PER (SPMC STANDARD SD-705 ON C.A.)
 2. EDGE OF PROPOSED ASPHALT
 3. PROVIDE A SMOOTH EDGE FOR FUTURE ASPHALT TO MATCH INTO
 4. PROPOSED 5' SIDEWALK PER (SPMC STANDARD SD-708 ON C.A.)



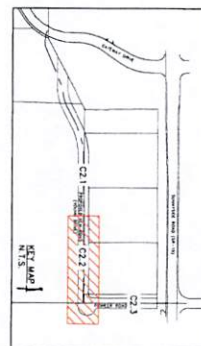
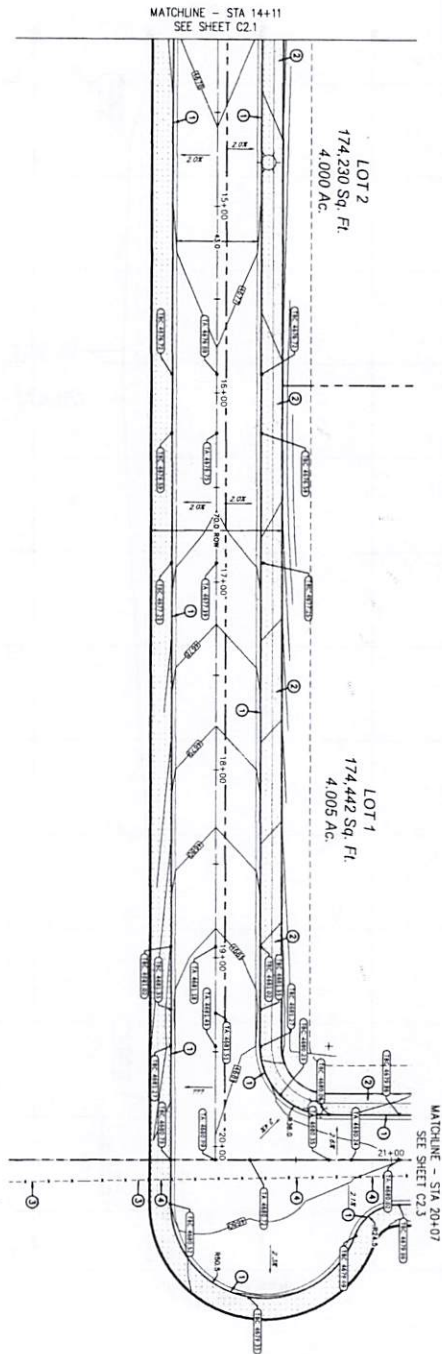
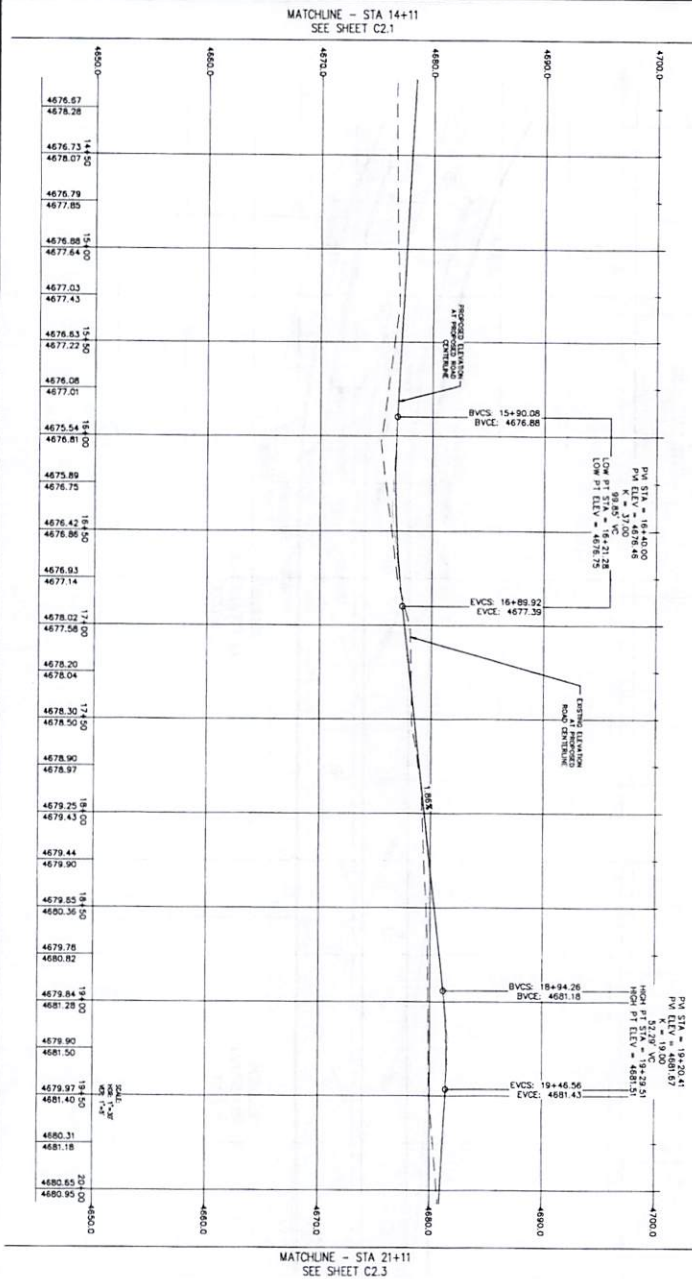
SHEET NO.
C2.1
PROJECT OF DATE
12/22/15 04/19/23
REV. 1 11/15/20



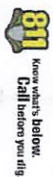
SSYA IF
3791 SOUTH PIONEER ROAD, IDAHO FALLS, IDAHO 83402
ROAD PLAN AND PROFILE

CIR CIVIL ENGINEERING
+ SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

NO.	REVISIONS	BY	DATE
1	DESIGNER: TLH	PROJECT ENGINEER: TLH	



- REVISIONS**
1. PROPOSED 15' CURB & GUTTER PER SPWC STANDARD SD-705 ON C4.3
 2. PROPOSED 5' SIDEWALK PER SPWC STANDARD SD-709 ON C4.3
 3. EXISTING FENCE, TO REMAIN
 4. EXISTING FENCE, TO BE REMOVED



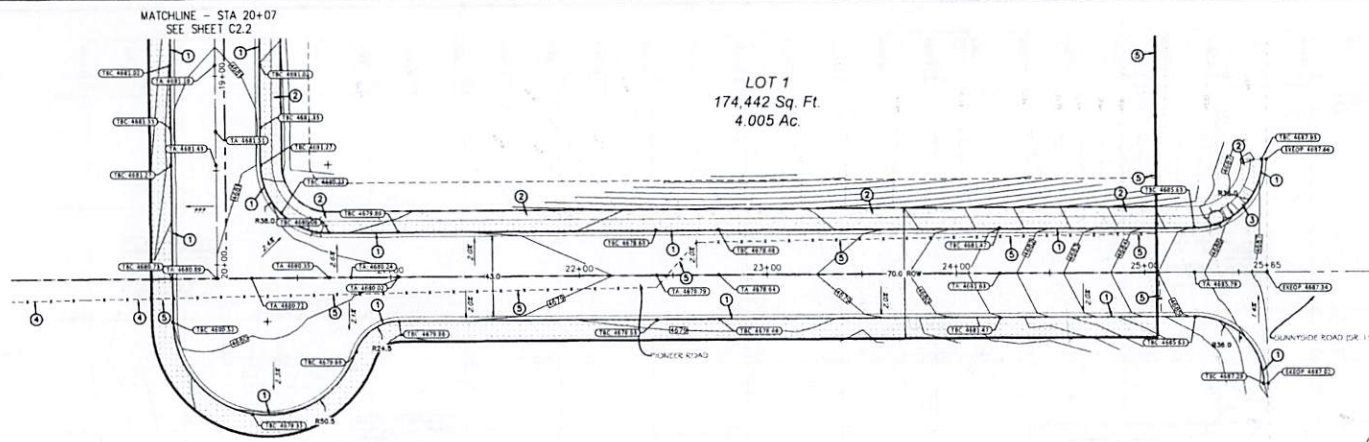
PROJECT NO. **C2.2**
DATE: **10/16/23**
DRAWN BY: **TLH**
CHECKED BY: **TLH**

SSYA IF
3791 SOUTH PIONEER ROAD, IDAHO FALLS, IDAHO 83402
ROAD PLAN AND PROFILE

CIR CIVIL ENGINEERING + SURVEYING
10710 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-849-6296

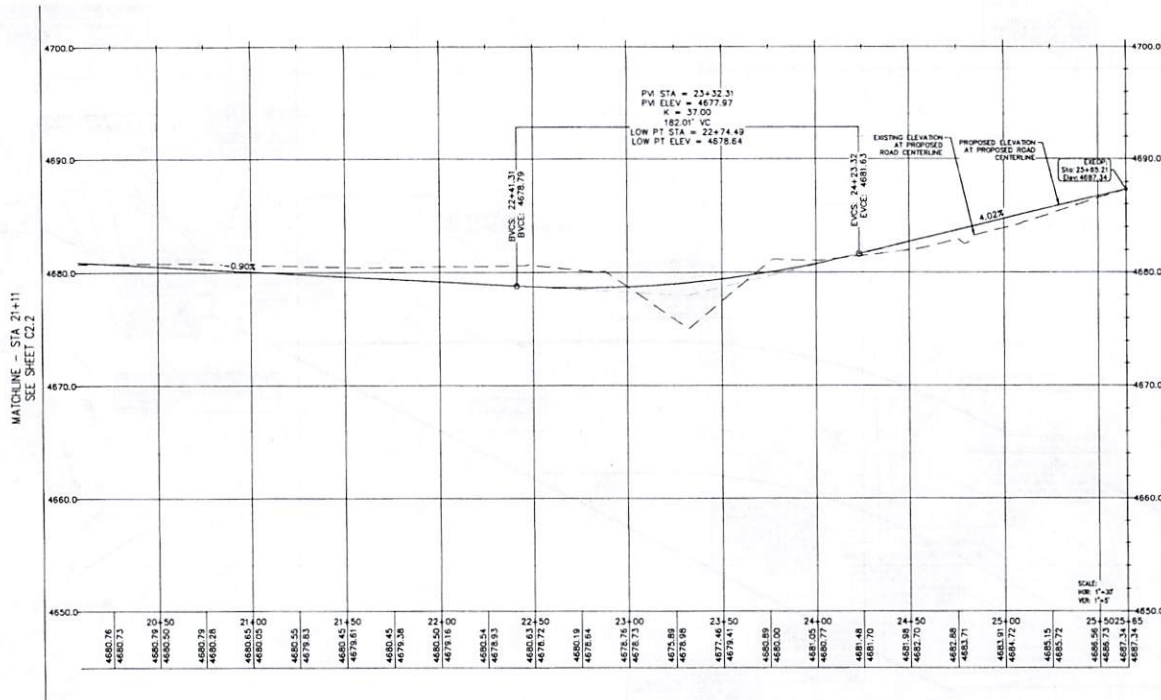
NO.	REVISIONS	BY	DATE

DESIGNER: TLH PROJECT ENGINEER: TLH



CITY OF IDAHO FALLS
RPA00007350112

- SHEET NOTES:**
1. PROPOSED 30" CURB & GUTTER PER ISWPC STANDARD 50-705 ON C4.3.
 2. PROPOSED 5' SIDEWALK PER ISWPC STANDARD 50-708 ON C4.3.
 3. PROPOSED CORNER ADA RAMP PER ISWPC STANDARDS.
 4. EXISTING FENCE, TO REMAIN.
 5. EXISTING FENCE, TO BE REMOVED.



811 Know what's below.
Call before you dig.

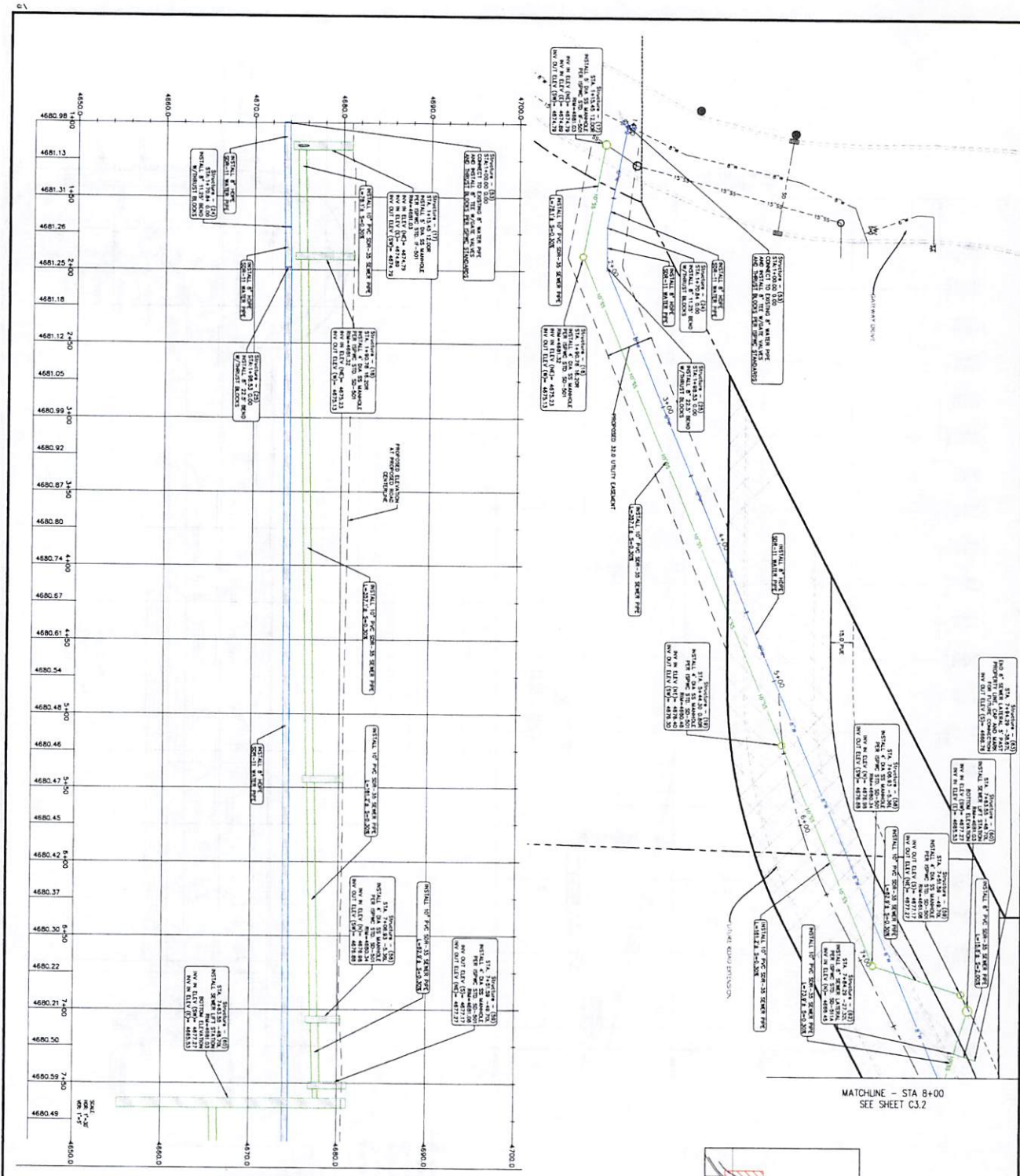
SSYA IF
3791 SOUTH PIONEER ROAD, IDAHO FALLS, IDAHO 83402
ROAD PLAN AND PROFILE



SHEET NO.
C2.3
PROJECT ID: C22-155
DATE: 04/16/23
FILE NAME: 155A1
PRJ-1YA 11-20

CIVIL ENGINEERING + SURVEYING
10718 SOUTH RECREATION LANE, STE. 102
SOUTH JORDAN, UT 84095-4448-4296

NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMITS	SSYA	04/16/23



811
Know what's below.
Call before you dig.

SSYA IF
3791 SOUTH PIONEER ROAD, IDAHO FALLS, IDAHO 83402

UTILITY PLAN AND PROFILE

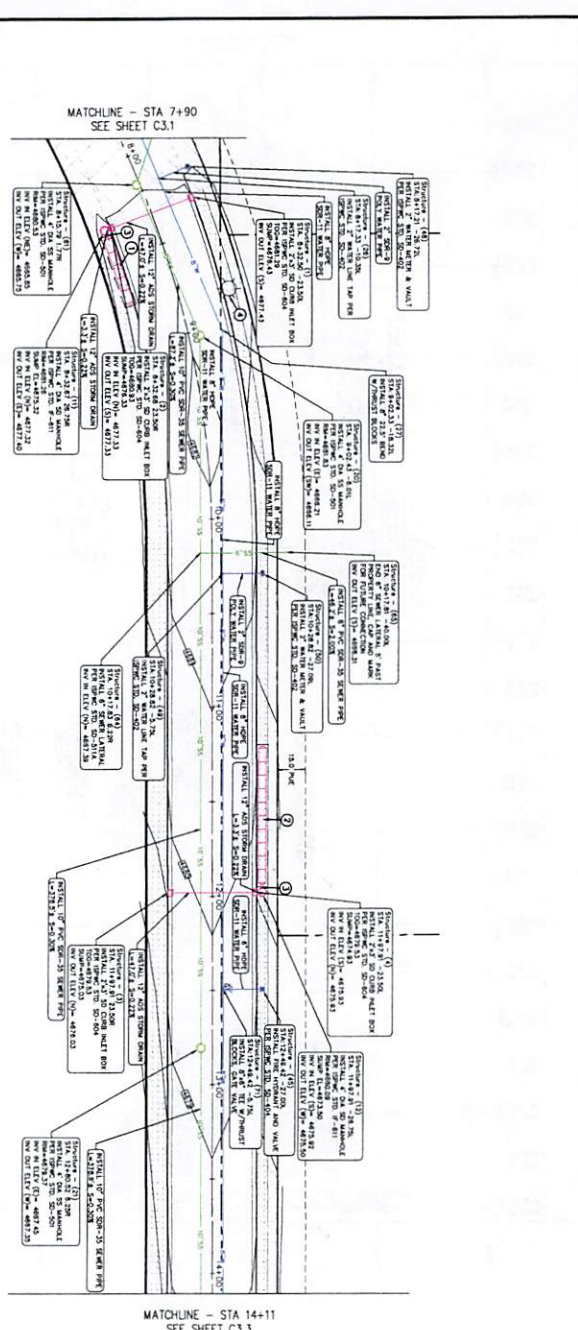
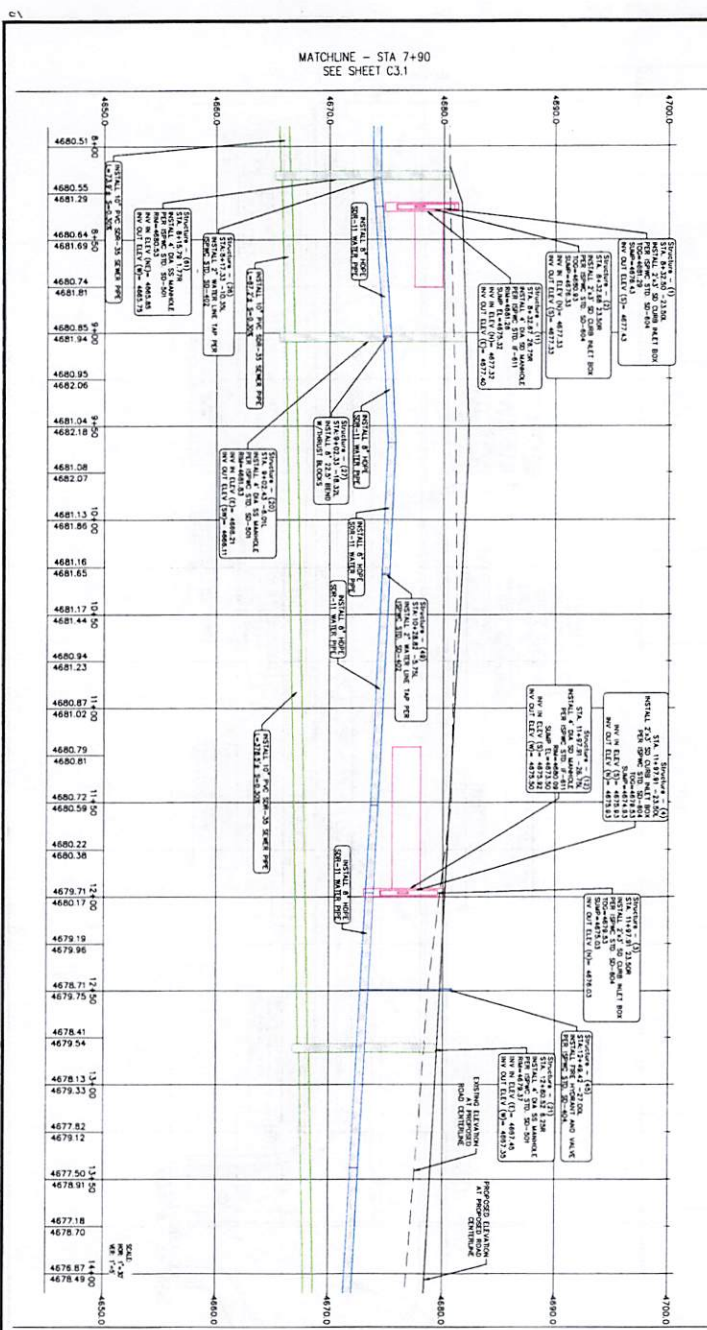
CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

PROJECT NO. **C3.1**
DATE: 12-1-15
BY: JLM

REVISIONS

NO.	REVISIONS	BY	DATE

DESIGNER: TLH PROJECT ENGINEER: TLH



MATCHLINE - STA 14+11
SEE SHEET C3.3

MATCHLINE - STA 7+90
SEE SHEET C3.1

811 Know what's below. Call before you dig.

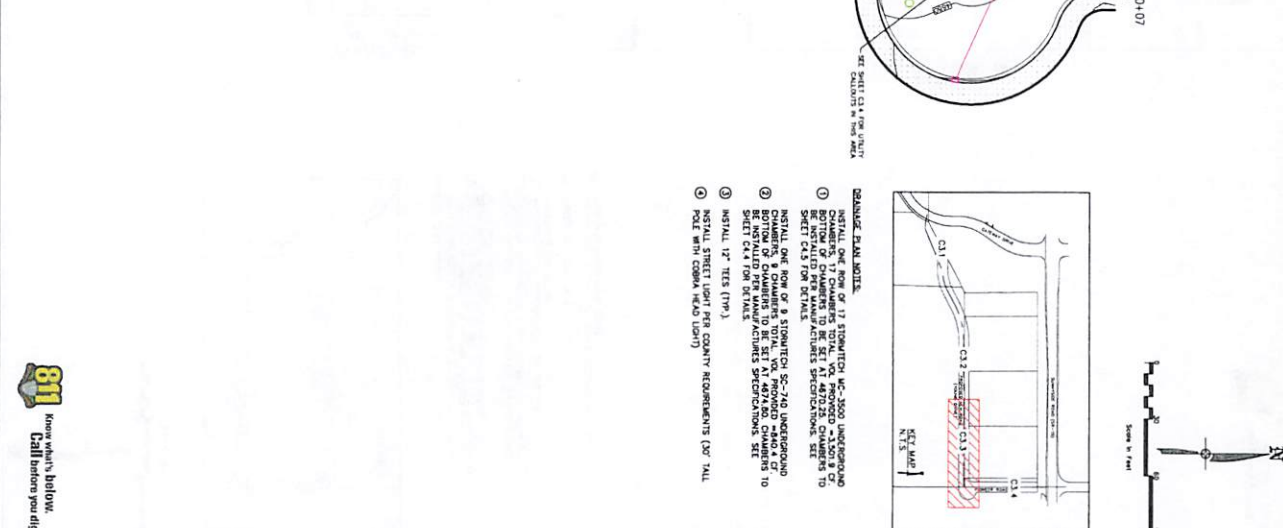
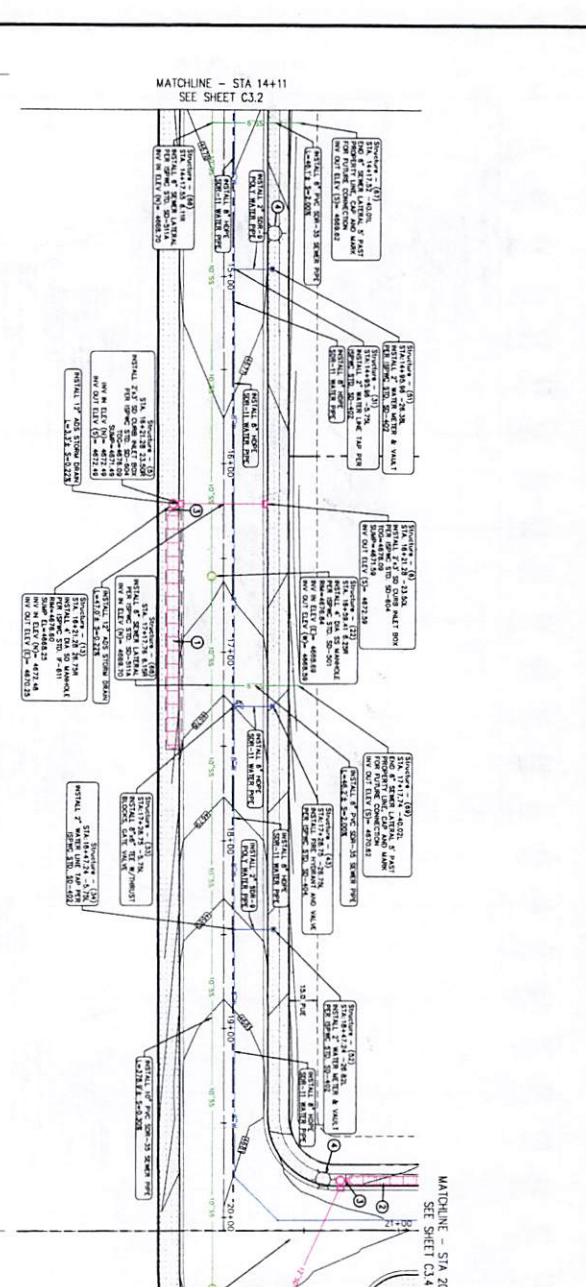
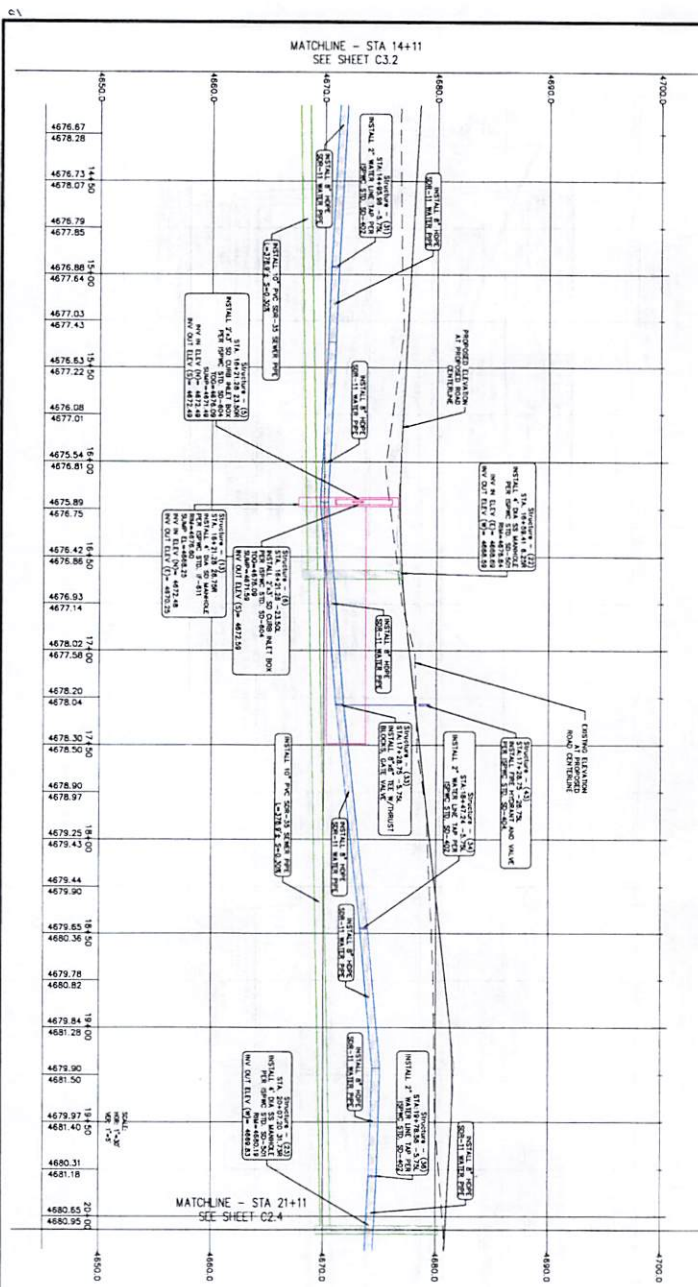
SSYA IF
3791 SOUTH PIONEER ROAD, IDAHO FALLS, IDAHO 83402

UTILITY PLAN AND PROFILE

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 | 801-949-6296

REVISIONS

NO.	REVISIONS	BY	DATE
1	DESIGNER: TLH	PROJECT ENGINEER: TLH	



UTILITY PLAN AND PROFILE

SSYA IF
3791 SOUTH PIONEER ROAD, IDAHO FALLS, IDAHO 83402

CIVIL ENGINEERING
SURVEYING

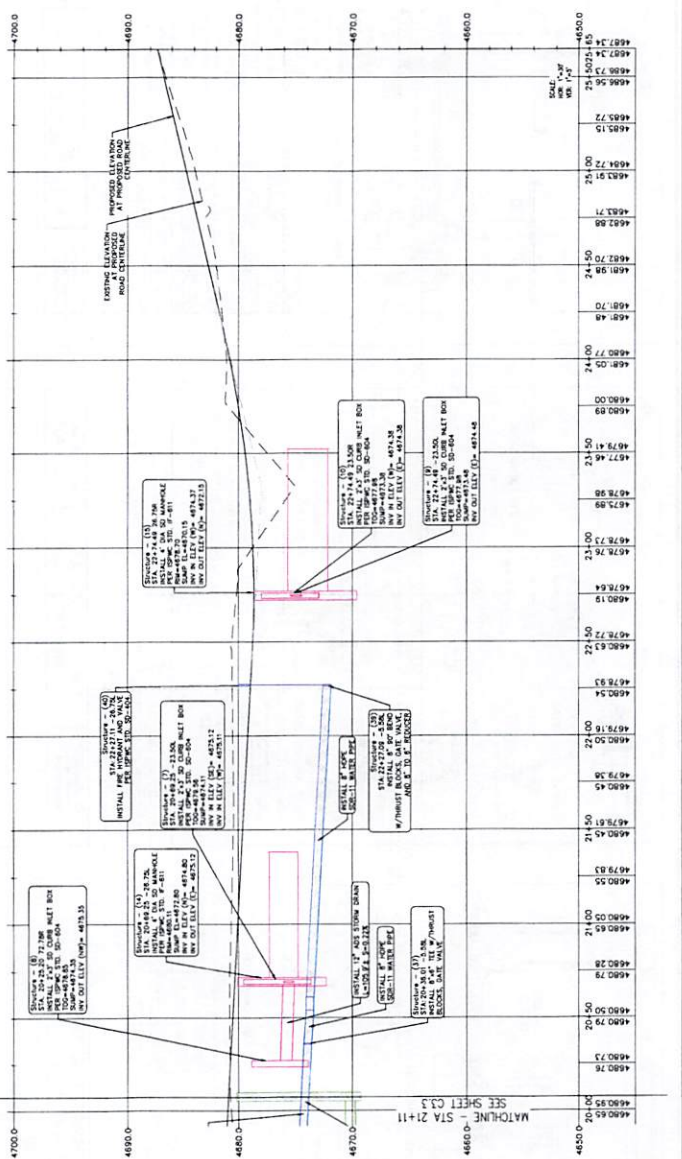
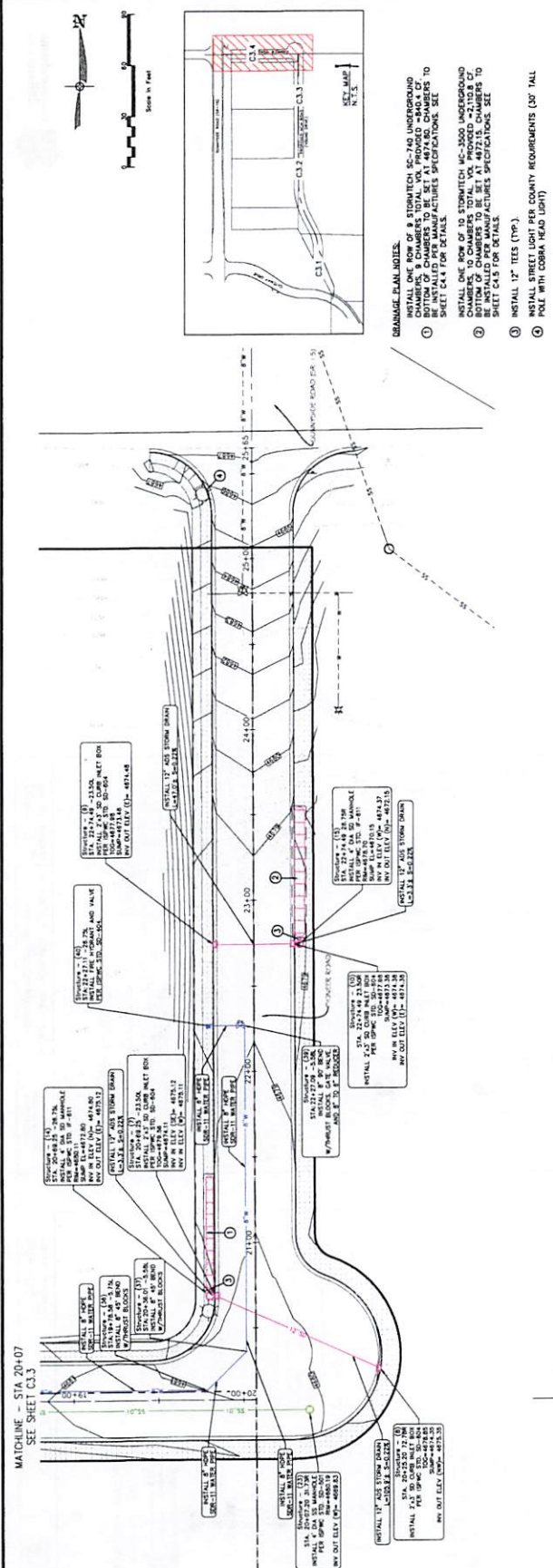
10716 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 • 801-944-8296

NO.	REVISIONS	BY	DATE



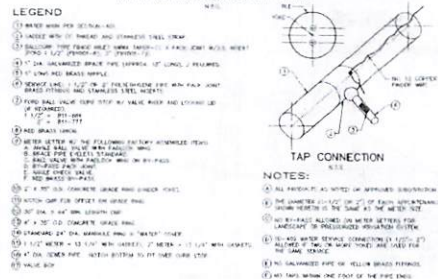
SHEET NO. C3.4
PROJECT NO. 22-155
DATE: 10/18/23
DESIGNED BY: JLS
CHECKED BY: JLS

Know what's below.
Call before you dig.



MATCHLINE - STA 20+07
SEE SHEET C3.3

SEE SHEET C3.3
MATCHLINE - STA 21+11



TAP CONNECTION

[illegible]

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION	THRUST BLOCK AND AND DETAILS	STANDARD DRAWING NO. SD-403
---	---------------------------------	--------------------------------



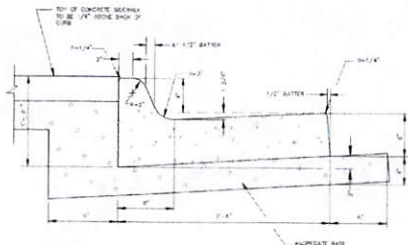
IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION	FIRE HYDRANT DETAIL	STANDARD DRAWING NO. SD-404
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VALVE BOX AND
LID DETAIL

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IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION	POTABLE AND NON-POTABLE WATER LINE (NPM) SEPARATION	STANDARD DRAWING NO. SD-407
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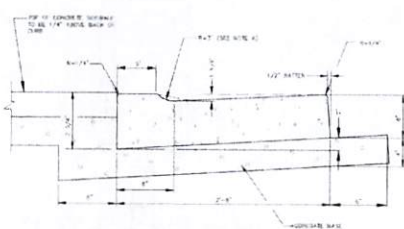
NOTES:

- (1) GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY INVOLVED.
- (2) BASE: A HIGH COMPACTED BED OF 3 IN. MIN. WASH OR EQUIVALENT BASE MATERIAL PLACED AT MINIMUM DEPTH OF 3 FEET 6 INCHES TO GRADE, PRIOR TO SETTING CURB FORMS.
- (3) 1/2-INCH PERFORED EXPANSION JOINT MATERIAL LAYED IN 3 FEET AT TRANSITION POINTS OF BASE.
- (4) CONTINUOUS PLACEMENT PREFERRED. JOINTS MAXIMUM 8 FEET MAXIMUM SPACING.
- (5) MATERIALS AND CONSTRUCTION IN CONFORMANCE WITH SPECIFICATIONS.
- (6) SLOPE: NO FEE VARIOUS DETAILING.
- (7) SLOPE: SLOPE MAY VARY DEPENDING ON CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.
- (8) BASE: BASE CONSTRUCTION REQUIRED: VERTICAL CURB AT INTERSECTIONS, VERTICAL CURB ADJACENT TO THE CURB, TRANSITION CURB AT TRANSITION POINTS OF BASE.
- (9) SEE ALSO FOR TYPE II AND III.

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION

CURB AND GUTTER TYPE III

STANDARD DRAWING NO. SD-705



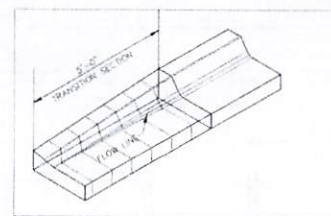
NOTES:

- (1) GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY INVOLVED.
- (2) BASE: A HIGH COMPACTED BED OF 3 IN. MIN. WASH OR EQUIVALENT BASE MATERIAL PLACED AT MINIMUM DEPTH OF 3 FEET 6 INCHES TO GRADE, PRIOR TO SETTING CURB FORMS.
- (3) 1/2-INCH PERFORED EXPANSION JOINT MATERIAL LAYED IN 3 FEET AT TRANSITION POINTS OF BASE.
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- (9) SEE ALSO FOR TYPE II AND III.

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION

CURB CUT DETAIL FOR CURB TYPE III

STANDARD DRAWING NO. SD-706



DETAIL AT END OF TRANSITION

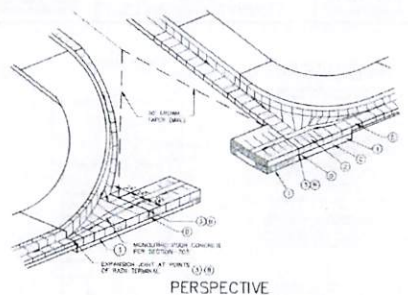
NOTE:

- (1) USE WITH STANDARD 6\"/>

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION

CURB TERMINUS

STANDARD DRAWING NO. SD-707



PERSPECTIVE



LEGEND:

- (1) 1/2\"/>

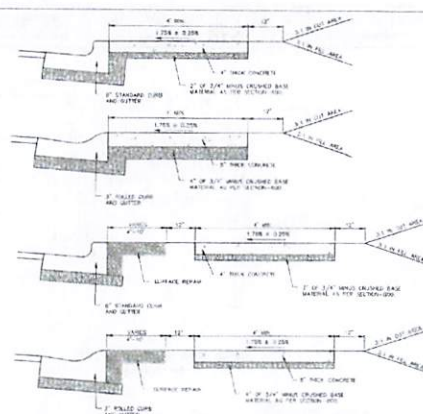
NOTES:

- (1) GRADE OF GUTTER MINIMUM 0.4%.
- (2) EXPANSION JOINT 1/2-INCH PERFORED JOINT MATERIAL (ASPHALT M 203).
- (3) PAVEMENT AND BASE SECTION PROVIDED: SHALL MATCH THE VALLEY GUTTER, TYPICAL.
- (4) PAVEMENT AND BASE SECTION PROVIDED: SHALL MATCH THE VALLEY GUTTER, TYPICAL.
- (5) PAVEMENT AND BASE SECTION PROVIDED: SHALL MATCH THE VALLEY GUTTER, TYPICAL.

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION

VALLEY GUTTER

STANDARD DRAWING NO. SD-708



NOTES:

- (1) GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY INVOLVED.
- (2) BASE: A HIGH COMPACTED BED OF 3 IN. MIN. WASH OR EQUIVALENT BASE MATERIAL PLACED AT MINIMUM DEPTH OF 3 FEET 6 INCHES TO GRADE, PRIOR TO SETTING CURB FORMS.
- (3) 1/2-INCH PERFORED EXPANSION JOINT MATERIAL LAYED IN 3 FEET AT TRANSITION POINTS OF BASE.
- (4) CONTINUOUS PLACEMENT PREFERRED. JOINTS MAXIMUM 8 FEET MAXIMUM SPACING.
- (5) MATERIALS AND CONSTRUCTION IN CONFORMANCE WITH SPECIFICATIONS.
- (6) SLOPE: NO FEE VARIOUS DETAILING.
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- (8) BASE: BASE CONSTRUCTION REQUIRED: VERTICAL CURB AT INTERSECTIONS, VERTICAL CURB ADJACENT TO THE CURB, TRANSITION CURB AT TRANSITION POINTS OF BASE.
- (9) SEE ALSO FOR TYPE II AND III.

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION

CONCRETE SIDEWALK

STANDARD DRAWING NO. SD-709

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

CIVIL ENGINEERING

CIVIL ENGINEERING

10718 SOUTH BECKSTEAD LANE, STE. 102

BOZEMAN, MONT. 59717-1021

SSYA IF

3791 SOUTH PIONEER ROAD, IDAHO FALLS, IDAHO 83402

ISPC DETAIL SHEET



SHEET NO. C4.3

PROJECT NO. 122-155

DATE: 04/18/23

FILE NAME: PROJ-155

SCALE:

811 Know what's below. Call before you dig.

STORMTECH SC-740 CHAMBER

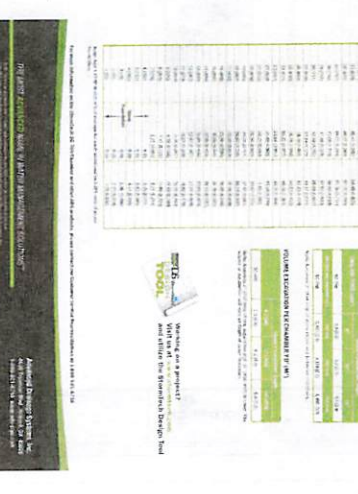
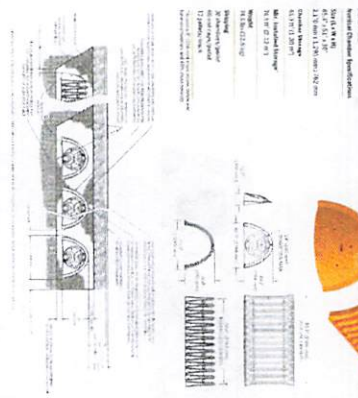
StormTech SC-740 chambers are designed for use in stormwater management applications. They are made of high-density polyethylene (HDPE) and are available in a variety of sizes and configurations. The chambers are designed to provide a safe and secure environment for stormwater storage and treatment. They are also designed to be easy to install and maintain.

StormTech SC-740 chambers are designed to provide a safe and secure environment for stormwater storage and treatment. They are also designed to be easy to install and maintain.

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ACCEPTABLE FILL MATERIALS, STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	ASPHALT DRAINAGE	CONCRETE DRAINAGE
1. FILL MATERIAL	1. FILL MATERIAL	1. FILL MATERIAL	1. FILL MATERIAL
2. FILL MATERIAL	2. FILL MATERIAL	2. FILL MATERIAL	2. FILL MATERIAL
3. FILL MATERIAL	3. FILL MATERIAL	3. FILL MATERIAL	3. FILL MATERIAL
4. FILL MATERIAL	4. FILL MATERIAL	4. FILL MATERIAL	4. FILL MATERIAL
5. FILL MATERIAL	5. FILL MATERIAL	5. FILL MATERIAL	5. FILL MATERIAL
6. FILL MATERIAL	6. FILL MATERIAL	6. FILL MATERIAL	6. FILL MATERIAL
7. FILL MATERIAL	7. FILL MATERIAL	7. FILL MATERIAL	7. FILL MATERIAL
8. FILL MATERIAL	8. FILL MATERIAL	8. FILL MATERIAL	8. FILL MATERIAL
9. FILL MATERIAL	9. FILL MATERIAL	9. FILL MATERIAL	9. FILL MATERIAL
10. FILL MATERIAL	10. FILL MATERIAL	10. FILL MATERIAL	10. FILL MATERIAL

NOTES:

1. The fill material must be placed in a uniform layer of 12 inches or less.
2. The fill material must be compacted to a minimum of 95% relative compaction.
3. The fill material must be free of large rocks and debris.
4. The fill material must be free of organic matter.
5. The fill material must be free of any other materials that could cause damage to the chamber.
6. The fill material must be placed in a uniform layer of 12 inches or less.
7. The fill material must be compacted to a minimum of 95% relative compaction.
8. The fill material must be free of large rocks and debris.
9. The fill material must be free of organic matter.
10. The fill material must be free of any other materials that could cause damage to the chamber.

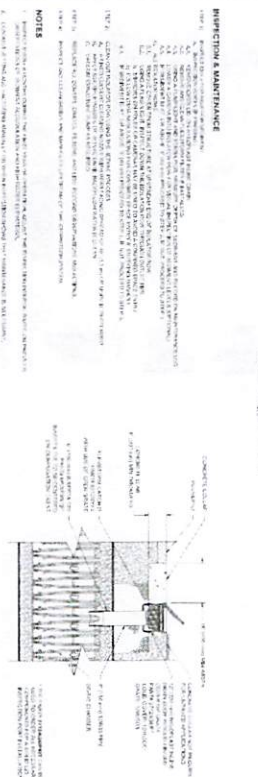
1 OF 1

SC-740 TECHNICAL SPECIFICATION



PART #	DESCRIPTION	QTY
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

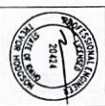
SC-740 ISOLATOR ROW DETAIL



1 OF 1

811
Know what's below.
Call before you dig.

PROJECT NO. C4.4
DATE 02/15/2014
BY JH/73
SCALE 1/8" = 1'-0"



SSYA IF
3791 SOUTH PIONEER ROAD, IDAHO FALLS, IDAHO 83402
STORMTECH DETAIL SHEET

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

NO.	REVISIONS	BY	DATE
1			
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10			

STANDARD CROSS SECTION

MC-3500

Stormtech

STORMTECH

100% POLYPROPYLENE

100% POLYPROPYLENE

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

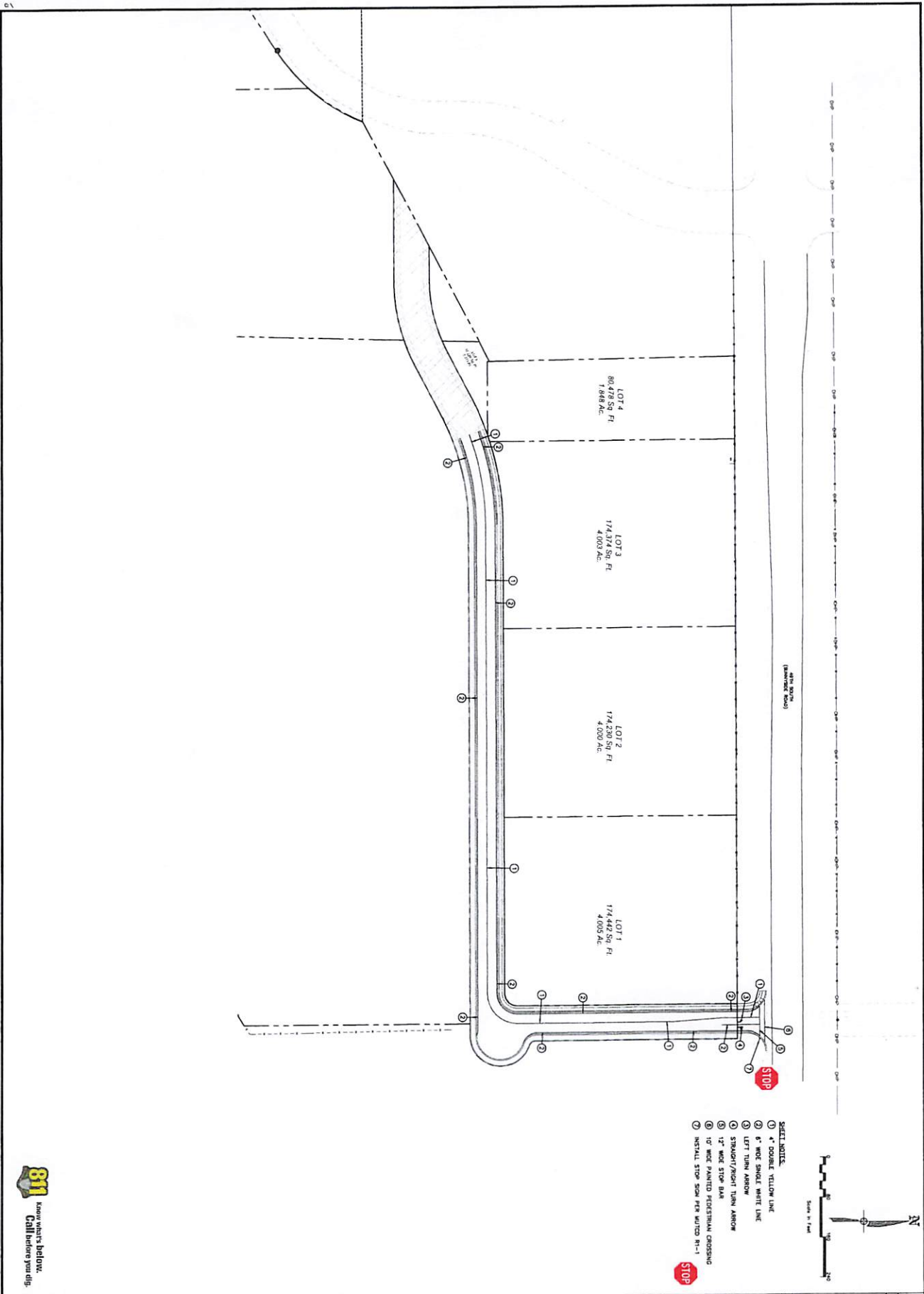
FOR COVER DEPTHS GREATER THAN 80" (2.0 m) PLEASE CONTACT STORMTECH

MATERIAL LOCATION	DESCRIPTION	APPROXIMATE CLASSIFICATION	CHARACTERISTIC DENSITY
1. FILL MATERIAL LOCATED IN THE CHAMBER SYSTEMS	USE THE FILL MATERIALS LISTED, WHICH ARE OF THE SAME TYPE AND QUALITY AS THE FILL MATERIALS USED IN THE CHAMBER SYSTEMS.	100	100 LBS/FT ³ (16.0 kN/m ³)
2. FILL MATERIAL LOCATED IN THE CHAMBER SYSTEMS	USE THE FILL MATERIALS LISTED, WHICH ARE OF THE SAME TYPE AND QUALITY AS THE FILL MATERIALS USED IN THE CHAMBER SYSTEMS.	100	100 LBS/FT ³ (16.0 kN/m ³)
3. FILL MATERIAL LOCATED IN THE CHAMBER SYSTEMS	USE THE FILL MATERIALS LISTED, WHICH ARE OF THE SAME TYPE AND QUALITY AS THE FILL MATERIALS USED IN THE CHAMBER SYSTEMS.	100	100 LBS/FT ³ (16.0 kN/m ³)
4. FILL MATERIAL LOCATED IN THE CHAMBER SYSTEMS	USE THE FILL MATERIALS LISTED, WHICH ARE OF THE SAME TYPE AND QUALITY AS THE FILL MATERIALS USED IN THE CHAMBER SYSTEMS.	100	100 LBS/FT ³ (16.0 kN/m ³)
5. FILL MATERIAL LOCATED IN THE CHAMBER SYSTEMS	USE THE FILL MATERIALS LISTED, WHICH ARE OF THE SAME TYPE AND QUALITY AS THE FILL MATERIALS USED IN THE CHAMBER SYSTEMS.	100	100 LBS/FT ³ (16.0 kN/m ³)
6. FILL MATERIAL LOCATED IN THE CHAMBER SYSTEMS	USE THE FILL MATERIALS LISTED, WHICH ARE OF THE SAME TYPE AND QUALITY AS THE FILL MATERIALS USED IN THE CHAMBER SYSTEMS.	100	100 LBS/FT ³ (16.0 kN/m ³)
7. FILL MATERIAL LOCATED IN THE CHAMBER SYSTEMS	USE THE FILL MATERIALS LISTED, WHICH ARE OF THE SAME TYPE AND QUALITY AS THE FILL MATERIALS USED IN THE CHAMBER SYSTEMS.	100	100 LBS/FT ³ (16.0 kN/m ³)
8. FILL MATERIAL LOCATED IN THE CHAMBER SYSTEMS	USE THE FILL MATERIALS LISTED, WHICH ARE OF THE SAME TYPE AND QUALITY AS THE FILL MATERIALS USED IN THE CHAMBER SYSTEMS.	100	100 LBS/FT ³ (16.0 kN/m ³)
9. FILL MATERIAL LOCATED IN THE CHAMBER SYSTEMS	USE THE FILL MATERIALS LISTED, WHICH ARE OF THE SAME TYPE AND QUALITY AS THE FILL MATERIALS USED IN THE CHAMBER SYSTEMS.	100	100 LBS/FT ³ (16.0 kN/m ³)
10. FILL MATERIAL LOCATED IN THE CHAMBER SYSTEMS	USE THE FILL MATERIALS LISTED, WHICH ARE OF THE SAME TYPE AND QUALITY AS THE FILL MATERIALS USED IN THE CHAMBER SYSTEMS.	100	100 LBS/FT ³ (16.0 kN/m ³)

NOTES:

1. Material located in the chamber systems shall be of the same type and quality as the material used in the chamber systems.
2. Material located in the chamber systems shall be of the same type and quality as the material used in the chamber systems.
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9. Material located in the chamber systems shall be of the same type and quality as the material used in the chamber systems.
10. Material located in the chamber systems shall be of the same type and quality as the material used in the chamber systems.

[illegible]



- SHEET NOTES**
- ① 4" DOUBLE YELLOW LINE
 - ② 6" WIDE SINGLE WHITE LINE
 - ③ LEFT TURN ARROW
 - ④ STRAIGHT/RIGHT TURN ARROW
 - ⑤ 12' WIDE STOP BAR
 - ⑥ 10' WIDE PAINTED PEDESTRIAN CROSSING
 - ⑦ INSTALL STOP SIGN PER WIDTH R/W



Community Development Services



City Council Work Session

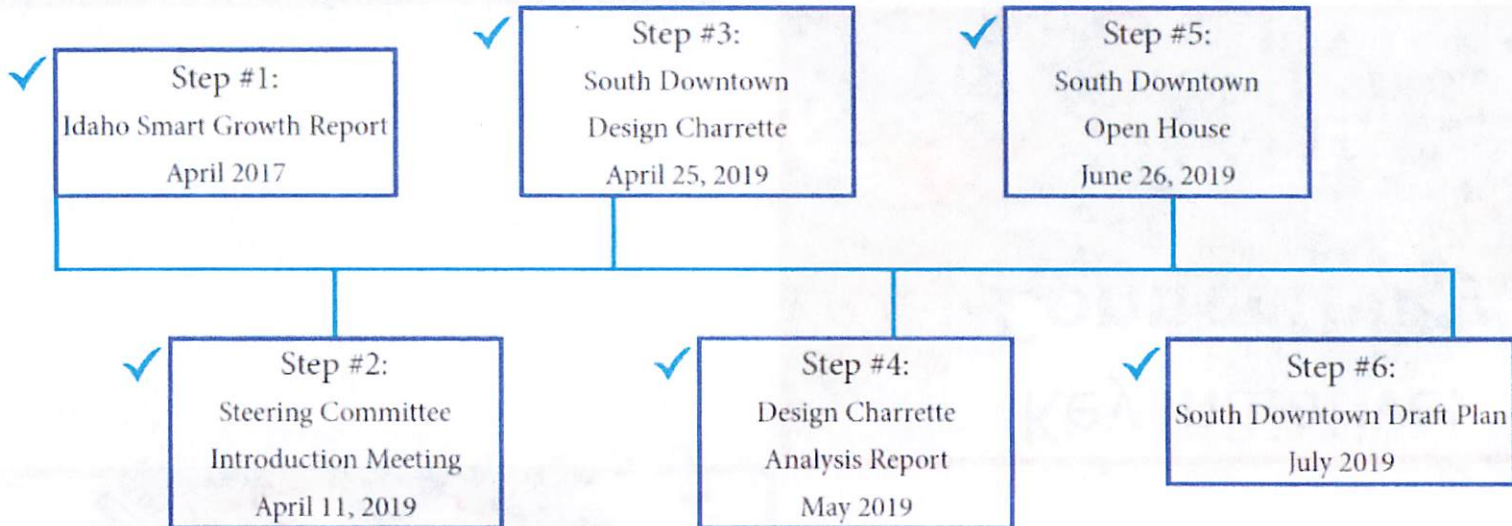
October 10, 2023



IDAHO FALLS

Form Based Code Amendment
South Downtown

SOUTH DOWNTOWN PLAN TIMELINE



Idaho Falls
South Downtown Plan



A graphic for 'Urban Design' featuring a central white circle with the text 'Key Initiative: Urban Design'. The circle is surrounded by a ring of colorful, stylized buildings in various colors (red, yellow, blue, green, black) and shapes, with some paint splatters around the base.

Key Initiative: **Urban Design**

A graphic for 'Connectivity' featuring a central white circle with the text 'Key Initiative: Connectivity'. The circle is surrounded by a ring of colorful, stylized buildings in various colors (red, yellow, blue, green, black) and shapes, with some paint splatters around the base.

Key Initiative: **Connectivity**

A graphic for 'Economic Conditions' featuring a central white circle with the text 'Key Initiative: Economic Conditions'. The circle is surrounded by a ring of colorful, stylized buildings in various colors (red, yellow, blue, green, black) and shapes, with some paint splatters around the base.

Key Initiative: **Economic Conditions**

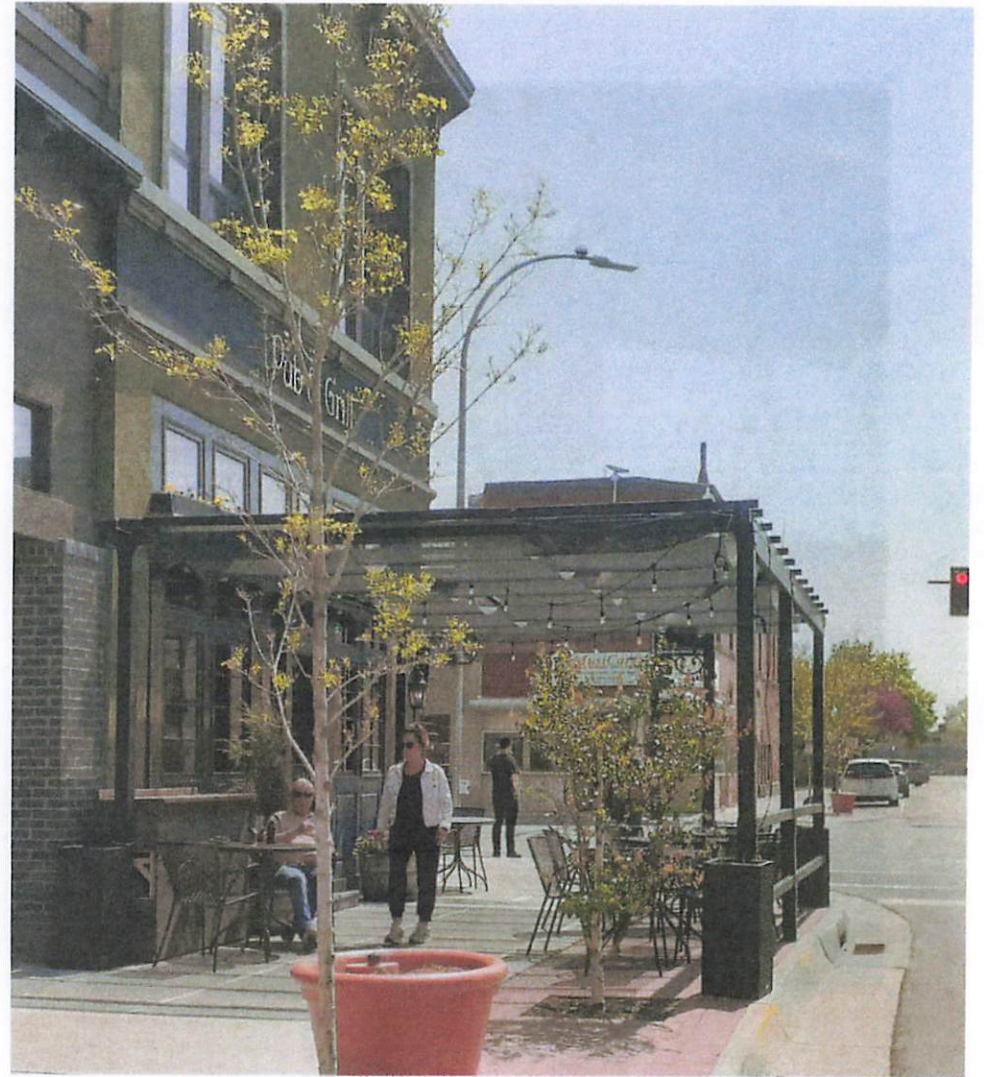
Experiences from our 1st FBC Downtown District

- Successful creation of affordable housing Downtown
 - Improved Landscape
 - Improved Window treatments



Experiences from our 1st FBC Downtown District

- Engaging Parklets



Experiences from our 1st FBC Downtown District

- Improved Window treatments
- Transparency requirements



Experiences from our 1st FBC Downtown District

- Improved parking lots



The Parts

- 1) Place Types
- 2) Street Types
- 3) Subdistricts
- 4) Uses
- 5) Building Types
- 6) Open Space Types
- 7) Landscaping
- 8) Parking
- 9) Signs
- 10) Administration

City of Idaho Falls Form Based Code October 2020 Edition



Townsite Place Type

intended for use in historic city centers that have a combination of residential housing, commercial strips, and historic industrial building stocks.

This Place Type typically includes Storefront buildings along key corridors and nodes, allowing a wide mix of uses. The focus is on uses that fit within the historical context of the area, but also encourages reinvestment into underdeveloped districts.

Typically, this Place Type should be served by multi-modal transportation options with high walkability.

1.5 Townsite

1. Description and Intent

The Townsite Place Type is intended for use in historic city centers which have a combination of residential housing, commercial strips, and historic industrial building stocks. A range of Building Types exist in the Townsite, but may be distinguished by the subdistrict. This Place Type typically includes Storefront buildings along key corridors and nodes, allowing a wide mix of uses. The focus is on uses that fit within the historical context of the area, but also encourages reinvestment into underdeveloped districts. Typically, this Place Type should be served by multi-modal transportation options with high walkability.

2. Requirements

Refer to Table 1.5 (1) for requirements for the Townsite Place Type.



Figure 1.5 (1) Townsite Place Type

Townsite Requirements

		South Downtown District
Subdistricts	Business Core	● Main Street Development
	Historic Residential	● Historic Neighborhood
	Warehouse Core	● Multi-Purpose and Mixed Use
	River Edge	● Riverwalk and Civic Use
	Edge B	● Highway Frontage Mixed Use
Block Configuration	Maximum Block Length	400' *
	Maximum Block Width	225' *, Mid block alley (non primary street) may intersect block.
Permitted Street Types	Alley	●
	Lane	
	Neighborhood St	●
	Connector	●
	Avenue	●
	Boulevard	●
Open Space Requirements	Core Subdistrict Requirements	One Open Space Type is required within one quarter (1/4) of a mile of the entrance of each building.
	General and Edge Subdistrict Requirements	One Open Space Type is required within one sixth (1/6) of a mile of the entrance of each building.
Permitted Open Space Type	Plaza	●
	Square	●
	Green	
	Pocket Park	●
	Commons	●
	Park	
	Greenway/Riverwalk	●

● = Permitted

* The Warehouse District is exempt from this requirement as determined by the Zoning Administrator

Table 1.5 (1). Townsite Place Type Requirements.

District Boundary

Bound by Cliff Street,
Yellowstone Ave,
Pancheri Dr., and the
Snake River.

Bound by Cliff Street,
Yellowstone Ave,
Pancheri Dr., and the
Snake River.

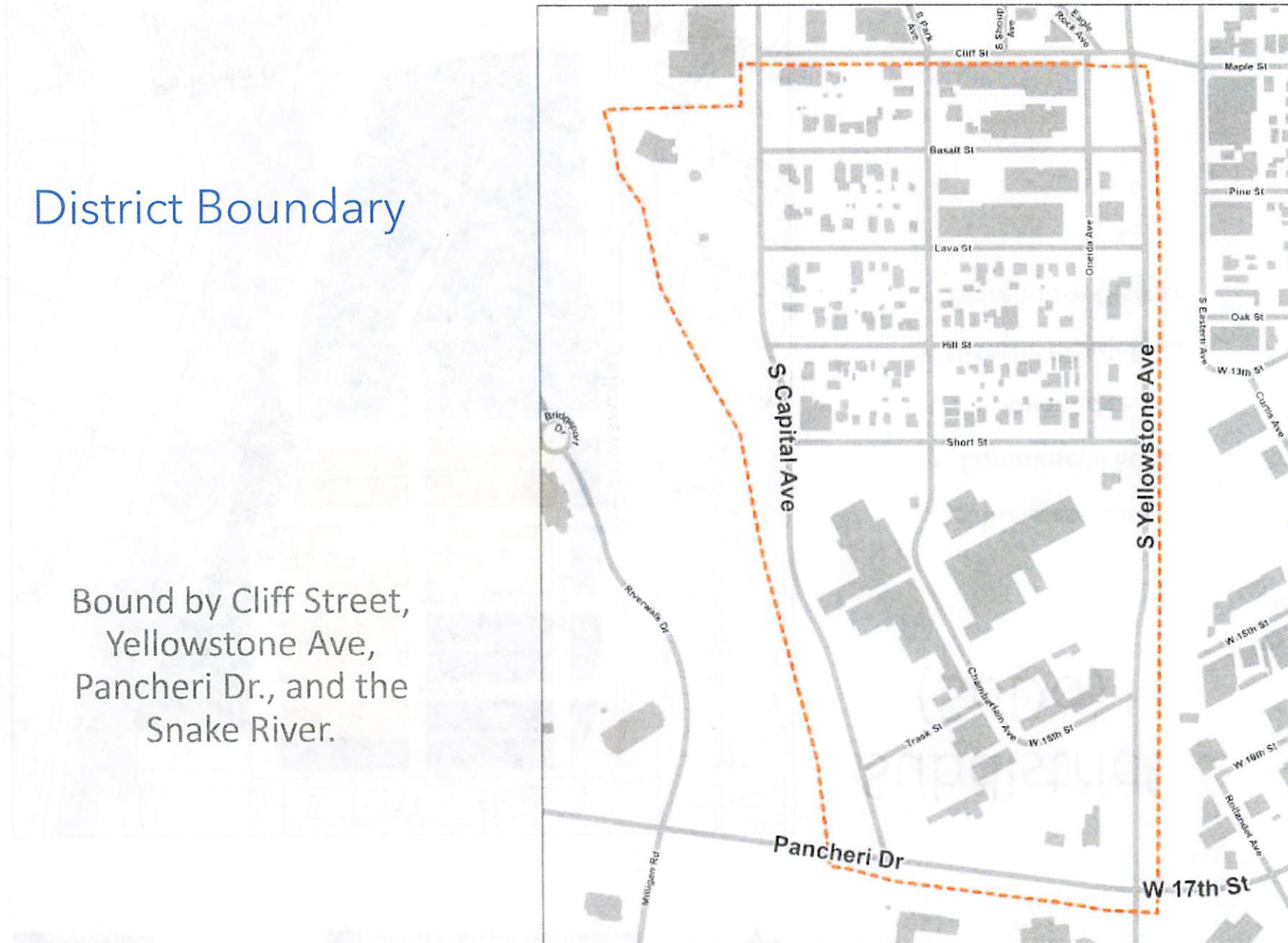
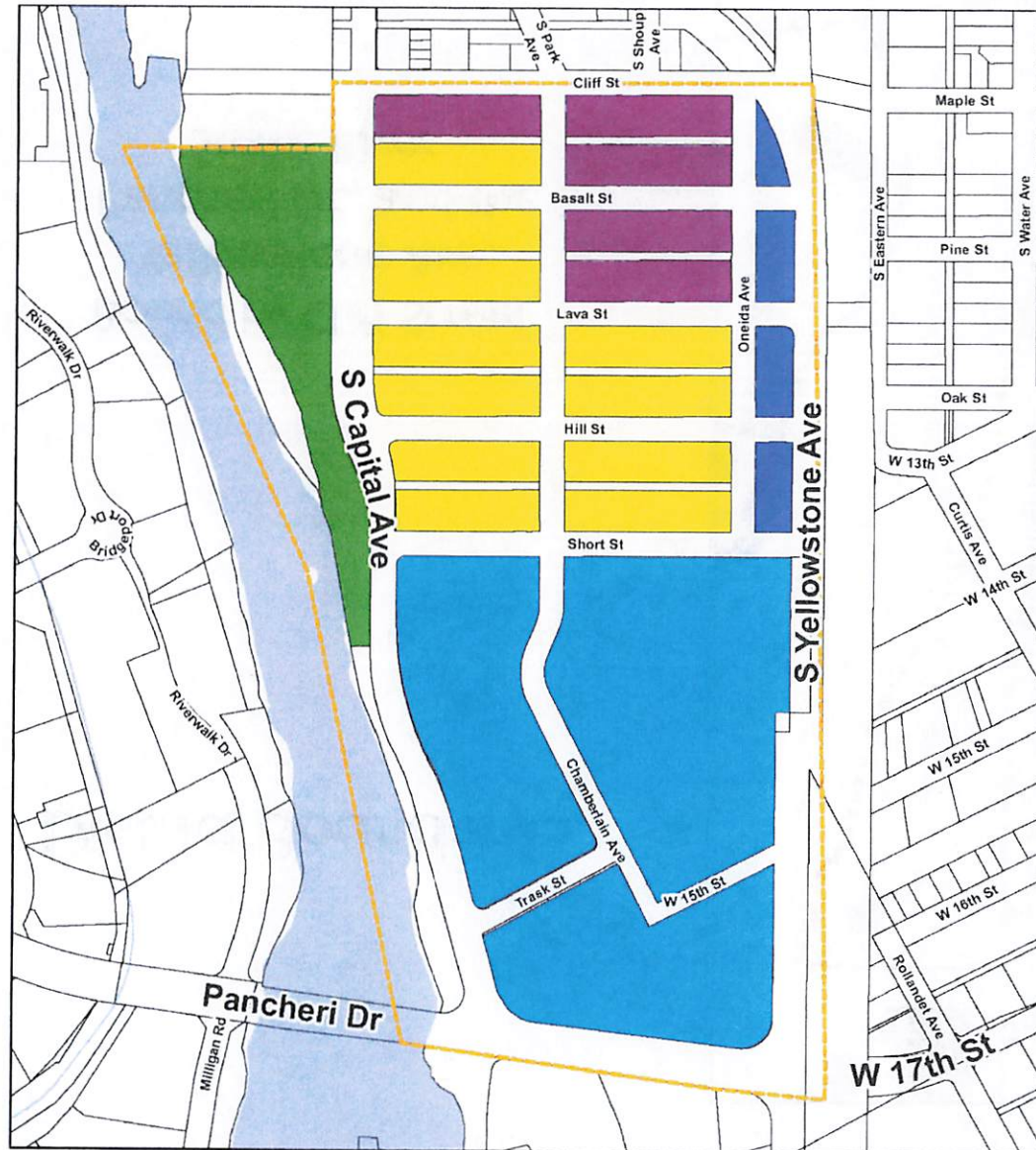


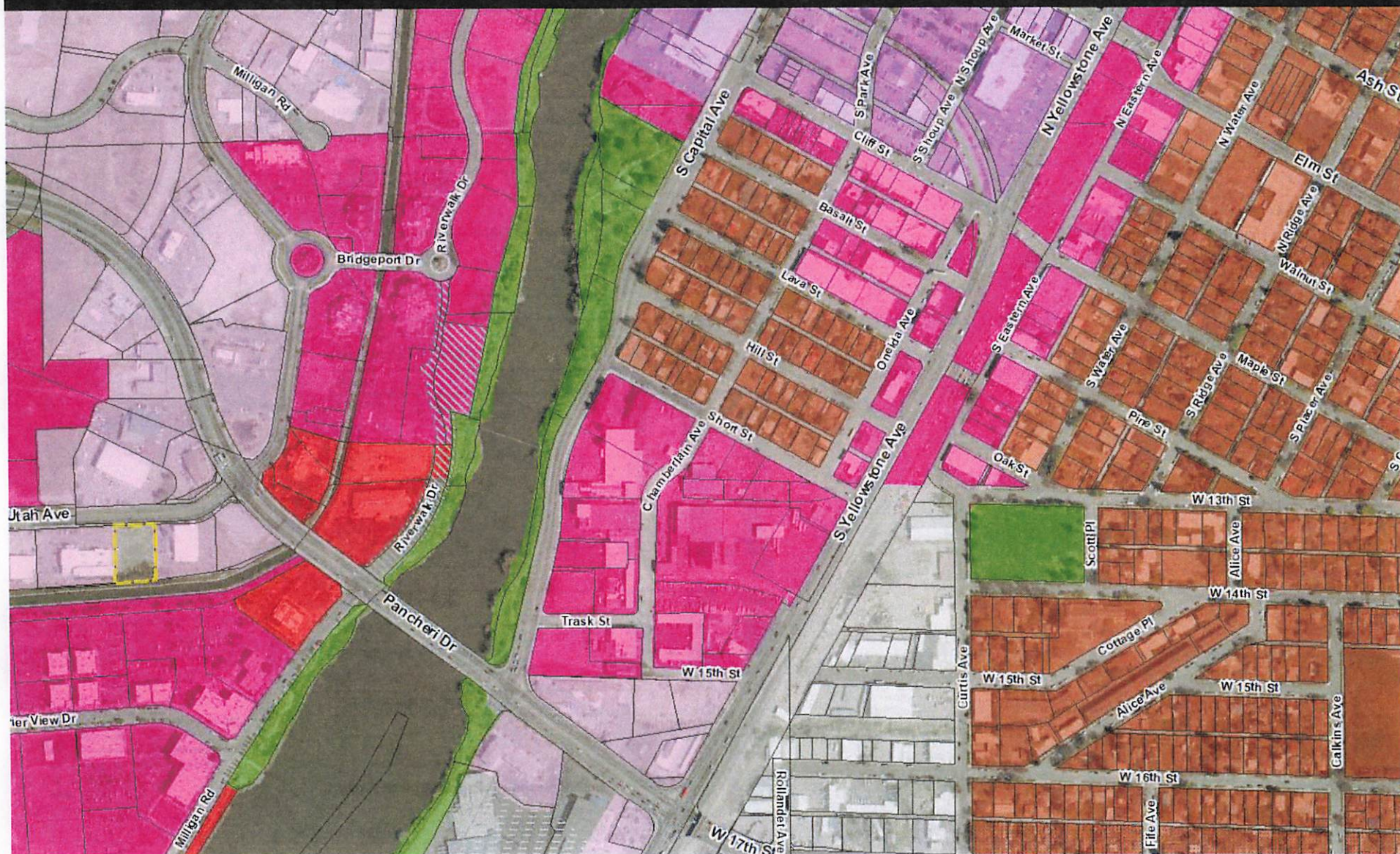
Figure 1.5 (2) South Downtown District Boundaries



Subdistrict (SoDo)

- Business Core
- Commercial Edge
- River Edge
- Historic Residential
- Warehouse District

Rezone



South Downtown District

Subdistricts

- KEY**
- Permitted
 - Permitted in Upper Stories Only
 - ⦿ Permitted with Development Standards
 - Requires a Conditional Use Permit

Use Category and Subcategory Table

	Business Core	Historic Residential	Warehouse	River Edge	Edge B
Residential & Lodging					
Residential	●	●	●	●	●
Short-Term Rental	●	●	●	●	●
Hotel & Inn	●	●	●	●	●
Residential Care	●	●	●	●	●
Civic					
Assembly	●	●	●	●	●
Transit Station	●	●	●	●	●
Hospital & Clinic	●	●	●	●	●
Library/Museum/Post Office	●	●	●	●	●
Mail Service (distribution)	●	●	●	●	●
Police & Fire	●	●	●	●	●
School	○	○	○	○	○
Retail					
Small Scale Retail	●	●	●	●	●
General Retail	●	●	●	●	●
Service					
Small Scale Service	●	●	●	●	●
General Service	●	●	●	●	●
Eating & Drinking Establishments	●	●	●	●	●
Vehicle Service	●	●	●	●	●
Office & Industrial					
Office	●	●	●	●	●
Craftsman Industrial	●	●	●	●	●
Infrastructure					
Parking Lot	●	●	●	●	●
Parking Structure (Stand Alone)	●	●	●	●	●
Utility & Infrastructure	○	○	○	○	○
Open Space	●	●	●	●	●
Accessory Uses					
Home Occupation	●	●	●	●	●
Outdoor Storage of Goods	●	●	●	●	●
Drive Through	●	●	●	●	●

Table 4.2 South Downtown District Uses

Uses (SoDo)

Chapter 4

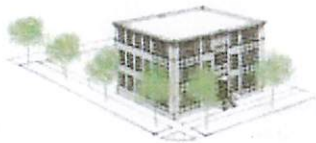
Buildings (SoDo)

Chapter 5

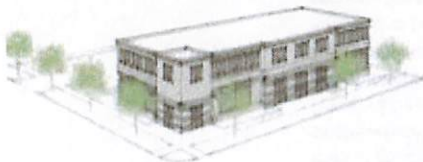
Storefront Building



General Stoop Building



Mid Scale Shop Building



Townhome Building



Yard Building



Civic Building



Limited Bay Building

Building Types by Districts and Subdistricts

Building Types	Downtown District						South Downtown District			
	Subdistricts						Subdistrict			
	Core A	Historic Center	General	Edge A	Edge B	Edge C	Business Core	Historic Residential	Warehouse District	River Edge
Storefront	•	•	•	•	•		•		•	•
General Stoop	•		•	•			•		•	•
Mid Scale Shop			•		•		•		•	
Townhome Building	•		•	•		•	•	•	•	
Yard Building						•		•		
Civic Building	•	•	•		•		•		•	•
Limited Bay					•		•		•	

• = Permitted

5.7(G) Limited Bay

1. Description & Intent

The Limited Bay Building Type permits a lower level of ground floor storefront facade and a single vehicle bay with garage door access on the Primary Street. A wider range of uses can also be accommodated within this Building Type, including craftsman industrial uses. This Building Type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and continuing the fabric of the Storefront Building Type.

2. Regulations

Regulations for the Limited Bay Building Type are defined in the adjacent table.

Notes

1. Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.
2. Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.
3. If 18 feet or more in height, ground story shall count as two stories towards maximum building height.



Limited Bay Building Type Table

1 Building Siting* Refer to Figure 5.7(G)(1)				
Multiple Principal Buildings		not permitted	permitted	not permitted
a	Front Property Line Coverage	75%	75%	75%
Occupation of Corner		required	required	permitted
b	Front Build to Zone	0' to 15'	0' to 10'	0' to 15'
c	Corner Build to Zone	0' to 10'	0' to 5'	0' to 10'
d	Minimum Side Yard Setback	0'	0'	0'
e	Minimum Rear Yard Setback	5'	10'	5'
f	Minimum Lot Width	none	none	none
	Maximum Lot Width	none	none	none
Maximum Impervious Coverage		70%	70%	75%
Additional Semi-Pervious Coverage		20%	20%	20%
g	Parking & Loading	rear & side yard	rear & side yard	rear & side yard
h	Street Facade Service Bay Entrance	limited to one per street facade, maximum width 18"		
Vehicular Access		From alley; if no alley exists, 1 driveway per street frontage		
2 Height Refer to Figure 5.7(G)(2).				
j	Minimum Overall Height	1 story		
k	Maximum Overall Height	3 stories ²	8 stories ²	3 stories ²
Ground Story: Minimum Height		14'	14'	14'
Maximum Height		24' ³	24' ³	24' ³
Upper Stories: Minimum Height		9'	9'	9'
Maximum Height		14'	14'	14'
3 Uses Refer to Figure 5.7(G)(2). Refer to 4.0 Uses for permitted uses.				
n	Ground Story	retail, service, office, craftsman industrial		
o	Upper Story	any permitted use		
p	Parking within Building	permitted fully in basement and in rear of upper floors plus one service bay width at ground floor		
q	Required Occupied Space	30' deep on all full floors from the front facade		
(4) Street Facade Requirements Refer to Figure 5.7(G)(3).				
r	Minimum Ground Story Transparency Measured between 2' and 8' above grade	85%. Service Bay door shall be a minimum of 50% transparent		
s	Minimum Transparency per each Story	15%	15%	15%
Blank Wall Limitations		required per floor		
t	Front Facade Entrance Type	storefront, stoop		
u	Principal Entrance Location	front or corner facade		
Required Number of Street Entrances		1 per 100' of facade; service bay door not included		
Vertical Facade Divisions		every 50' of facade width	every 25' of facade width	
Horizontal Facade Divisions		required within 3' of the top of the ground story for all buildings over 2 stories		
(5) Roof Type Requirements Refer to Figure 5.7(G)(3).				
v	Permitted Roof Types	parapet, flat		
Tower		permitted, not included in overall height	not permitted	

10.3 Exceptions and Variances.

10.4. Nonconformance.

1. General.

- (1) Intent. To provide a set of regulations for legal nonconforming buildings and uses and to specify those circumstances and conditions under which nonconformance shall be gradually eliminated.
- (2) Applicability. The standards in this Section apply as follows:
 - (a) The provisions detailed in this Section apply to all structures, uses, or site improvements that lawfully existed prior to the adoption of or amendment to this Code, but that could not occur under current provisions of this Code.
 - (b) Structures, uses, and site improvements that did not lawfully exist prior to the effective date or amendment to this Code are not exempt under the provisions of this Section.
- (3) Continuation. Legal nonconformance is permitted to continue, subject to the restrictions outlined in this Section and subject to Idaho Code.
- (4) Maintenance. Legal nonconformance shall continue as required by law provided said continuance does not result in the expansion or intensification of the nonconformance.

City of Idaho Falls Form Based Code October 2023 Edition



City of Idaho Falls Form Based Code

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City of Idaho Falls City Council

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City of Idaho Falls Form-Based Code based on the Wasatch Choice 2040 Consortium Form-Based Code for Centers and Corridors Template

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1.0 Place Types



1.0 Place Types

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1.1 Establishment of Place Types

Introduction

For the purpose of this Code there are three terms used to describe geographic and regulatory areas: Place Type, District, and Subdistrict.

- (1) **Place Type.** A general description of the existing, desired, or combination of existing and desired form and use of a geographical area, not a specific parcel. The purpose of a Place Type is to regulate design, subdivision, and rezoning of parcels designated within a specific District.
- (2) **District.** A geographical area where a Place Type has been designated. The purpose of a District is to describe the boundaries within which a Place Type and various Subdistricts have been designated.
- (3) **Subdistrict.** A specific, regulatory area that applies to parcels within a District or Place Type. The purpose of a Subdistrict is to define regulations for allowed built form and land uses within the Subdistrict. Subdistricts are intended to match or closely match the existing, desired, or combination of existing and desired form and uses of buildings on specific parcels.

1. Application

Place Type requirements apply to all parcels within the District, as designated on the Regulating Plan Map. Subdistricts are defined and adopted under Chapter 3.0 of this Code. Subdistricts may be allowed under multiple Place Types.

2. Establishment of Place Types

The following Place Types are hereby created. Refer to the Place Types for specific descriptions and requirements.

- (1) Urban Center Place Type, See 1.4
- (2) Townsite Place Type, See 1.5
- (3) Reserved for future Place Types

3. Zoning Map

Place Types are utilized in the following formats:

- (1) **Zoning Map.** Place Types are assigned to Districts on the Regulating Plan Map. Subdistricts are applied to specific parcels within a District, as shown on the Regulating Plan Map.
- (2) **Unmapped.** There shall be no unmapped or un-designated parcels within a Place Type District.

1.2 Specific Place Type Requirements

1. Establishment of Subdistricts

- (1) **Permitted Subdistricts.** A series of permitted Subdistricts are listed within each Place Type.
- (2) **Required areas of and/or specific locations for certain**

Subdistricts may be designated.

- (3) Each Subdistrict includes permitted uses (refer to 4.0 Uses) and permitted Building Types (refer to 5.0 Building Types). Refer to 3.0 Districts for further definition of permitted uses and Building Types.

2. Block Configuration, Street Types, and Open Space

Block Configuration. Maximum block lengths and widths are provided for each Place Type. The block configuration requirements define the maximum sizes for blocks within each Place Type. If existing blocks within the development application area are larger than those designated, subdivision and new streets are required.

- (1) **Permitted Street Types.** A series of permitted Street Types are designated within the Place Type. Refer to 2.0 Street Types for further definition
- (2) **Open Space Requirement.** A specific requirement for Open Space Types to be located within walking distance of commercial and residential units is listed for each Place Type.
- (3) **Permitted Open Space Types.** A series of permitted Open Space Types are listed Within each Place Type. Open Space Types shall be utilized to meet the Open Space Requirement.

1.0 Place Types

1.3 General Place Type Requirements

1. Applicability

The following general block, lot, and street design requirements are applicable to all Place Types.

2. Interconnected Street Pattern

The network of streets within any Place Type shall form an interconnected pattern with multiple intersections and resulting block sizes as designated in the requirements for each Place Type.

- (1) The arrangement of streets shall ensure the continuation of existing streets from adjoining areas into new developments.
- (2) Cul-de-sac and dead end streets are not permitted.
- (3) Where possible, streets shall follow natural features rather than interrupting or dead-ending at the feature.
- (4) Refer to 2.0 Street Types for requirements for streets.

3. Block Configuration

Refer to Figure 1.3 (1) for an illustration of Typical Block Elements.

- (1) The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
- (2) Blocks shall typically be two lots deep, with the exception of blocks containing open space. Blocks may include an alley. Blocks may include existing lots within an existing zoning district outside the Place Type.
- (3) Blocks shall typically be fronted with lots on at least two faces, preferably on the longest street faces.

4. Maximum Block Size

Block sizes for residential and commercial development and redevelopment are designated within each Place Type. Where blocks in different Place Types back up to each other, those blocks are exempted from the maximum block size.

5. Minimum Number of Access Points

This requirement is intended to establish a minimum level of connectivity via vehicular rights-of-way between adjacent developments and to surrounding streets. The Access Management Plan will guide the number of access points based on road designation.

6. Designate Primary Streets

The intent of the Primary Street designation is to develop a network of streets with continuous building frontage and no or limited vehicular access in order to reduce conflicts between pedestrians and vehicular traffic.

- (1) Designate primary streets along all blocks faced and fronted by commercial activity.
- (2) All lots shall front on at least one primary street. Such street frontage shall serve as the front of the lot, as referred to in the Building Type requirements.
- (3) Where there is a lot with two (2) primary street frontages, the developer shall consult with staff to determine which street frontage warrants primary designation and the front of the lot.

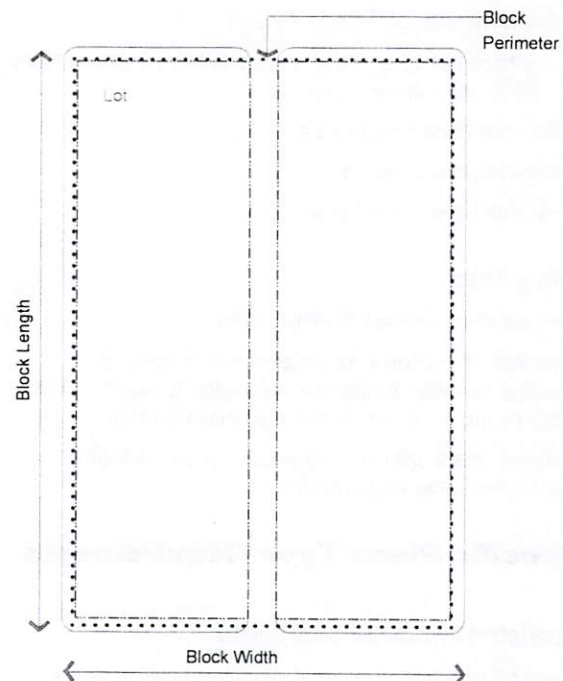


Figure 1.3 (1). Typical Block Elements.

7. Block Access Configurations

- (1) Vehicular access should not occur from a Primary Street, unless the parcel is fronted by more than two primary streets, in which case, staff shall determine which is the appropriate street for vehicular access. The determination shall be based on locations of existing and proposed vehicular access points of other developments along the Primary Streets.
- (2) Blocks may include alleys, drives, or driveway entrances with the following recommended configurations. See Figure 1.3 (2).
 - (a) Mid-Block Access. This configuration includes an alley or drive running through the center of the block.
 - (b) "T" Configuration. This configuration includes two alleys within a Block that are perpendicular to each other, forming a "T," thus allowing development to front on three block faces.
 - (c) "H" Configuration. Similar to the "T" configuration, this configuration allows development to front on all four block faces.
- (3) Access to blocks shall be aligned, and generally located on opposite sides of the block, and aligned across from access points to other blocks.
- (4) Mid-Block Pedestrian Ways. Mid-block pedestrian ways are required on blocks longer than five hundred feet (500').
 - (a) When combined with mid-block street crossings, these pathways should align to facilitate easy pedestrian movements.
 - (b) Mid-Block pedestrian ways should be located in the middle third of a block face.
 - (c) Minimum width for mid-block pedestrian ways rights-of-way or easements is twenty feet (20').
 - (d) Mid-Block pedestrian ways should follow the streetscape requirements of Street Type A. See 2.0 Street Types for further definition.

8. Lots

- (1) Typical Lot Dimensions. All lots of record shall be developed to meet the requirements outlined in 5.0 Building Type requirements.
- (2) Typical Lot Configuration. All lots shall have frontage along a public street unless otherwise specified in 5.0 Building Type requirements.
 - (a) Lot Shape. To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.
 - (b) Through-Lots. Through lots fronting on two parallel streets are not permitted with the exception of a lot covering fifty percent (50%) or more of a block and where both sides of the building fronting a street meet the standards for a front property line (refer to 5.0 Building Types).
 - (c) Corner Lots. Corner lots shall have a front yard along one street and a corner yard along the other street. The front yard of a corner lot should be consistent with the front yard of one adjacent parcel.
 - (d) Flag Lots. Flag lots are prohibited.

9. General Open Space Requirements

- (1) Refer to the Place Type requirements tables for permitted Open Space Types.
- (2) Mix Open Space Types. Multi-parcel developments may provide a mix of open space types to meet open space requirements, for Place Types in which multiple open space types are allowed.

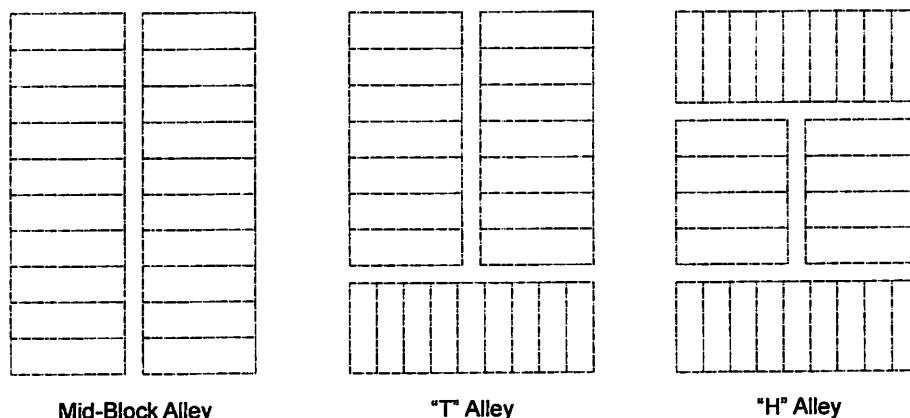


Figure 1.3 (2). Alley Configuration.

1.0 Place Types

10. General Subdistrict Layout

For all Place Types, the following outlines how the Subdistricts should relate to one another. See Figure 1.3 (3).

- (1) The following applies to all Subdistricts.
 - (a) Similar intensities of uses should face each other across the street.
 - (b) More intense uses, that share blocks with less intense uses, should be located on block ends. For example, a residential General Subdistrict should be located on corner parcels when on the same block as a less intensive Edge Subdistrict.
 - (c) Blocks may contain multiple Subdistricts; however, changes in Subdistricts should occur along an alley, the rear property line, or at a corner parcel.
 - (d) When Place Types back up to the rear of existing single unit residential neighborhoods, an Edge Subdistrict should be utilized as a buffer.

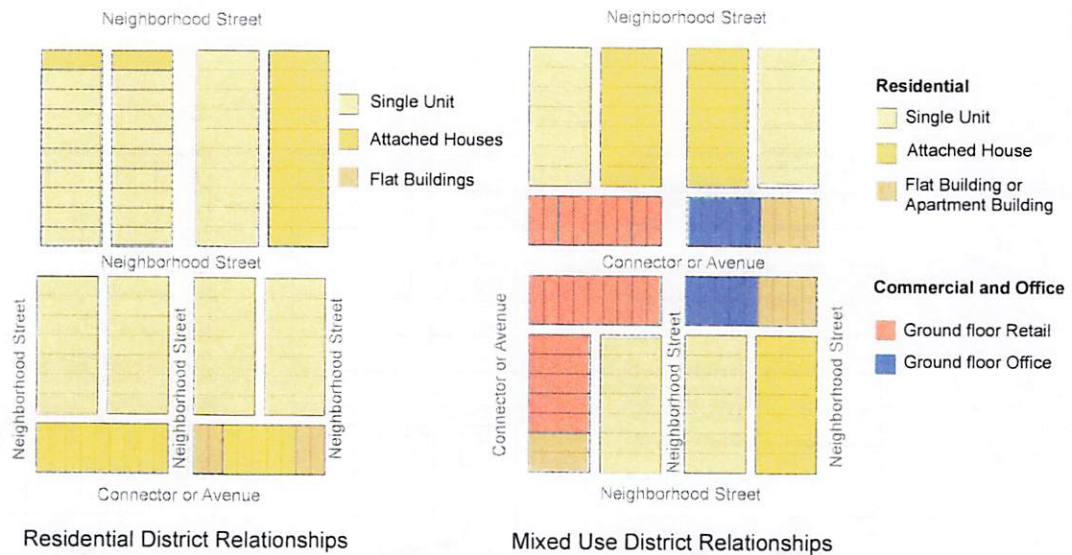


Figure 1.3 (3). District Relationships

1.4 Urban Center

1. Description and Intent

The Urban Center Place Type is intended for use in fairly intensive centers of activity, particularly the downtown area of Idaho Falls. This Place Type allows for a range of building intensity and a wide mix of uses. The Urban Center Place Type is designed for a high level of walkability, efficient use of the public right-of-way, and provision of opportunities for a wide range of public and private events in public spaces. Boundaries of the Urban Center Place Type typically include lower intensity Edge Subdistricts.

2. Requirements

Refer to Table 1.4 (1) for requirements for the Urban Center Place Type.

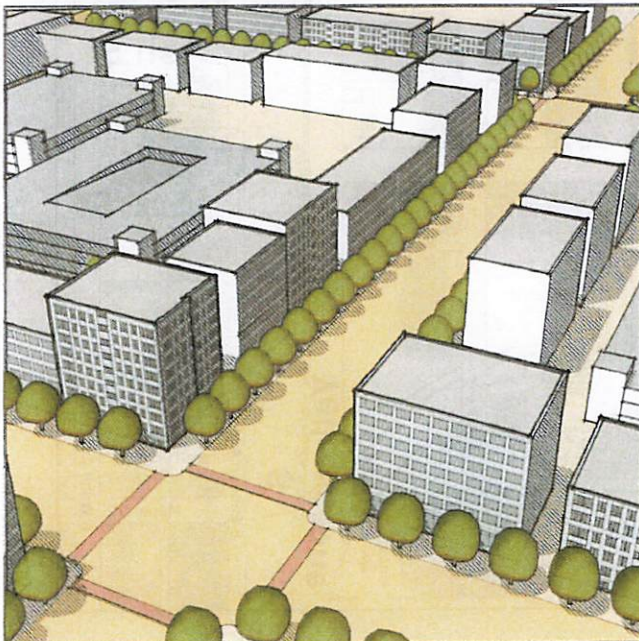


Figure 1.4 (1) Urban Center Place Type

Urban Center Requirements

		Downtown District	
Subdistricts	Core A	●	Mixed Use Development
	Historic Center	●	Downtown Historic Center
	General A	●	Multi-Purpose and Mixed Use
	Edge A	●	Riverwalk Frontage Mixed Use
	Edge B	●	Highway Frontage Mixed Use
	Edge C	●	Residential Buffer
Block Configuration	Maximum Block Length	350'	
	Maximum Block Width	350', Mid block alley (non primary street) may intersect block.	
Permitted Street Types	Alley	●	
	Lane		
	Neighborhood St		
	Connector	●	
	Avenue	●	
	Boulevard		
Open Space Requirements	Core Subdistrict Requirements	One Open Space Type is required within one quarter (1/4) of a mile of the entrance of each building.	
	General and Edge Subdistrict Requirements	One Open Space Type is required within one sixth (1/6) of a mile of the entrance of each building.	
Permitted Open Space Type	Plaza	●	
	Square	●	
	Green		
	Pocket Park	●	
	Commons	●	
	Park		
	Greenway/Riverwalk	●	Shall be utilized only for Edge Subdistrict requirements.

● = Permitted

Table 1.4 (1). Urban Center Place Type Requirements.

1.0 Place Types

Downtown

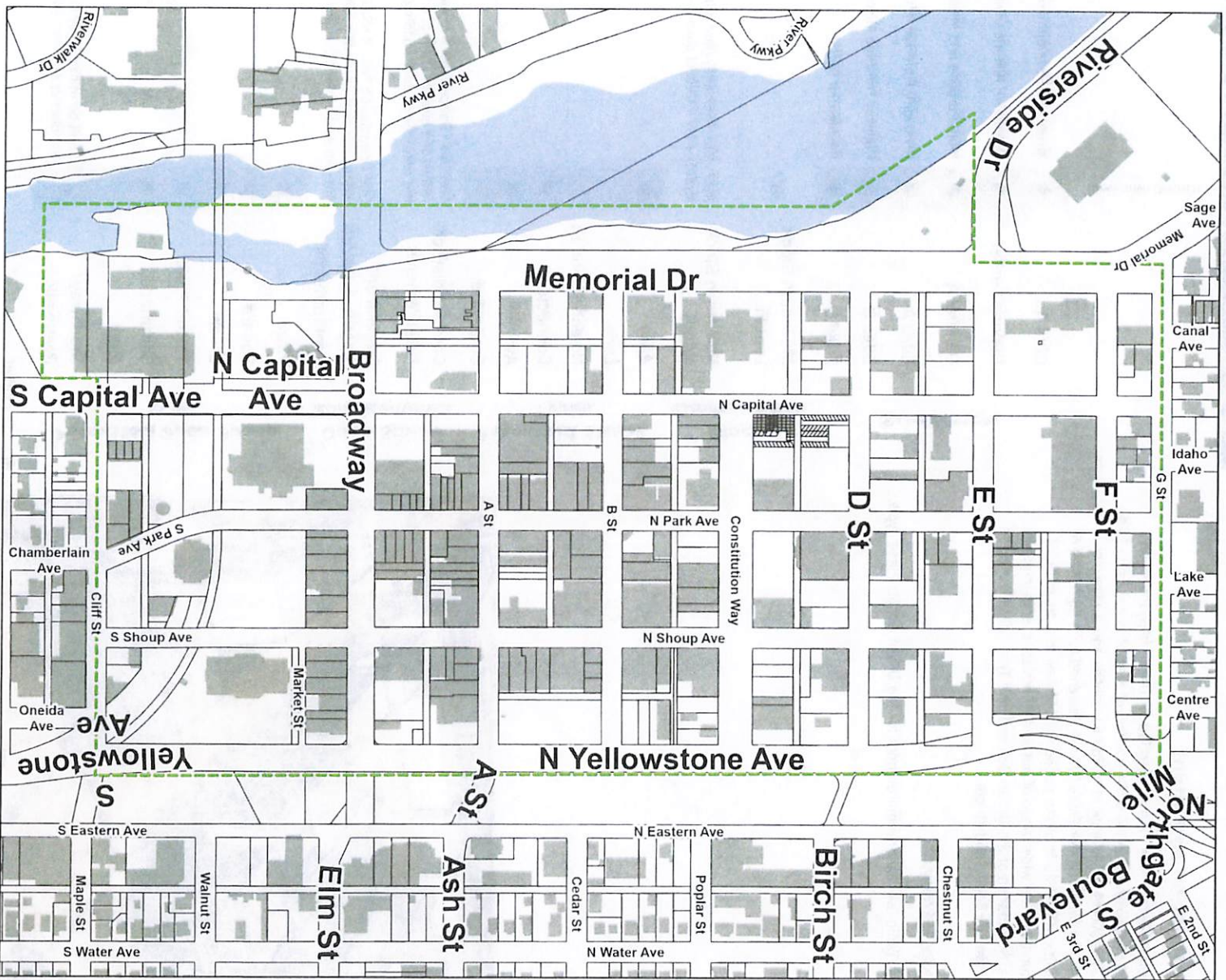


Figure 1.4 (2) Downtown District Boundaries

1.5 Townsite

1. Description and Intent

The Townsite Place Type is intended for use in historic city centers which have a combination of residential housing, commercial strips, and historic industrial building stocks. A range of Building Types exist in the Townsite, but may be distinguished by the subdistrict. This Place Type typically includes Storefront buildings along key corridors and nodes, allowing a wide mix of uses. The focus is on uses that fit within the historical context of the area, but also encourages reinvestment into underdeveloped districts. Typically, this Place Type should be served by multi-modal transportation options with high walkability.

2. Requirements

Refer to Table 1.5 (1) for requirements for the Townsite Place Type.

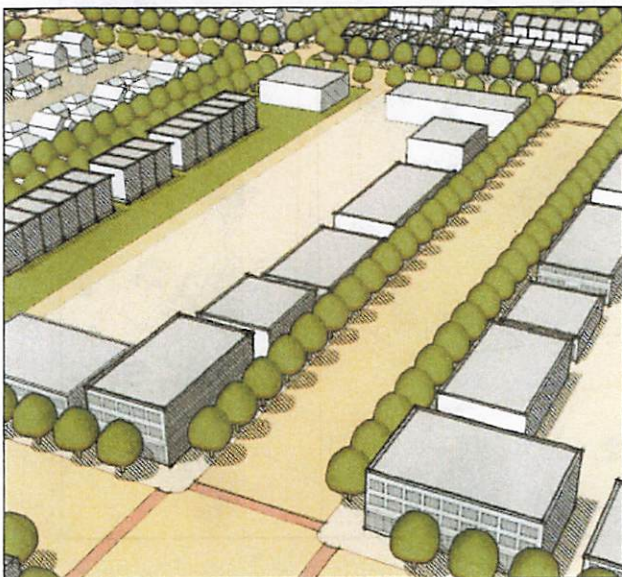


Figure 1.5 (1) Townsite Place Type

Townsite Requirements

		South Downtown District	
Subdistricts	Business Core	●	Main Street Development
	Historic Residential	●	Historic Neighborhood
	Warehouse Core	●	Multi-Purpose and Mixed Use
	River Edge	●	Riverwalk and Civic Use
	Edge B	●	Highway Frontage Mixed Use
Block Configuration	Maximum Block Length	400' *	
	Maximum Block Width	225' *, Mid block alley (non primary street) may intersect block.	
Permitted Street Types	Alley	●	
	Lane		
	Neighborhood St	●	
	Connector	●	
	Avenue	●	
	Boulevard	●	
Open Space Requirements	Core Subdistrict Requirements	One Open Space Type is required within one quarter (1/4) of a mile of the entrance of each building.	
	General and Edge Subdistrict Requirements	One Open Space Type is required within one sixth (1/6) of a mile of the entrance of each building.	
Permitted Open Space Type	Plaza	●	
	Square	●	
	Green		
	Pocket Park	●	
	Commons	●	
	Park		
	Greenway/Riverwalk	●	

● = Permitted

* The Warehouse District is exempt from this requirement as determined by the Zoning Administrator

Table 1.5 (1). Townsite Place Type Requirements.

1.0 Place Types

South Downtown

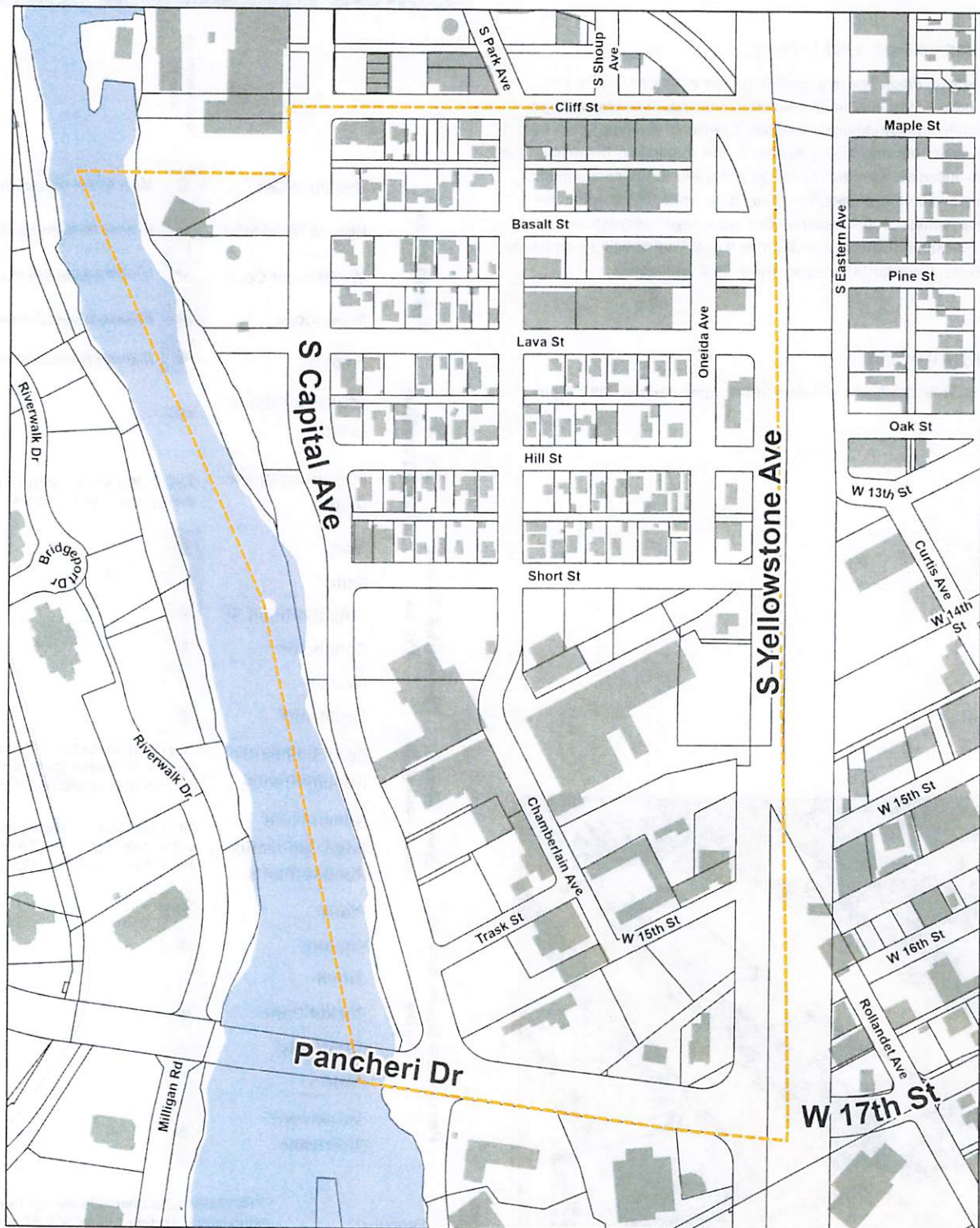


Figure 1.5 (2) South Downtown District Boundaries

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2.0 Street Types



2.0 Street Types

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2.1 General Requirements.

Introduction

Streets play a critical role in the City's urban fabric. A well-connected street network is important for the efficient and convenient movement of traffic. Side streets provide opportunity and choice for drivers, and create a more accessible and pedestrian friendly city center.

1. Intent.

The standards outlined in this Chapter are intended to:

- (1) Create complete streets that address all modes of travel, including transit, pedestrian, bicycle, and vehicular traffic.
- (2) Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
- (3) Continue the existing logical system of streets and street names that result in a simple, consistent and understandable pattern of blocks and lots.
- (4) Provide adequate vehicles and pedestrians access to all lots.
- (5) Create streets that are appropriate in residential, commercial, or mixed use districts and are designed to encourage travel at appropriate volumes and speeds.
- (6) Create streets and public rights-of-way that result in reduced stormwater runoff and improved quality of stormwater runoff.
- (7) Create a safe and inviting public right-of-way.

2. Applicability.

The standards in this Chapter apply to all rights-of-way within designated Place Types.

- (1) Nonconforming streets shall not be required to conform to the requirements of this Chapter, unless significant improvements are made to the nonconforming street.
- (2) Alterations to buildings that trigger the requirements of Chapter 5.0 Buildings are considered a significant improvement and therefore require compliance with the regulations of this Chapter.
- (3) At the discretion of the Zoning Administrator, alterations to requirements of this Chapter may be approved to avoid improvements that:
 - (a) may result in a streetscape that is inconsistent along a single block face.
 - (b) may cause an undue maintenance burden on the City.

3. General Requirements.

All proposed streets, landscape planting or furnishings zones, and sidewalks shall be located in dedicated rights-of-way, as required by this Code.

- (1) Street Types. Unless otherwise approved by the City Engineer or

Zoning Administrator or designee, all new streets (whether publicly or privately owned) and street frontages along all new buildings shall correspond to the Street Types established in this Chapter.

- (2) Public Use. All streets shall be available for public use at all times. Gated streets and streets posted as private are not permitted, regardless of whether they are publicly or privately owned.
- (3) Streetscapes should be developed according to the standards in Chapter 7.0 Landscaping.

4. Street Construction Specifications.

All construction in the right-of-way shall follow specifications defined by the Department of Public Works.

2.2 General Street Type Standards.

1. Street Types.

Street Types defined in this Chapter outline acceptable street configurations. New streets should be designed using the principles and characteristics defined by each Street Type. The Zoning Administrator may require additional right-of-way, pavement width, or additional street elements if unique site characteristics warrant.

2. Graphics.

The graphics provided here are samples of recommendations that illustrate a possible configuration of each Street Type. These designs are intended as general standards for the use of space within the right-of-way. Exact features depend on the level of traffic and the location of the street and are subject to City review and approval.

3. Typical Street Elements.

Typical elements of a right-of-way are divided into the vehicular and pedestrian space (Refer to Figure 2.2 (1): Typical Right-of-Way Elements). Each Street Type detailed in this Chapter outlines which

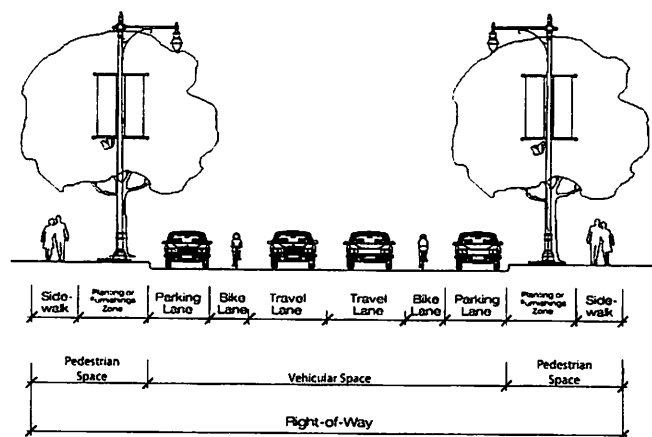


Figure 2.2 (1). Typical Right-of-Way (Property Line to Property Line) Elements.

2.0 Street Types

facilities are applicable.

- (1) **Vehicular Space.** The vehicular space is comprised of the travel lanes, bicycle lanes, and parking lanes from face of curb to face of curb. Parking lanes may serve to buffer pedestrians in the pedestrian space from higher speed traffic.
- (2) The pedestrian space is typically comprised of pedestrian facilities, such as sidewalk, path/trail, or off-street bicycle path, and a buffer area, consisting of a landscape planting zone or furnishings zone that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular space (where a parking lane may not exist). The pedestrian space may extend beyond the right-of-way as part of a building's setback. The pedestrian space should be designed to enhance the adjacent building and uses.
 - (a) **Landscape Planting Zone.** A landscape planting area between the back of curb or edge of pavement to the sidewalk in which street trees, lighting, and signage may be

located. Typically used adjacent to residential buildings.

- (b) **Furnishings Zone.** A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office buildings.

4. Vehicular Travel Lanes

The number and width of vehicular travel lanes are determined by the Street Type, traffic volumes, and traffic safety requirements.

5. Vehicular On-Street Parking.

On-street parking, as permitted on designated Street Types, shall meet the following requirements. Parallel and diagonal parking is permitted on designated Street Types.

- (1) **Vehicular Parking Space Dimensions.** On-street parking spaces shall comply with the appropriate dimensions outlined in Figure

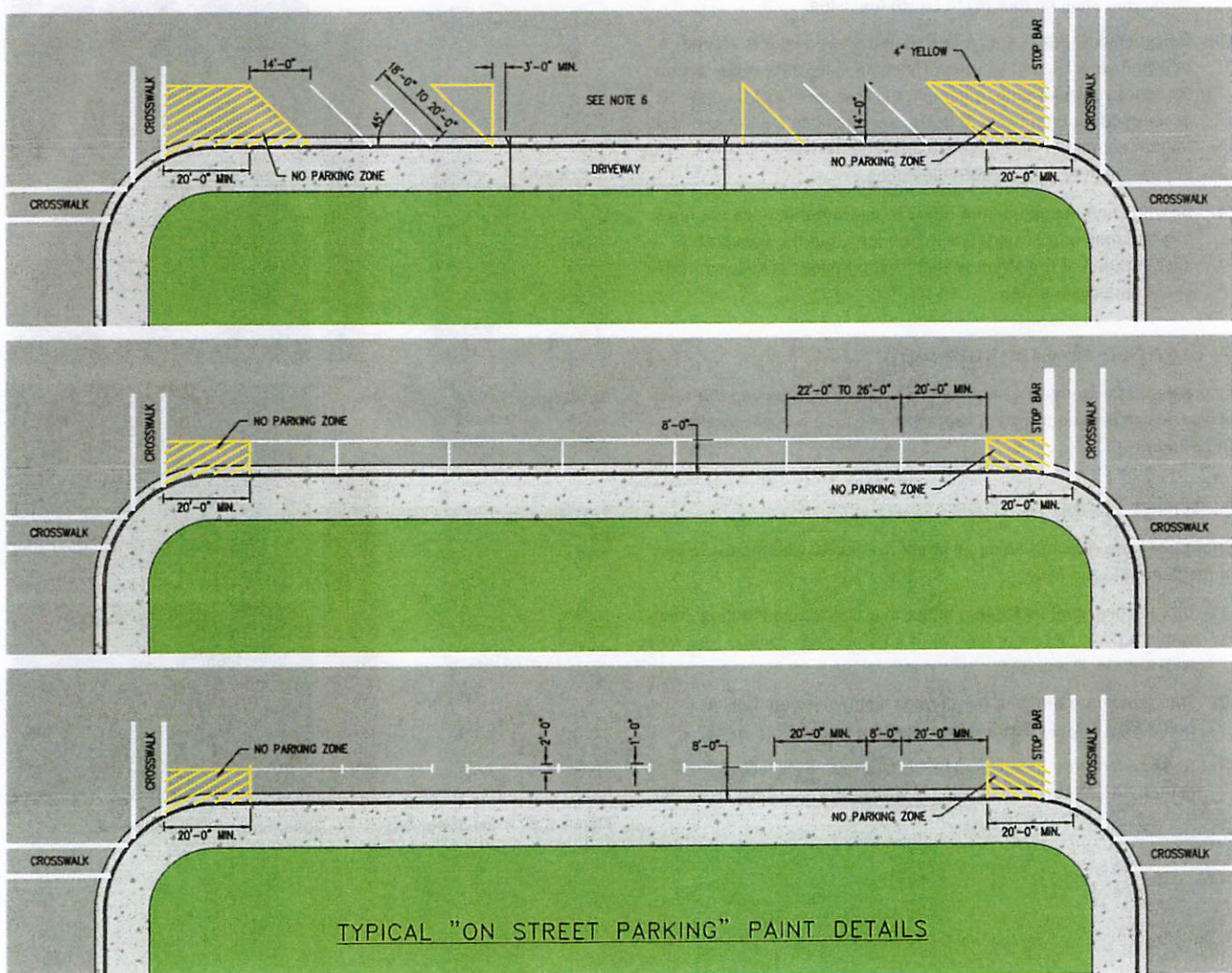


Figure 2.2 (2). On-Street Parking Layout.

2.2 (2) On-street Parking Layout. The width of a parking space shall be measured from the center of a stripe.

6. Bicycle Facilities.

All bicycle accommodations shall be coordinated with the recommended bicycle facilities mapped in Connecting Our Community: A Plan for Connecting The Idaho Falls Area Through Walking and Biking. The following types of bicycle accommodations are permitted in the vehicular realm per Street Type. Refer to Figure 2.2 (3).

- (1) **Cycle Track.** A cycle track is a separate on-road bicycle facility that is typically adjacent to, but physically separated from, vehicular traffic and parking by a barrier. Cycle tracks shall be limited to streets designated to accommodate regional connections or as approved by the Zoning Administrator.
- (2) **Dedicated Bicycle Lane.** Dedicated bicycle lanes are striped lanes on the outside of the outermost lane that are designated for bicycle use only. This lane typically occurs on both sides of the street and shall be four (4) to six (6) feet wide.
- (3) **Designated Shared Lane.** A designated shared lane is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane, minimum thirteen feet (13'), in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow, known as a "sharrow". This improvement occurs on both directions.
- (4) **Shared Lane.** A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.

7. Stormwater Management.

Incorporation of stormwater management best practices into the right-of-way design is encouraged in coordination with the Public Works Department.

8. Street Trees.

Street trees are required along all street frontages, with the exception of the Lane and the Alley.

- (1) Street trees shall be located either in a Landscape Planting Zone within a planting bed or lawn or in a Furnishings Zone in tree wells with a grate, if required.
- (2) Tree grates are required for all trees located in tree wells in pedestrian spaces that are less than ten feet (10') in width.
- (3) Spacing for street trees shall be no less than forty feet (40') on center. Recommended spacing is twenty-five feet (25') on center.



Figure 2.2 (3). On-Street Bicycle Facilities, Shared Lane/Sharrow.

2.0 Street Types

9. Lighting

Street lighting shall be provided in coordination with Idaho Falls Power.

10. Fire Access.

Street configurations have been calculated to provide fire truck access. Where the total width of all travel lanes is narrower than twenty feet (20'), the following shall apply.

- (1) Room to Pass. At one hundred twenty foot (120') increments, a twenty foot (20') opening in the on-street parking or a twenty foot (20') dedicated pull-off space must be provided to allow vehicles to pull over for a fire truck to pass.
 - (a) Driveway or Fire Hydrant Zone. A driveway or fire hydrant zone may be utilized to fulfill the requirement for a fire truck to pass.

2.3 General Street Layout Requirements.

1. General Layout Standards.

The following standards apply to new streets or newly platted rights-of-way. Exceptions may be approved by the Zoning Administrator.

- (1) Street Network. The network of streets shall form an interconnected pattern with multiple intersections. Spacing between intersections shall not exceed maximum dimensions for block length outlined in Chapter 1.0 Place Types.
- (2) Existing Streets. Existing streets shall not be shortened or blocked to prevent continuation of streets between neighborhoods or districts.

2. Disconnected Streets.

Disconnected streets may take the following form:

- (1) Stub Streets. Where adjoining areas are not subdivided, streets in new subdivisions shall be extended to the boundary line of the tract to provide for the future projection of streets into adjacent areas.
 - (a) Where abutting property is not subdivided, stub streets shall be provided at intervals no greater than the maximum block length and width recommended in Chapter 1.0 Place Type, Sections 1.3 - 1.10.
 - (b) Existing stub streets contiguous to a proposed subdivision shall be connected.
- (2) Half Streets. The construction of a half street or a street constructed to serve only one side of right-of-way, shall be prohibited unless otherwise approved by the Planning Commission and City Council (in unusual circumstances that make it essential and where satisfactory assurances are made for dedication if the remaining half of the street is provided).

- (a) No less than one-half (0.5) of the right-of-way of proposed half streets along the periphery of the subdivision shall be dedicated and constructed.
 - (b) Existing half streets contiguous to a proposed subdivision shall be completed including the dedication of the remaining right-of-way and complete construction of the street with the development.
- (3) Cul-de-Sac Streets. Cul-de-sac streets are not permitted in any Place Type except where natural features prohibit the inclusion of a U-shaped street accessing the location. In such situations the following shall apply:
 - (a) The cul-de-sac shall not be more than three-hundred feet (300') in length as measured from the closest intersection, along the centerline.
 - (b) The cul-de-sac shall have a maximum outside turning radius of fifty (50') feet.
 - (c) The narrow Neighborhood Street section shall be applied. The remaining center of the circular area shall be landscaped.
 - (d) A pedestrian sidewalk connection shall be constructed from the cul-de-sac through to the next closest street or sidewalk.

3. Intersections.

- (1) Curb Radii. Unless otherwise authorized by the Zoning Administrator,
 - (a) Small Curb Radii. Intersections should be designed for actual turning radius of the typical design vehicle (in contrast to the turning radius of the largest design vehicle). Small curb radii

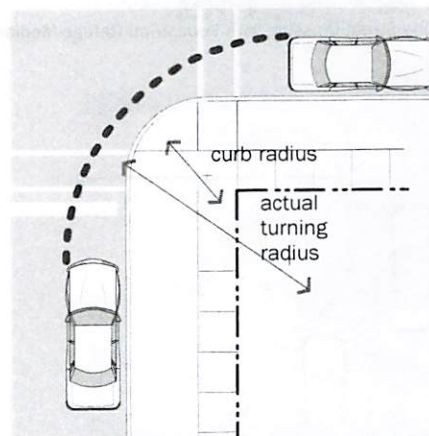


Figure 2.3 (1). Actual Curb Turn Radius with On-Street Parking.

at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel for both vehicles and pedestrians. Refer to Street Type tables for details.

- (b) **Larger Radius.** When the typical design vehicle, as defined by the Public Works Department, requires a larger curb radius than the typical design radius within the district and no on-street parking exists, a thirty foot (30') radius may be utilized on the Avenues (or larger) Street Type. Larger radii require approval of the Public Works Department.
- (2) **Crosswalks.** Crosswalks shall be required at all intersections involving Connectors, Avenues, and Boulevards.
 - (a) **Dimensions.** Crosswalks shall be minimum six feet (6') in width, measured from mid-stripe to mid-stripe, per MUTCD.
 - (b) **Markings.** Crosswalks shall be appropriately indicated on the finished street surface with painted markings and/or textured or colored pavement.
 - (c) **Crossing Distances.** To encourage pedestrian activity, typical crosswalks shall not extend more than thirty-eight feet (38') without a landscape median, bulb-outs or other pedestrian refuge. Refer to Figure 2.3 (2).
- (d) **Accessibility.** Accessible ramps and warning panels, compliant with the American Disabilities Act or any more stringent state requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.
- (e) **Ramp Orientation.** Ramps shall be oriented perpendicular to traffic. This requires two ramps per corner at intersecting streets when the geometry allows. If perpendicular ramps cannot fit, a single parallel ramp may be adequate, if approved by the Zoning Administrator.
- (f) **Signalized crossings** shall be installed where deemed appropriate by the City Engineer (HAWK lights, mid-block crossing, ect.).
- (3) **Bulb-outs.** To shorten pedestrian crossing distances, bulb-outs should be utilized at all intersections, unless otherwise determined by the Public Works Department. Refer to Figure 2.3 (3).
 - (a) The depth of the bulb-out shall match the on-street parking, either in the width of the parallel space or in the depth of the diagonal space.
 - (b) The radius of the bulb-out shall match the requirements for the intersection.
 - (c) Ant additional sidewalk space created by bulbouts shall be configured to accommodate plantings in ground level wells or raised planters.

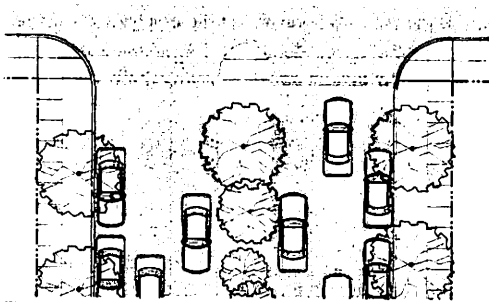


Figure 2.3 (2). Wide Street Crossing with Pedestrian Refuge Median.

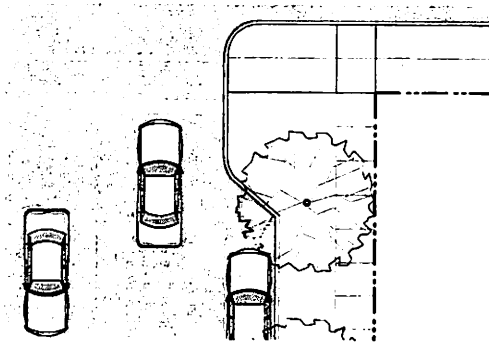


Figure 2.3 (3). Bulb Out.

2.0 Street Types

2.4 Alley.

1. Intent.

The Alley is a very low capacity drive generally located at the rear of parcels or between adjacent units of buildings. From the Alley, access to parking facilities, loading facilities, and service areas (such as refuse container and utilities) is possible without interruption of a Street Type by a curb cut or driveway. Alleys support the goals of creating consistent building frontage and streetscape. Alleys may also be used as pedestrian connections between buildings and are encouraged in new developments. Refer to the typical plan and section in Figure 2.4 (1).

2. General Requirements.

Alleys shall be developed using the standards in Table 2.4 (1). These designs are intended as design standards. Exact features will vary by location, purpose, and adjacent uses.

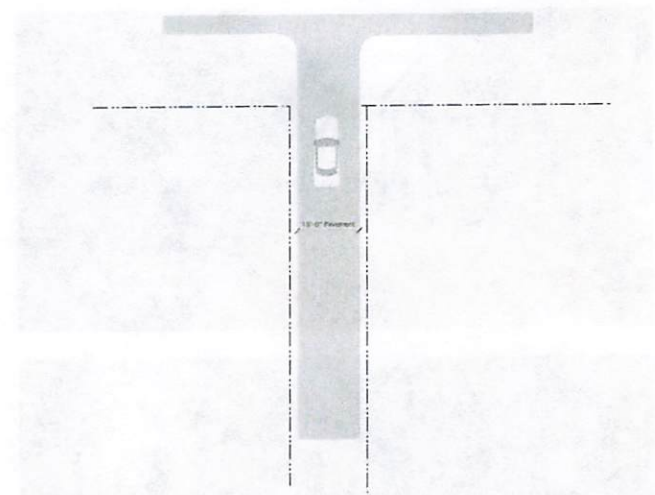
Alley Requirements	
Permitted Districts	All Districts
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	20'
Vehicular Realm	
Travel Lanes	1 yield lane
Lane Width	16', 12' ¹ for alternative
Allowable Turn Lanes	Not applicable
Corner Curb Radius	No greater than 5'
Corner Sight Triangle	No greater than width of pedestrian realm of cross street ⁴
Parking Lanes	Not applicable
Pavement Width	Minimum 16', Maximum 20' Minimum 10' ¹ , Maximum 12' for alternative
Median	Not applicable
Bicycle Facilities ²	Shared
Pedestrian Realm	
Pedestrian Facilities	Shared; travel lanes are shared among drivers, pedestrians and bicyclists
Street Buffer	None required, 8' for alternative

¹ Minimum pavement width does not include allowance that may be required for placement of sanitation receptacles, which may vary based on site specific conditions.

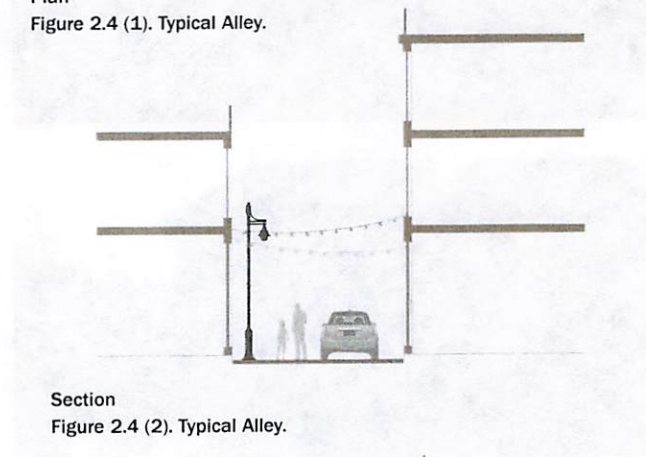
² Reference 2.2 (6) for bicycle facility types and requirements

⁴ Intersection with any cross street

Table 2.4 (1). Alley Requirements.



Plan
Figure 2.4 (1). Typical Alley.



Section
Figure 2.4 (2). Typical Alley.



Section
Figure 2.4 (3). Alternate Alley.



Figure 2.4 (4). Typical Alternative Alley Examples

2.0 Street Types

2.5 Connector Street.

1. Intent.

The Connector Street is a medium capacity street designed for slow speeds with a standard right-of-way. It primarily serves as a through street within the neighborhood and connects Neighborhood Street Types to Avenue Street Types. Refer to the typical plan and section, Figure 2.5 (1).

2. General Requirements.

Connectors shall be developed using the standards in Table 2.5 (1). These designs are intended as design standards. Exact features will vary by location, purpose, and adjacent uses.

Connector Street Requirements

Permitted Districts	All Districts
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	54' to 60'
Vehicular Realm	
Travel Lanes	1 lane in each direction 2 lanes in one direction Alternative A: 1 one-way lane
Lane Width	10'
Allowable Turn Lanes	Right turn only lane permitted in place of parking at intersections; left turn only lane with median alternative. Right lane may be omitted where bulb-outs exist or are installed.
Corner Curb Radius	With on-street parking on both streets, a 5' radius may be utilized. Without on-street parking, a 15' radius is required.
Corner Sight Triangle	30' ⁴ Connector Street and intersecting Connector Street or larger.
Parking Lanes ¹	Parallel on one or both sides of street. Alternative A: Parallel on one side and angle on the other side. Alternative B: Angle parking on one side with cycle track on the other side
Pavement Width	34', 36' for alternative
Median	Permitted with 80' or greater right-of-way.
Bicycle Facilities ²	Shared Alternative: Cycletrack ³
Pedestrian Realm	
Pedestrian Facilities	Minimum 8' wide clear sidewalk on both sides
Street Buffer	Minimum 7' wide planting zone or furnishings zone; adjacent to Residential Districts, Open Space Districts, the planting zone is required

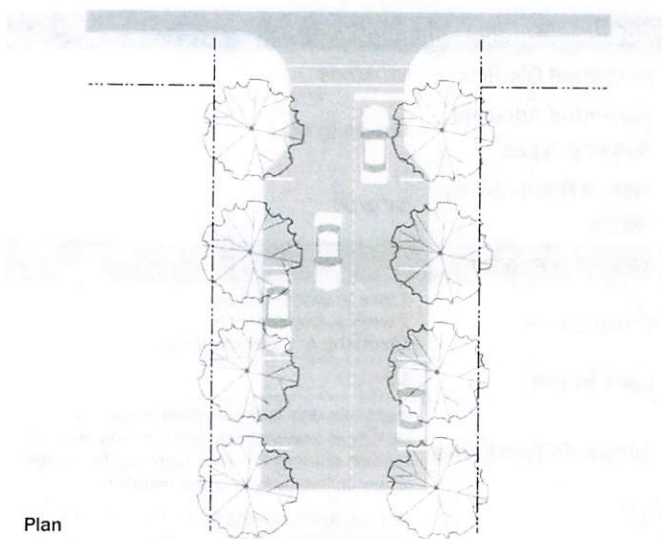
¹ Reference 2.2.5 for on-street parking requirements

² Reference 2.2.6 for bicycle facility types and requirements

³ Cycle Tracks shall be limited to streets identified for regional trail connections and as approved by the Zoning Administrator ²

⁴ As measured along property line

Table 2.5 (1). Connector Requirements.



Plan
Figure 2.5 (1). Typical Connector Street



Section
Figure 2.5 (2). Connector Cross-section.



Section
Figure 2.5 (3). Connector Cross-section Alternative A.



Section
Figure 2.5 (4). Connector Cross-section Alternative B.

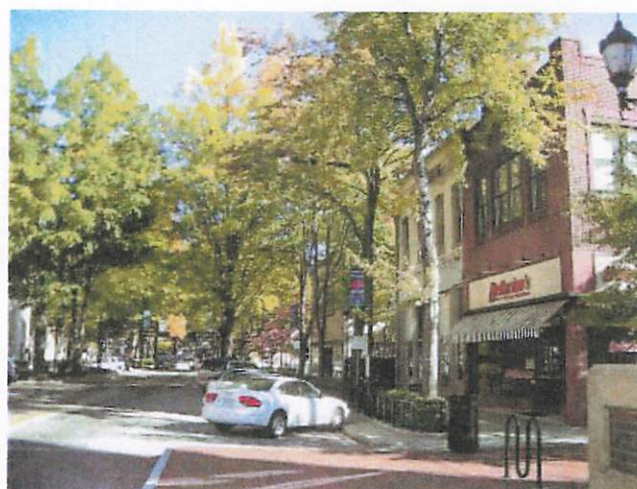


Figure 2.5 (5). Typical Connector Street example; intended as reference only

2.0 Street Types

2.6. Avenue.

1. Intent.

The Avenue is a medium to high capacity street typically with wider rights-of-way than and abundant on-street parking. It serves all types of development and provides connections between districts. Refer to the typical plan and section in Figure 2.6 (1).

2. General Requirements.

Avenues shall be developed using the standards in Table 2.6 (1). These are intended as design standards. Exact features will vary by location, purpose, and adjacent uses.

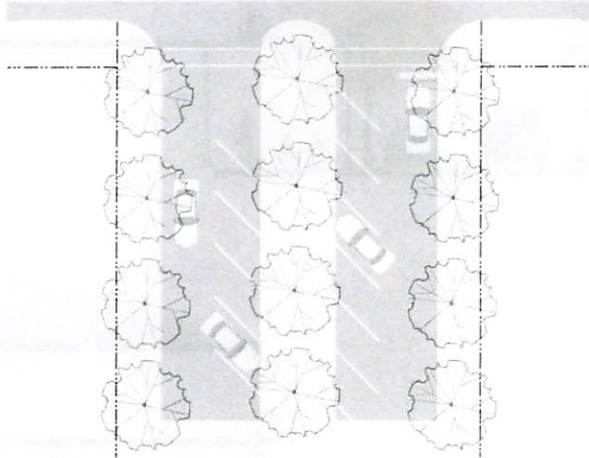


Figure 2.6 (1). Typical Avenue Street



Figure 2.6 (2) Potential Avenue Street example; intended as reference only

Avenue Requirements

Permitted Districts All Districts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 80-110'

Vehicular Realm

Travel Lanes 1 or 2 lanes in each direction

Lane Width 10'-11'

Allowable Turn Lanes Right turn only lane permitted in place of parking at intersections with Connector; left only with median. Right lane may be omitted where bulb-outs exist or are installed.

Corner Curb Radius With on-street parking on both streets, a 10 foot radius is required. Without on-street parking on either streets, a 25 foot radius is required

Corner Sight Triangles 30'⁴ Avenue and intersecting Connector Street or larger

Parking Lanes ¹ Parallel required on both sides of street; Angled permitted for alternative. Center parking permitted for alternative as approved by the Zoning Administrator

Pavement Width 75', may include planted median

Median Required with 80' or greater right-of-way including an additional planting zone of 7' between lanes of opposite direction. Planting zone may reduced to 5' in combination with turn lanes, center parking islands, and pedestrian crossing refuges.

Bicycle Facilities ² Shared; Alternative: Bike Lane

Pedestrian Realm

Pedestrian Facilities Minimum 5' wide clear sidewalk on both sides

Street Buffer Minimum 9' wide planting zone or furnishings zone. Adjacent to Residential Districts, Open Space Districts, the planting zone is required

¹ Reference 2.2.5 for on-street parking requirements

² Reference 2.2.6 for bicycle facility types and requirements

⁴ As measured along edge of curbs

Table 2.6 (1). Avenue Requirements.



Section
Figure 2.6 (3). Potential Avenue Cross-section Alternative



Section
Figure 2.6 (4). Potential Avenue Cross-section.

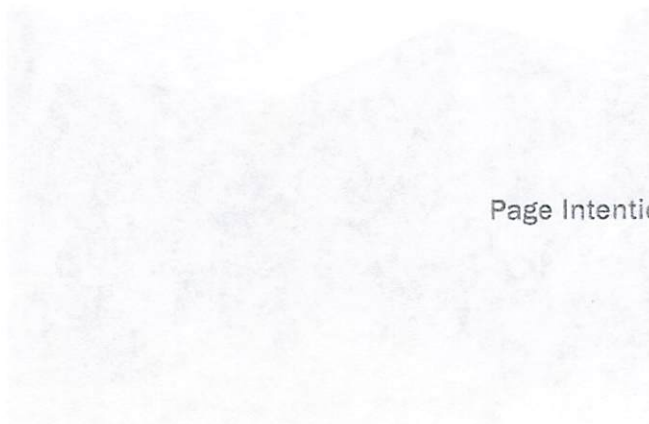
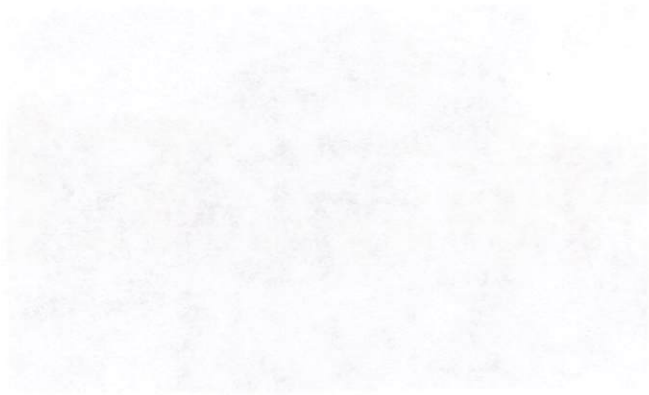
2.0 Street Types

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3.0 Subdistricts



3.0 Subdistricts



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3.1. Downtown District

The following Subdistricts are created to regulate the location of distinct mixes of building forms and permitted uses within the Downtown District.

1. Core Subdistricts.

The Core Subdistricts support a vibrant District and encourage a mix of retail shops, workplaces, and housing opportunities. The Building Types and scales vary by each Subdistrict to create distinct and recognizable characteristics between each Subdistrict.

(1) Core A Subdistrict: Mixed Use Development

The Core A Subdistrict is a mixed-use, higher intensity development Subdistrict. This Subdistrict will form the geographic center of the Downtown District. Buildings should have active retail storefronts or street level residential entries with glass windows on the main floor. Upper stories of the buildings may be used for working and living. Placement of new buildings should be close to the street. This area emphasizes and promotes walkability and pedestrian accessibility through a "Park Once and Walk" policy. A mix of heights are allowed.



2. General Subdistricts.

(1) General A Subdistrict: Mixed Use Development

General Subdistricts, while still an important part of the fabric of the City, are less defined than the Core and Edge Subdistricts. Land uses and Building Types are typically allowed more broadly and generically than in the Core and Edge Subdistricts and in a variety of scales.

The General A Subdistrict is a mixed-use Subdistrict targeted as a redevelopment area. This area does not have significant historic features but may be adjacent to areas of significant historic value and/or significant contributions to the Downtown District. Redevelopment of parcels in this Subdistrict should include a range of residential densities and commercial placement of buildings in this Subdistrict should define a street wall. Like the Core Subdistricts, walkability is also emphasized through a "Park Once and Walk" policy.



3. Edge Subdistricts.

The purpose of the Edge Subdistricts is to provide a transition between the Core and General Subdistricts and adjacent open space, residential or alternative Place Types. Level of intensity varies between Subdistricts.

(1) Edge A Subdistrict

The Edge A Subdistrict acts primarily as transition area between linear open space amenities (such as the Riverwalk) and Core and General Subdistricts. The Edge Subdistrict offers a variety of retail and mixed-use establishments oriented towards the linear open space and designed to draw people in toward the Core Subdistricts. Housing is encouraged, as the adjacent open space may be an amenity to residents.



3.0 Subdistricts

(2) Edge B Subdistrict

The Edge B Subdistrict acts primarily as a transition between highway corridors and Core and General Subdistricts. This Subdistrict provides a mix of retail and mixed-use establishments oriented to the highway corridor. Somewhat lower development intensity may be appropriate to accommodate increased requirements associated with highway frontage.

(3) Edge C Subdistrict

The Edge C Subdistrict provides an important transition between Core Subdistricts and existing established single unit residential areas. Mixed-use development is lower in intensity. Single-use developments such as townhomes are permitted.



4. Speciality subdistricts.

Specialty Subdistricts define areas that are unique and not likely to be duplicated.

(1). Historic Center

The Historic Center Subdistrict intends to preserve and restore historic buildings located in downtown Idaho Falls. This Subdistrict is the geographical center and the historic core of the Downtown District. Buildings in this Subdistrict should have active storefront uses on the ground level. Upper stories may be utilized for working and living. Similar to Core A, walkability and pedestrian connections are an important component of the Subdistrict. New buildings should be compatible in form to existing buildings.



3.2 Downtown Regulating Map.

1. Mapped Downtown District Subdistricts.

The areas and boundaries of the Subdistricts within the Downtown District are established as shown on the map in Figure 3.1. The map will be referred to herein as "Regulating Map".

3.0 Subdistricts

3.3 South Downtown District

The following Subdistricts are created to regulate the location of distinct mixes of building forms and permitted uses within the South Downtown District.

1. Core Subdistricts.

The Core Subdistricts support a vibrant District and encourage a mix of retail shops, workplaces, and housing opportunities. The Building Types and scales vary by each Subdistrict to create distinct and recognizable characteristics between each Subdistrict.

(1) Business Core Subdistrict: Mixed Use Development

The Business Core Subdistrict is distinct because it represents the old Eagle Rock commercial district. Reviving this pedestrian friendly commercial form is important. Ensuring that business can startup and grow in a healthy manner will aid the district overall. Attempting to limit the amount of future surface level parking and restoring a complete streetscape will help this area meet the community's desires.



2. General Subdistricts.

General Subdistricts, while still an important part of the fabric of the City, are less defined than the Core and Edge Subdistricts. Land uses and Building Types are typically allowed more broadly and generically than in the Core and Edge Subdistricts and in a variety of scales.

(1) Warehouse District: Mixed Use Development

The Warehouse District is a truly unique location within Idaho Falls and presents an opportunity for infill and redevelopment of older building stock. Currently, there is a range of valued businesses and historic buildings like the former Idaho Falls Creamery. Many within the community envisioned this area becoming a pedestrian friendly and focused place with ground level shopping and a mix of housing types. Also included are the businesses along Pancheri Drive, where thoughtful design will eventually incorporate existing and new buildings into the subdistrict and create a uniform area. Utilizing its location and natural elevation, the South Downtown Plan should encourage the Warehouse Subdistrict to fulfill its great potential.



3. Edge Subdistricts.

The purpose of the Edge Subdistricts is to provide a transition between the Core and General Subdistricts and adjacent open space, residential or alternative Place Types. Level of intensity varies between Subdistricts.

(1) River Edge Subdistrict

The River Edge subdistrict is defined by both its existence on the Riverwalk, but also the public and cultural services within it. The Art Museum of Eastern Idaho and the Riverwalk provide valuable amenities to the residential neighborhood in South Downtown and the community. Additionally, Idaho Falls Power is contiguous to these uses and has frontage along South Capital Avenue and therefore is included within the area. Although adjacent to the residential neighborhood, some enhancements must occur along South Capital Avenue to improve its connectivity to the rest of South Downtown while preserving its valuable natural amenities.



(2) Edge B Subdistrict

The Edge B Subdistrict acts primarily as a transition between highway corridors and Core and General Subdistricts. This Subdistrict provides a mix of retail and mixed-use establishments oriented to the highway corridor. Somewhat lower development intensity may be appropriate to accommodate increased requirements associated with highway frontage.



4. Speciality subdistricts.

Specialty Subdistricts define areas that are unique and not likely to be duplicated.

(1). Historic Residential

The oldest neighborhood in Idaho Falls, the Historic Residential subdistrict is a valuable asset which incorporates affordable housing and a mix of housing types in a central location within the city. Proximity to amenities, such as the Riverwalk and downtown, make development appealing. Ensuring that the historic character and quaint nature of the subdistrict remains intact when development occurs is a priority. Additionally, balancing preservation within the neighborhood and policies which keep the neighborhood affordable are equally important for the South Downtown Plan.



3.4 South Downtown District Regulating Map.

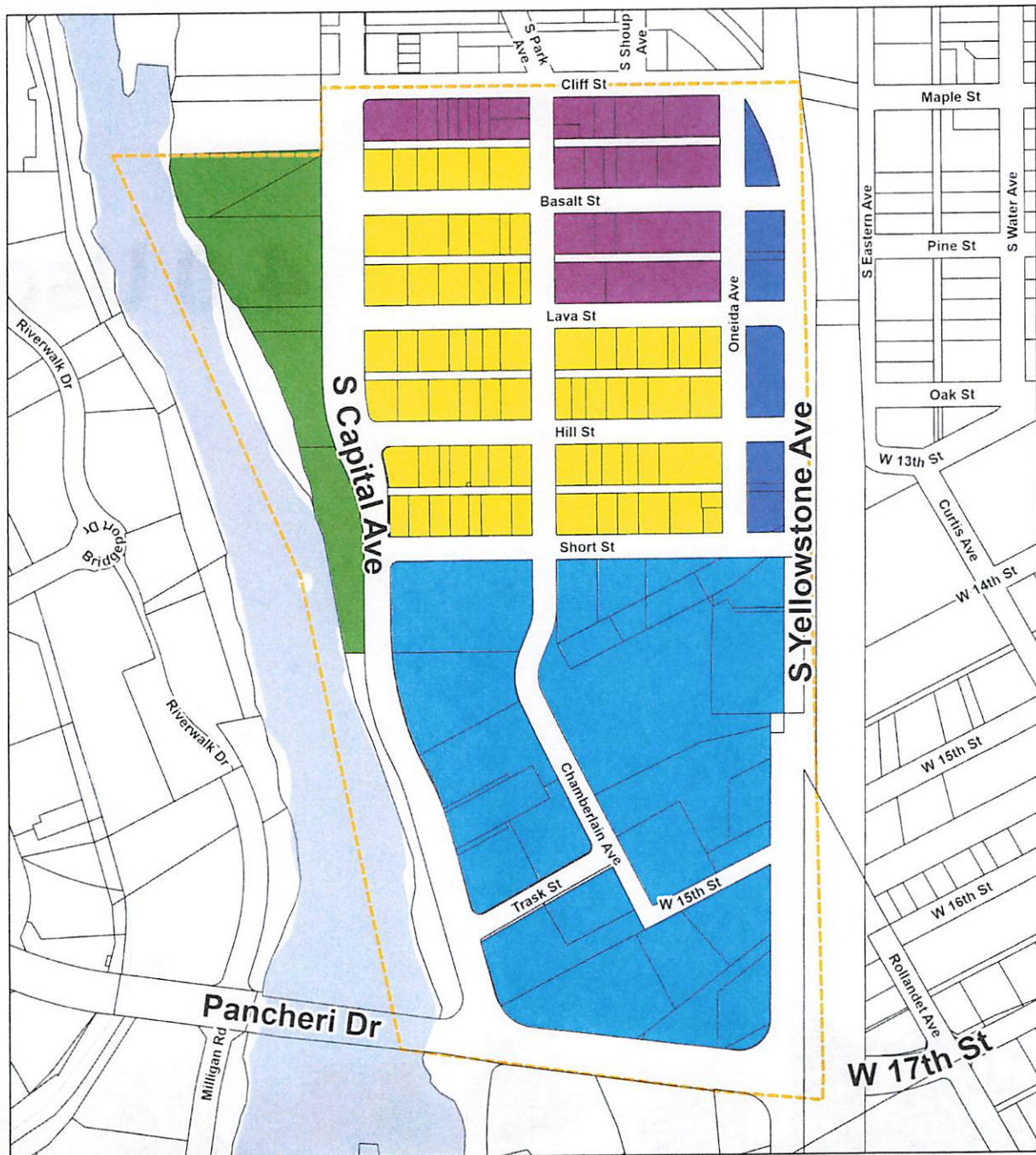
1. Mapped South Downtown District Subdistricts.

The areas and boundaries of the Subdistricts within the South Downtown District are established as shown on the map as listed in Figure 3.2. The map will be referred to herein as “Regulating Map”.

3.0 Subdistricts

Figure 3.2 Subdistricts Regulating Map for the South Downtown District.

- | | |
|---|--|
|  South Downtown (SoDo) |  SoDo Business Core |
|  SoDo River Edge |  SoDo Historic Residential |
|  SoDo Warehouse |  SoDo Edge B: Highway Frontage Commercial |



4.0 Uses



4.0 Uses

4.1 General Requirements

4.1.1 General Requirements

The following requirements apply to all projects. These requirements are intended to ensure that all projects meet the same standards and are consistent with the overall goals of the organization. The requirements are divided into two main categories: General Requirements and Specific Requirements. The General Requirements are those that apply to all projects, while the Specific Requirements are those that apply to specific projects or phases of a project. The requirements are listed in the following sections.

4.1.1.1 General Requirements

The following requirements apply to all projects:

- All projects must be approved by the Project Management Office (PMO) before they are initiated.
- All projects must have a clear purpose and objectives that are aligned with the organization's strategic goals.
- All projects must have a defined scope and a clear understanding of what is included and excluded from the project.
- All projects must have a defined budget and a clear understanding of the resources required to complete the project.
- All projects must have a defined timeline and a clear understanding of the project's start and end dates.
- All projects must have a defined risk management plan that identifies the potential risks to the project and how they will be managed.
- All projects must have a defined communication plan that identifies the key stakeholders and how they will be kept informed of the project's progress.
- All projects must have a defined reporting structure that identifies the key reports and how they will be generated and distributed.
- All projects must have a defined change management process that identifies the steps to be taken when changes are made to the project.
- All projects must have a defined closure process that identifies the steps to be taken when the project is completed.

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4.1 General Requirements.

1. General Provisions.

The following general provisions apply to the uses outlined in this Section.

- (1) A lot may contain more than one use.
- (2) Each use may function as either a principal use or accessory use on a lot, unless otherwise specified.
- (3) Uses are either permitted by right in a Subdistrict, permitted by right with specific development or design parameters, or require a Conditional Use Permit (refer to 10.2.6) in order to be developed.
- (4) Each use shall be located within a permitted Building Type (Refer to Chapter 5.0 Building Types), unless otherwise specified.
 - (a) When a Place Type is adopted, existing uses within the geographic boundaries of the Place Type shall not be required to conform to Subdistrict use regulations of this Chapter.
 - (b) A nonconforming use may be changed to another use within the same Use Category as described in this Chapter, however the use will remain nonconforming.
- (5) Each use may have both indoor and outdoor facilities, unless otherwise specified.

2. Organization.

Uses are grouped into general Use Categories, which may contain lists of additional uses or clusters of uses.

- (1) Unlisted Similar Use. If a use is not listed but is similar in impact and nature to a use permitted within a Subdistrict, the Zoning Administrator may permit the use.
 - (a) The unlisted use will be subject to any development standards applicable to the similar permitted use.
 - (b) If the unlisted use is similar in impact and nature to a use requiring a Conditional Use Permit, the Zoning Administrator may require a Conditional Use Permit for that use.
- (2) Unlisted Use. If a use is not listed and cannot be interpreted as similar in impact and nature to a use within a Subdistrict that is either permitted or requires a Conditional Use Permit, the use is not permitted.

3. Use Table.

Table 4.1 (1). Uses by Subdistrict outlines the permitted uses in each Subdistrict. Each use is given one of the following designations for each Subdistrict in which that use is permitted.

- (1) Permitted (●). These uses are permitted by right in the Subdistricts in which they are listed.
- (2) Permitted in Upper Stories Only (⊙). These uses are permitted by right in the Subdistricts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located of at least thirty feet (30') from the front facade.
- (3) Permitted with Development Standards (⦿). These uses are permitted by right in the Subdistricts in which they are listed, provided that they are developed according to the required development standards. These standards are intended to alleviate any negative impacts associated with the use, making it appropriate in a Subdistrict where it otherwise might not have been appropriate.
- (4) Requires a Conditional Use Permit (○). These uses require administrative review and approval (refer to 10.2.6) in order to occur in the Subdistricts in which they are listed and must follow any applicable development standards associated with the use and must meet the requirements of the Conditional Use Permit.
- (5) Listed uses that are not permitted in the Subdistrict are indicated by a blank space.

4. Building Types.

The uses permitted within the Subdistrict may be further limited by the Building Types permitted. Refer to Chapter 5.0 Building Types.

4.0 Uses

Downtown District

KEY

- Permitted
- ◐ Permitted in Upper Stories Only
- ◑ Permitted with Development Standards
- Requires a Conditional Use Permit

Use Category and Subcategory Table

	Subdistricts					
	Core A	Historic Center	General A	Edge A	Edge B	Edge C
Residential & Lodging						
Residential	●	◐	●	●	◐	●
Hotel & Inn	◐	◐	●	●	●	◐
Residential Care	●	●	●	●	●	◐
Civic						
Assembly	◐	◐	●	◐	◐	
Transit Station	●	●	●	◐	●	
Hospital & Clinic	●	◐	●	◐	◐	
Library/Museum/Post Office	●	●	●	◐		
Mail Service (distribution)	◐		◐		◐	
Police & Fire	●	●	●		●	
School	○	○	○	○	○	○
Retail						
Small Scale Retail	●	●	●	●	●	
General Retail	●	●	●	◐	◐	
Outdoor Sales						
Service						
Small Scale Service	●	●	●	◐	◐	
General Service	●	●	●	◐	◐	
Eating & Drinking Establishments	●	●	●	●	●	
Vehicle Service			○		○	
Office & Industrial						
Office	◐	◐	●	◐	●	◐
Craftsman Industrial	◐	◐	◐	◐	◐	
Infrastructure						
Parking Lot	◐	◐	◐		◐	
Parking Structure (Stand Alone)	◐	◐	◐		◐	
Utility & Infrastructure	○	○	○	○	○	
Open Space	◐	◐	◐	◐	◐	●
Accessory Uses						
Home Occupation	●	●	●	●	●	●
Outdoor Storage of Goods			○			
Drive Through			◐		◐	

Table 4.1 Downtown District Uses

South Downtown District

Subdistricts

KEY

- Permitted
- ◐ Permitted in Upper Stories Only
- ◑ Permitted with Development Standards
- Requires a Conditional Use Permit

Use Category and Subcategory Table

Residential & Lodging

	Business Core	Historic Residential	Warehouse	River Edge	Edge B
Residential	●	●	●		◐
Short-Term Rental	●	●	●		◐
Hotel & Inn	●		●		●
Residential Care	●		●		●

Civic

Assembly	●		●	●	●
Transit Station	●		●		●
Hospital & Clinic	●		●		●
Library/Museum/Post Office	●		●	●	●
Mail Service (distribution)					◐
Police & Fire	●		●		●
School	○	○	○		○

Retail

Small Scale Retail	●		●		●
General Retail	●		●		●

Service

Small Scale Service	●		●		●
General Service	●		●		
Eating & Drinking Establishments	●		●		●
Vehicle Service			◐		◐

Office & Industrial

Office	●		●		●
Craftsman Industrial	◐		●		◐

Infrastructure

Parking Lot	◐		◐		◐
Parking Structure (Stand Alone)	◐		◐		◐
Utility & Infrastructure	○		○	○	○
Open Space	●	●	●	●	◐

Accessory Uses

Home Occupation	●	●	●		◐
Outdoor Storage of Goods					
Drive Through			◐		

Table 4.2 South Downtown District Uses

4.0 Uses

4.2. Definition of Uses.

1. Residential and Lodging Uses.

- (1) Residential. One or more dwelling units located within the principal structure of a lot. The units may or may not share a common wall, horizontally or vertically, with the adjacent unit or have individual entrances from the outside.
- (2) Short-term Rental. Allowed in all subdistricts where residential uses are also allowed. No short-term rental shall be located within an accessory structure where the accessory structure has not been specifically designed for human habitation or located within a recreational vehicle or travel trailer, except when located in an approved travel trailer court. A short term rental property shall not be occupied by more than one (1) guest party at a time.
- (3) Hotel & Inn. A facility offering temporary lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. Hotels and Inns do not include Bed and Breakfasts or Boarding Houses except in Subdistricts where development standards (C) are required for the use. In the Subdistricts where a Hotel and Inn is permitted with development standards (C), the facility may be limited to twelve (12) rooms at the discretion of the Zoning Administrator.
- (3) Residential Care. A facility offering temporary or permanent lodging to the general public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities and providing assistance with daily activities for residents. Residential care includes such uses as independent and assisted living facilities, nursing homes, residential care homes, and transitional treatment facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. In the Subdistricts where a residential care facility is permitted with development standards (C), the facility may be limited to twelve (12) rooms at the discretion of the Zoning Administrator.

2. Civic Uses.

A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.

- (1) Assembly. A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a community center, place of worship, and private clubs and lodges.
- (2) Transit Station. A covered passenger boarding and alighting facility with a platform(s), which may include a waiting room, ticket office or machines, rest rooms, and concessions.
- (3) Hospital & Clinic. A licensed institution providing medical care and health services. These services may be located in one building or clustered in several buildings and may include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, pharmacies, and gift shops.
- (4) Library/Museum. A facility open to the general public which includes educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.
- (5) Police and Fire. A facility providing public safety and emergency services. Training facilities, locker rooms, and limited overnight accommodations may also be included. Police and fire facilities require approval of a Conditional Use Permit. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
 - (a) Garage doors are permitted on the front or rear facade.
 - (b) Exemption from maximum driveway width requirements.
- (6) Mail Service. A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.
- (7) School. An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service. All school uses are subject to a Conditional Use Permit.

3. Retail Uses.

A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.

- (1) **Neighborhood Retail.** A use in this category occupies a space of less than twelve thousand square feet (12,000 ft²). Neighborhood retail includes such uses as those listed in Table 4.2 (1). Typical Retail Uses.
- (2) **General Retail.** A use in this category includes all Neighborhood Retail uses occupying a space of greater than twelve thousand square feet (12,000 ft²) and such uses as those listed in Table 4.2 (1). Typical Retail Uses.
- (3) **Outdoor Sales Lot.** A use involving the sale of goods or merchandise to businesses and/or the general public, where the majority of the goods are stored or displayed outdoors, although there is typically an associated building. Outdoor sales lots include such uses as the sale and rental of automobiles, trucks, trailers, boats, and recreational vehicles; and the sale of building materials, landscape materials, and garden supplies. In the districts where an outdoor sales lot is permitted by Conditional Use Permit (○), the following applies:
 - (a) Not permitted on corner parcels.
 - (b) Limited to lots fronting on Arterial Streets.
 - (c) Includes permanent construction of a building utilizing one of the permitted Building Types in the district.

Small Scale Retail

Alcohol & Liquor Sales
Antique Shop
Apparel & Accessory Store
Art & Education Supplies
Bakery, Retail
Bicycle Sales & Repair
Book, Magazine,
& Newspaper Store
Building Materials, Hardware,
and Garden Supply
Camera & Photo Supply Store
China & Glassware Shop
Convenience Store
Drug Store/Pharmacy
Fabric & Craft Store
Florist
Gift, Novelty, & Souvenir Shop
Grocery Store
Hardware Store
Hobby Shop
Jewelry Sales & Repair
Luggage & Leather Goods
Music Store
Musical Instrument Repair & Sales
Office Supply
Optical Goods
Paint & Wallpaper
Party Supply Shop
Pawn Shop
Pet & Pet Supply
Smoke Shop
Specialty Food Market (Butcher,
Candy, Fish Market, Produce, etc.)
Sporting Goods Sales & Rental
Stationary & Paper Store
Toy Shop
Video/Game Sales & Rental
Wine & Liquor Shop

General Retail

All Small Scale Retail

Appliance & Electronic Sales & Service
Automotive Parts Supply (no service)
Computer Software Sales & Leasing
Department Store
Gun Shop
Home Furnishings & Accessories Sales
& Rentals
Medical Supply Store & Rental
Motorcycle & Motor Scooter Sales
Heating, Air Conditioning & Plumbing
Supplies, Sales, & Service
Cabinet Supply (display and sales only)
Machine Sales and Rental
Agriculture Equipment and
Supply
Electrical Supplies
Merchandise Vending Machine
Operators
Medical Supply Store & Sales

Table 4.2 (1). Typical Retail Uses.

4.0 Uses

4. Service.

A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.

- (1) **Neighborhood Service.** A use in this category occupies a space of less than twelve thousand square feet (12,000 ft²). Neighborhood service includes such uses as those listed in Table 4.2 (2).
- (2) **General Service.** A use in this category includes all Neighborhood Service uses occupying a space of greater than twelve thousand square feet (12,000 ft²) and such uses as those listed in Table 4.2 (2).
- (3) **Vehicle Services.** A business involving the servicing of vehicles and/or the distribution of fuel. A convenience store may also be included as a secondary use, as well as the sale of propane and kerosene. Vehicle service includes such uses as automotive filling stations, vehicle repair, car wash facilities, and tire sales and mounting. In the Subdistricts where vehicle service is permitted with development standards (C), the following apply:
 - (a) **Use Limitation.** Repair and wash facilities for semi-trucks, recreational vehicles, boats, and other oversized vehicles are not permitted.
 - (b) **Service Bays.** Vehicular service bays, including garages and car wash bays, shall not be located on the front facade, unless otherwise permitted by the Building Type.
 - (c) **Outdoor Storage.** Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if:
 - (i) The vehicles are not stored for more than two days.
 - (ii) The storage area is located in the rear yard screened from view of the right-of-way.
 - (iii) The storage area is screened using the side and rear yard buffer outlined in Chapter 7.0 Landscape, regardless of the adjacent land uses.
 - (d) **Outdoor Activities.**
 - (i) All repairs or washing activities must occur inside a structure.
 - (ii) Vacuuming activities may occur in open air, but must be located in the side or rear yards, screened from the right-of-way.

Small Scale Service

Arcade
Bank or other Financial Service
Barber Shop, Beauty Salon, & Spa
Billiard Hall
Catering
Check Cashing
Day Care, Adult or Child
Dry Cleaning & Laundry
Emergency Care Clinic
Fitness, Dance Studio, & Gym
Framing
Home Furniture & Equipment
Repair
Locksmith
Mailing Services
Microbrewery
Pet Grooming
Photocopying & Printing
Photography Studio & Supplies (on-site processing permitted)
Restaurants (refer to state law for alcoholic beverage requests)
Shoe Repair
Tailor & Seamstress
Tanning Salon
Tattoo/Piercing Parlor
Theater
Training Center
Travel Agency & Tour Operator
Veterinarian

General Service

All Small Scale Services

Animal Boarding (interior only)
Aquatic Facilities
Batting Cages
Bowling Alley
Concert Hall
Exterminating & Disinfecting Service
Funeral Home
Miniature Golf Course
Recreation, Commercial Indoor
Repair of Small Goods & Electronics
Shooting & Archery Ranges (indoor only)
Skating Rink

Table 4.2 (2). Typical Service Uses.

5. Office and Industrial.

- (1) Office. A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times. The businesses do not typically rely on walk-in customers. Office uses include those listed in Table 4.2 (3) Typical Office Uses.

- (a) For home occupations refer to the requirements of the City Zoning Ordinance.

Office

Architecture/Engineering/Design
Building Contractor (office only)
Business Consulting
Charitable Institutions
Computer Programming & Support
Detective Services
Educational Services (tutor & testing)
Employment Agency
Financial & Insurance
Government Offices
Legal Services
Management Services
Physical Therapy/Physical Rehabilitation
Medical & Dental with Laboratory
PR & Advertising
Property Development
Radio & TV Studio
Real Estate
Recording & Sound Studio
Research & Development
Research Agency
Surveying

Table 4.2 (3). Typical Office Uses.

- (2) Craftsman Industrial. A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet. Craftsman Industrial includes such uses as those found in Table 4.2 (4) Typical Craftsman Industrial Uses. This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited. The maximum overall gross floor area is limited to twenty thousand square feet (20,000 ft²), unless otherwise noted. In the districts where a Craftsman Industrial use is permitted with development standards (C), the following apply:

- (a) Showroom. A minimum twenty percent (20%) of gross floor area shall be dedicated to a showroom located at the front of the building adjacent to the right-of-way.

- (b) Outdoor Activities. Outdoor activities and storage of goods are not permitted.

Craftsman Industrial

Apparel & Finished Fabric Products
Bakery & Confections
Beverages, including Beer, Wine, Liquor, Soft Drinks, Coffee
Botanical Products
Canning & Preserving Food
Commercial Scale Copying & Printing
Construction Special Trade Contractors
Cut Stone & Cast Stone
Dairy Products
Electronics Assembly
Engraving
Electrical Fixtures
Fabricated Metal Products
Film Making
Furniture & Fixtures
Glass
Household Textiles
Ice
Jewelry, Watches, Clocks, & Silverware
Leather Products
Meat & Fish Products, no Processing
Musical Instruments & Parts
Pasta
Pottery, Ceramics, & Related Products
Printing, Publishing & Allied Industries
Shoes & Boots
Signs & Advertising
Small Goods Manufacturing
Smithing
Taxidermy
Textile, Fabric, Cloth
Toys & Athletic Goods
Upholstery
Woodworking

Table 4.2 (4). Typical Craftsman Industrial Uses.

4.0 Uses

6. Infrastructure

- (1) **Parking Lot.** A lot that does not contain a permitted Building Type or Open Space Type and is solely used for the parking of vehicles. In the Subdistricts where a parking lot is permitted with development standards (●), the following apply:
 - (a) **Corner Lots.** A corner lot shall not be used as a parking lot.
 - (b) **Adjacent Parking Lots.** Two (2) or more parking lots shall not be located directly adjacent to one another.
 - (c) **Single Unit Residential.** Parking lot cannot be associated with a single unit residential use.
 - (d) **Distance.** A parking lot must be within one thousand three hundred feet (1,300') of the principal entrance to the associated use unless:
 - (i) At least seventy five percent (75%) of the spaces are dedicated for public use.
 - (ii) An approved parking agreement is recorded (refer to Chapter 8.0 Parking).
 - (e) **Pedestrian Access.** A parking lot shall be connected to the associated use by a dedicated, public pedestrian pathway.
 - (f) **Commercial Vehicles.** Parking lots for commercial vehicles are not permitted in the Downtown District.
- (2) **Parking Structure.** A parking structure on a lot that does not contain a permitted Building Type and is solely used for the parking of vehicles. In the Subdistricts where a parking structure is permitted with development standards (●), the following apply:
 - (a) **Adjacent Parking Structures.** Two (2) or more parking structures shall not be located directly adjacent to one another.
 - (b) **Distance.** A parking structure must be within one thousand three hundred feet (1,300') of the principal entrance to an associated use unless:
 - (i) At least seventy five percent (75%) of the spaces are dedicated for public use.
 - (ii) An approved parking agreement is recorded (refer to Chapter 8.0 Parking).
 - (c) **Pedestrian Access.** A parking structure must be connected to an associated use by a dedicated, public pedestrian pathway.
- (3) **Utility and Infrastructure.** A lot that is primarily utilized for the City's infrastructure needs. Utility and Infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems. In all Subdistricts, utilities and infrastructure uses require a Conditional Use Permit (○).

- (4) **Open Space.** A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Refer to Chapter 6.0 Open Space Types for permitted forms of open space. Open Space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. In the Subdistricts where Open Space is permitted with development standards (●), the following apply:
 - (a) **Parking.** Parking lots are not permitted in Open Space in any district unless otherwise specified by the Open Space Type.
 - (b) **Stormwater Accommodations.** Open Space that incorporates stormwater management on a parcel or District scale is encouraged.
 - (i) Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
 - (ii) Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy.
 - (c) **Open Space** may include small scale food and beverage service, no more than two hundred square feet (200 ft²) in space, located in a kiosk, with no service access.
 - (d) **Buildings** located directly adjacent to an Open Space use shall treat facades facing this use with street facade requirements, see Chapter 5.0 Building Types.

7. Accessory Uses.

A category of uses that are not permitted to serve as the principal use on a lot.

- (1) **Home Occupation.** An occupational use that is subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.
- (2) **Parking Lot.** An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking lot locations are regulated by Building Type. Refer to 5.0 Building Types.
- (3) **Parking Structure.** A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking Structures within the buildings are regulated per Building Type. Refer to 5.0 Building Type. Separate structure locations are also regulated by Building Type, but shall also meet all of the requirements of 5.2.9. Parking Structure.

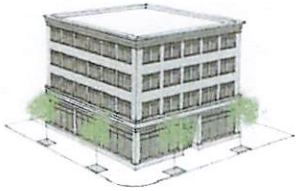
- (4) **Outdoor Storage of Goods.** Permanent outdoor storage of goods not typically housed or sold indoors, such as large scale materials and building and landscape supplies. In the Subdistricts where outdoor storage of goods is permitted with development standards (P²), the following development standards apply:
- (a) Outdoor storage areas shall be located in the rear or side yard of the lot.
 - (b) Loose, unpackaged materials shall not be stacked higher than six feet (6').
 - (c) Loose, unpackaged materials shall at a minimum be stored in a three-sided shelter and shall be covered.
 - (d) Materials shall be set back a minimum of five feet (5') from any lot line.
 - (e) All outdoor storage areas shall be screened from view of adjacent parcels and vehicular rights-of-way using the Side and Rear Buffer Requirements. Refer to Chapter 7.0 Landscape Requirements.
- (5) **Drive-through Establishment.**
- (a) When a drive-through lane is located within one hundred and fifty feet (150') of a residential use a buffer shall be required which reduces noise on contiguous property to be no greater than sixty-five decibels (65 dBAs), when measured at the property line.
 - (b) To the extent practical, speakers for menu ordering boards shall not be oriented towards contiguous residential uses.
 - (c) An eight foot (8') fence or equivalent landscaping shall be provided where a vehicle stacking lane, menu ordering boards or drive-through window location is contiguous to a residential use.
 - (d) Night lighting on the site shall be directed away from other properties.
 - (e) Safe pedestrian and vehicle access and circulation on the site and between contiguous properties shall be demonstrated as follows:
 - (i) Access by the pedestrian customer shall be provided contiguous to the public right-of-way; and
 - (ii) Vehicle stacking lanes shall have sufficient capacity to prevent obstruction of the public right-of-way by patrons. The stacking lane shall be a separate lane from the circulation lanes needed for access and parking.

5.0 Building Types



5.0 Buildings

Storefront Building



Townhome Building



General Stoop Building



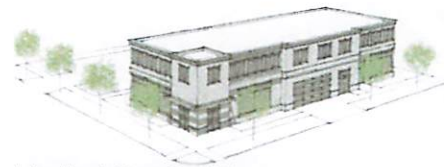
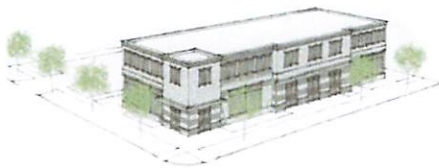
Yard Building



Civic Building



Mid Scale Shop Building



Limited Bay Building

Figure 5.1 (1). Sample Illustrations of the Building Types

5.1 Introduction to Building Type Standards

1. Intent

The intent of the Buildings Type standards is to facilitate a well defined and attractive urban form and street wall that creates vibrant districts in the City.

2. Introduction

The Building Types detailed in this Chapter outline the required building forms for new construction and renovated structures within the Subdistricts defined in Chapter 3.0 Subdistricts.

3. General Requirements

- (1) General Compliance. Application of this Section to existing uses shall occur with the following developments.
 - (a). Subdistricts. Each Building Type shall be constructed only within its designated Subdistricts. Refer to Table 5.1 Permitted Building Types by Subdistricts.
 - (b). Nonconforming Buildings. When a Place Type is adopted, existing nonconforming buildings within the District or Place Type shall not be required to conform to Building Type or Subdistrict use regulations of this Chapter, except as noted otherwise.

- (c) Tenant Improvements. Tenant improvement remodeling of a nonconforming building is allowed.
- (d) Facade Enhancements. Facade enhancements of a nonconforming building (by Subdistrict and by Building Type) is allowed. The Zoning Administrator may require conformity with Street Facade Requirements, as described in Section 4 of the Building Type Table. Structures with a current National Register of Historic Places designation are not required to comply with these standards if the alterations do not effect the historical designation of the property.
- (e). Change In Occupancy. Building changes that constitute a change in occupancy as defined by the International Building Code requires adherence to the regulations of this Chapter.
- (f) Uses. Each Building Type can house a variety of uses depending on the Subdistrict in which it is located. Some Building Types have additional limitations on permitted uses. Refer to Chapter 4.0 Uses for permitted uses.
- (g) No Other Building Types. All buildings constructed must meet the requirements of one of the Building Types permitted within the Subdistrict of the lot.
- (h) Permanent Structures. All buildings shall be permanent construction without a chassis, hitch, or wheels, or other

Building Types by Districts and Subdistricts											
		Downtown District						South Downtown District			
		Subdistricts						Subdistrict			
		Core A	Historic Center	General	Edge A	Edge B	Edge C	Business Core	Historic Residential	Warehouse District	River Edge
Building Types	Storefront	•	•	•	•	•		•		•	•
	General Sloop	•		•	•			•		•	•
	Mid Scale Shop			•		•		•		•	
	Townhome Building	•		•	•		•	•	•	•	
	Yard Building						•		•		
	Civic Building	•	•	•		•		•		•	•
	Limited Bay					•		•		•	•

• = Permitted

Table 5.1 Generally permitted (included permitted with design standards) Building Types by Subdistrict. Refer to Chapter 4.0 Uses for additional information by use category.

5.0 Buildings

features that would make the structure mobile, unless otherwise noted.

4. Accessory Structures.

- (1). Detached accessory structures are permitted per each Building Type and shall comply with all setbacks except the following:
 - (a) Detached accessory structures are only permitted to be located behind the principal structure in the rear yard.
 - (b) Detached accessory structures shall not exceed the height of the principal structure.
 - (c) Accessory structures shall use the same or similar quality materials as the primary building.
 - (d) Areas between the building wall and the right-of-way (front build to zone) not set aside for active use must be landscaped. Fifty percent (50%) of landscaping shall consist of live plant material at maturity. Percentage of area covered by plant material shall be measured as if plants have reached their full size of maturity.

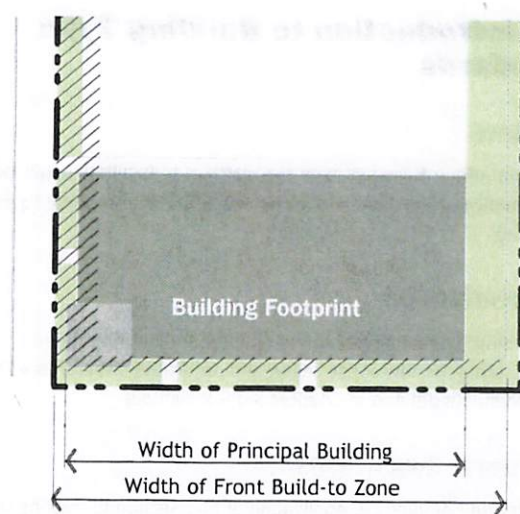


Figure 5.2 (1) Measuring Front Property Line Coverage

5.2 Explanation of Building Type Table Standards

The following sections explain and further define each of the standards outlined on the tables for each Building Type Table, as found in Sections 5.3 through 5.8 of this Chapter.

1. Building Siting

- (1) Multiple Principal Buildings. The allowance of more than one principal buildings on a lot.
- (2) Front Property Line Coverage. The minimum percentage of street wall or building facade required along the street. To measure front property line coverage the width of the principal structure(s) (within the front build-to zone) shall be divided by the width of the front build-to zone. Refer to Figure 5.2 (1) Measuring Front Property Line Coverage.
 - (a) For certain Buildings Types this calculation is adjusted to allow the development of a courtyard along the front property line.
 - (b) Some Building Types allow side yard parking to be exempted from the front lot line coverage calculation. In such cases the width of up to one (1) double loaded aisle of parking (refer to Chapter 8.0 Parking), including adjacent sidewalks and landscaping, may be exempted, to a maximum of sixty-five feet (65').
- (3) Occupation of Corner. The occupation of the intersection of the front and corner build-to zones with a principal structure.
- (4) Front Build-to Zone. The build-to zone or setback parallel to the front property line. Building components such as awnings or signage are permitted to encroach into the build-to zone
 - (a) All build-to zone and setback areas not covered by a building must contain either landscape, patio space, or sidewalk space.
- (5) Corner Build-to Zone. The build-to zone or setback parallel to the corner property line.
 - (a) All corner build-to zones and setback areas not covered by a building must contain either landscape, patio space, or sidewalk space.
- (6) Minimum Side Yard Setback. The minimum required setback along a side property line.
- (7) Minimum Rear Yard Setback. The minimum required setback along a rear property line.
- (8) Minimum and Maximum Lot or Building Width. The minimum or maximum building or unit width measured at or parallel to the front property line depending on the Building Type, may also include the minimum and maximum width of a lot.
- (9) Maximum Impervious Coverage. The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces. Refer to Figure 5.2 (2) Maximum Impervious and Semi-Impervious Coverage.
- (10) Additional Semi-Pervious Coverage. The additional percentage of a lot beyond the Maximum Impervious Coverage, which may

be surfaced in a semi-pervious material, such as a green roof or pavers.

- (11) **Parking and Loading Location.** The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
- (12) **Vehicular Access.** The permitted means of vehicular ingress and egress to the lot.

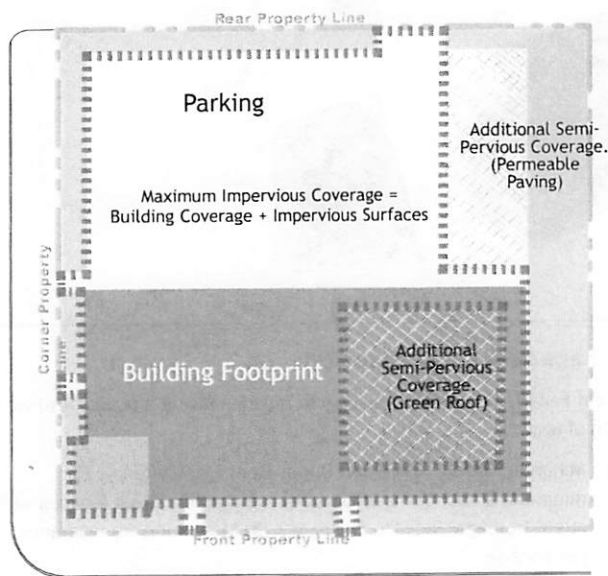


Figure 5.2 (2) Maximum Impervious and Additional Semi-Pervious Coverage

- (a) Alleys, when present, shall always be the primary means of access.
- (b) When alleys are not present, a driveway may be permitted per Building Type but, shall not be located off a Primary Street if an alternative is available.

2. Height

- (1) **Minimum Overall Height.** The minimum overall height for a building shall be located within the build-to zone. Stories above the required minimum height may be stepped back from the facade.
- (2) **Maximum Overall Height.** The sum of a building's total number of stories.
 - (a) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.
 - (b) A building incorporating both a half story within the roof and a visible basement shall count the height of the two (2) half stories as one (1) full story.
 - (c) Some Building Types require a building facade to step back as its height increases. If required, the upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.
- (3) **Ground Story and Upper Story Minimum and Maximum Height.** Each frontage type includes a permitted range of height in feet for each story. (Refer to Figure 5.2 (3) Measuring Height).
 - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - (b) Floor height requirements apply only to street facing facades.
 - (c) For single-story buildings and the uppermost story of a multiple-story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.

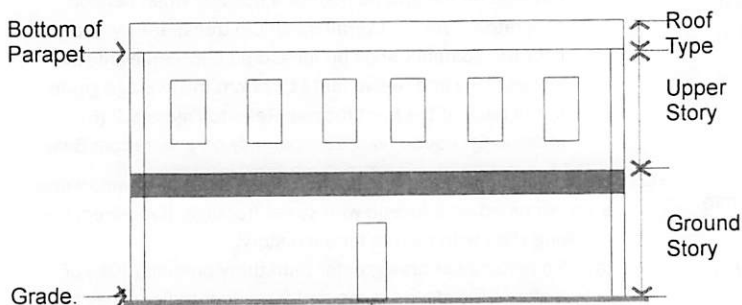
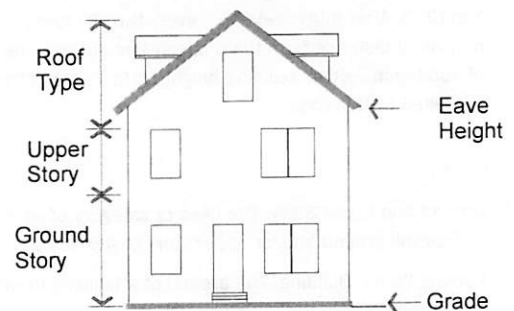


Figure 5.2 (3) Measuring Height



5.0 Buildings

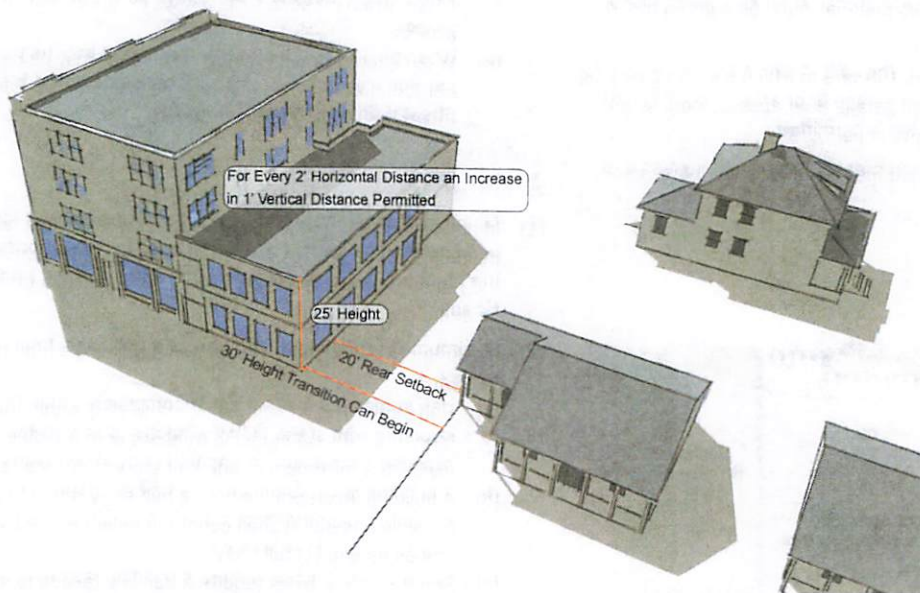


Figure 5.2 (4) Single Unit Zones Setbacks

- (4) Commercial Setbacks from Single-Unit Dwellings. In order to assure compatibility of new construction with adjacent single-unit dwellings, additional setbacks and graduated setback are required. See Figure 5.2 (4).
 - (a) Transitions from Single-Unit Dwelling Buildings: A twenty foot (20') setback is required from the property line adjacent to a single-unit dwelling. At twenty feet (20'), a maximum twenty five foot (25') building height is permitted in between the property line and thirty feet (30'). After thirty feet (30'), every two (2') feet in additional horizontal distance from the property line permits one foot (1') of additional vertical building height
- (5) Building Heights Adjacent to the Historic Residential Subdistrict. All building types contiguous to the Historic Residential Subdistrict shall be limited to a height of two (2) stories for the first twenty feet (20'). After thirty feet (30'), every two (2') feet in additional horizontal distance from the property line permits one foot (1') of additional vertical building height up to heights otherwise regulated by this code.

3. Uses

- (1) Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.
- (2) Parking Within Building. The area(s) of a building in which parking is permitted within the structure.
- (3) Required Occupiable Space. The area(s) of a building that shall be designed as occupiable space, defined as interior building space which may be regularly occupied by building users. It does not include storage areas, utility space, or parking.

4. Facade Requirements

Street Facade Requirements apply to facades facing a public or private right-of-way.

- (1) Minimum Ground Story and Upper Floor Transparency. The minimum amount of transparency required on street facades with street frontage. Refer to Figure 5.2 (5) Measuring Transparency per Facade.
 - (a) Transparency. Any glass in windows and/or doors, including any mullions, with sixty percent (60%) light transmission, and with low reflectance.
 - (b) Measuring Transparency. A general Minimum Transparency requirement shall be measured from floor to floor of each story.
 - (c) Ground Story Transparency. The minimum transparency required on the ground floor of a building when defined separately from the overall minimum transparency. Ground floor transparency shall be measured between eighteen inches (18") and twelve feet (12') from the average grade at the base of the front facade. Refer to Figure 5.2 (6) Measuring Ground floor transparency on a storefront Base.
- (2) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - (a) No rectangular area greater than thirty percent (30%) of a story's facade, as measured from floor to floor, may be windowless; and
 - (b) No horizontal segment of a story's facade greater than fifteen feet (15') in width may be windowless.

- (3) Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may be utilized. Refer to Section 5.10 Entrance Types of this Chapter for definition of and additional requirements for each Entrance Type.
- (4) Principal Entrance Location. The facade on which the primary building entrance is to be located.
- (5) Required Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.
- (6) Vertical Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch depth.
- (7) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt

course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch (1.5") depth.

- (8) Parking structures. Parking structures visible from street frontages shall be held to the same standards of facade appearance as other Building Types in that Subdistrict.

5. Roof Type

- (1) Permitted Roof Type. The roof type(s) permitted for each Building Type. Refer to Section 5.11 Roof Types for more specific requirements.
- (2) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types. Refer to Section 5.11 Roof Types.

6. Loading

- (1) Screening. Loading areas, trash storage, and mechanical equipment and meters shall be enclosed within structures and hidden from view of the public realm. See Figure 5.2 (7).

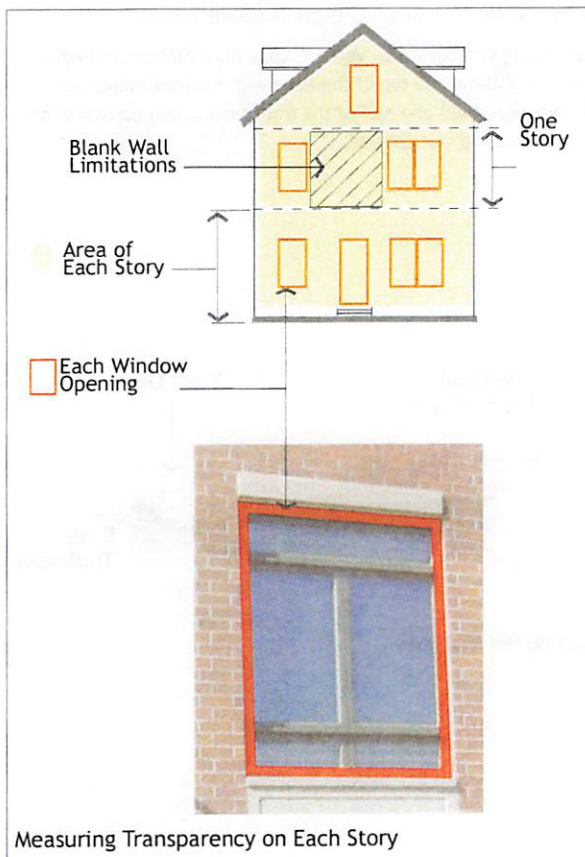


Figure 5.2 (5) Measuring Transparency

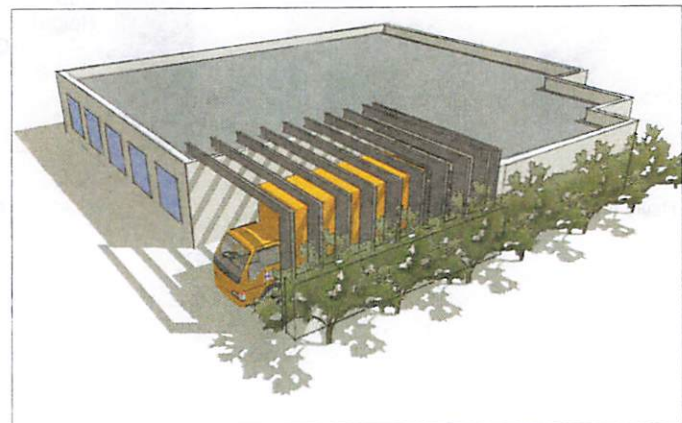
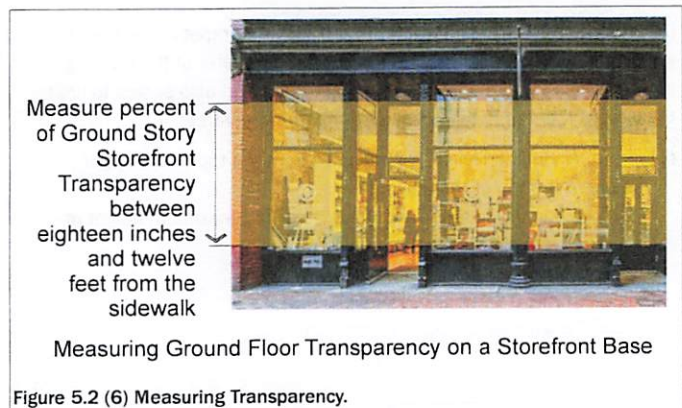


Figure 5.2 (7) Screened loading area

5.0 Buildings

5.3 Roof Types

Roof Type standards apply to the roof and cap of all Building Types as defined in this Chapter. Refer to the Building Type Table Requirements.

1. General Provisions.

The following provisions apply to all roof types.

- (2) **Applicability.** All buildings shall meet the requirements of one of the Roof Types permitted for the Building Type.
- (3) **Measuring Height.** Refer to Section 5.2.2 Explanation of Building Type Table Standards for information on measuring building height.
- (4) **Other Roof Types.** For other Roof Types or building caps not listed as a specific type a request may be made to the Zoning Administrator or designee with the following requirements:
 - (a) The Roof Type shall not create additional occupiable space beyond that permitted by the Building Type.
 - (b) The shape of the Roof Type shall be significantly different from those defined in this Section (i.e. a dome, spire, vault).

2. Parapet Roof Type.

(Refer to Figure 5.11 (1), Parapet Roof Type). A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street.

- (1) **Parapet Height.** Height is measured from the top of the upper story to the top of the parapet.
 - (a) Minimum height is two feet (2') with a maximum height of six feet (6').

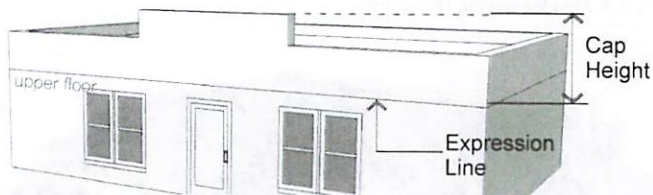


Figure 5.11 (1) Parapet Roof Type

- (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (2) **Horizontal Expression Lines.** An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- (3) **Occupiable Space.** Occupiable space shall not be incorporated behind this roof type.

3 Flat Roof Type.

(Refer to Figure 5.11 (2) Flat Roof Type). This Roof Type has a flat roof with overhanging eaves.

- (1) **Configuration.** Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
- (2) **Eave Depth.** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least fourteen inches (14"). The eave may not overhang the property line into the public right of way, unless approved by the Zoning Administrator.
- (3) **Eave Thickness.** Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches (8") thick.
- (4) **Interrupting Vertical Walls.** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.

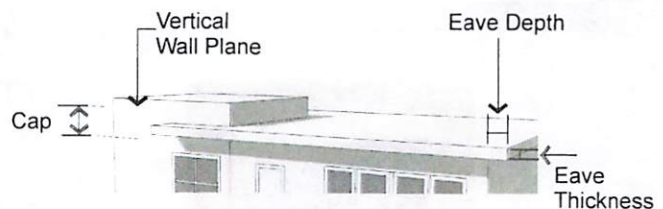


Figure 5.11 (2) Flat Roof Type

4. Towers.

(Refer to Figure 5.4 (3)). A tower is a rectilinear or cylindrical, vertical element, that must be used with other Roof Types.

- (1) Quantity. All Building Types, with the exception of the Civic Building, are limited to one (1) tower per building.
- (2) Tower Height. Maximum height shall be the equivalent of the height of one upper floor of the building to which the tower is applied as measured from the top of the parapet or eave to the top of the tower.
- (3) Tower Width. Maximum width along all facades is one-third (1/3) the width of the front facade or thirty feet (30'), whichever is less.
- (4) Horizontal Expression Lines. An expression line shall define the tower from the upper stories.
- (5) Occupiable Space. Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (6) Applicability. Towers may be combined with all other Roof Types.
- (7) Tower Cap. The tower may be capped by the parapet, pitched, low pitched, or flat roof Roof Types, or a spire may cap the tower.
 - (a) Vertical walls shall extend no more than four feet (4') above the top of the eave of the tower.

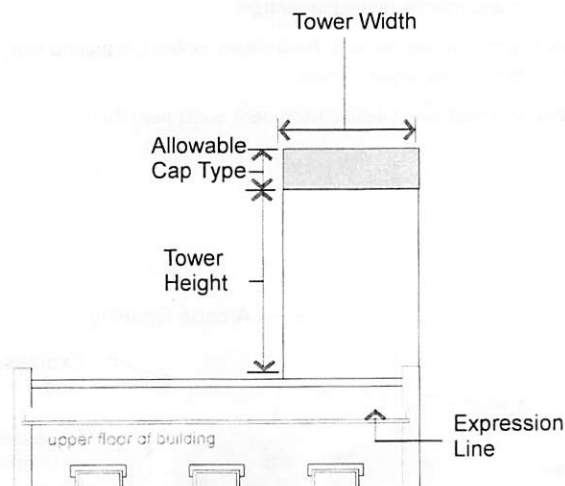


Figure 5.4 (3) Tower

5. Pitched Roof Type.

(Refer to Figure 5.4 (4), Pitched Roof Type). This Roof Type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

- (1) Pitch Measure. The roof may not be sloped less than a rise:run of 4:12 or more than 16:12.
 - (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. (Refer to Figure 5.4 (4) - Low Pitched Roof).
- (2) Configurations.
 - (a) Hipped, gabled, Mansard and combination of hips and gables with or without dormers are permitted.
 - (b) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet (8'), inclusive of overhang.
 - (c) Gambrel roofs are not permitted.
- (3) Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every one hundred feet (100') of roof when the main ridge line runs parallel to the front lot line. (Refer to Figure 5.10 (5). Parallel Ridge Line).
- (4) Roof Height. Roofs without occupiable space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
- (5) Occupiable Space. Occupiable space may be incorporated behind this Roof Type.

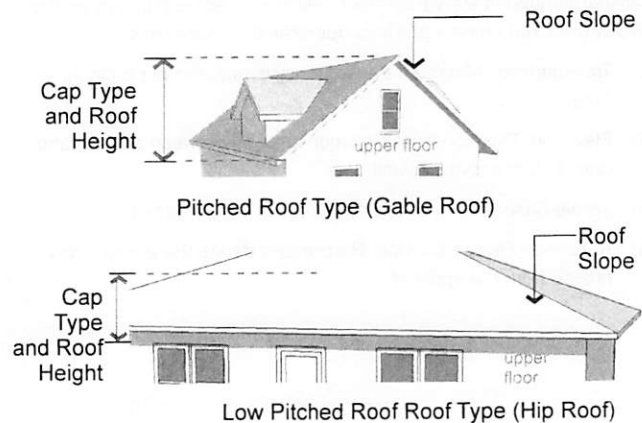


Figure 5.4 (4) Pitched Roof Type



Figure 5.4 (5) Parallel Ridge Line

5.0 Buildings

5.4 Entrance Types

Entrance Type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Chapter. Refer to the Building Type Table Requirements.

1. General.

The following provisions apply to all entrance types.

- (1) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type standard (refer to Building Types Tables).
- (2) Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted Entrance Types, unless otherwise stated.
- (3) Measuring Transparency. Refer to Section 5.2.4 Explanation of Building Type Table Standards, for information on measuring building transparency.
- (4) Visible Basements. Visible basements, permitted by Entrance Type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

2. Storefront Entrance Type.

(Refer to Figure 5.10 (1)). The Storefront Entrance Type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Elevation. The storefront elevation shall be between zero (0) and one (1) foot above sidewalk.
- (3) Visible Basement. A visible basement is not permitted.
- (4) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.

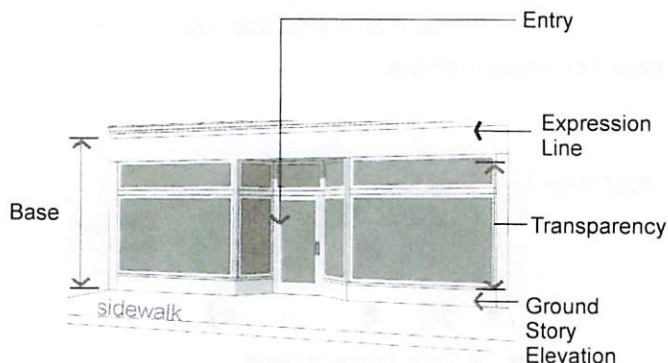


Figure 5.10 (1) Storefront Entrance Type

- (5) Entrance. All entries shall be recessed from the front facade closest to the street.
 - (a) Recessed entries shall be a minimum of three feet (3') and a maximum of eight feet (8') deep, measured from the portion of the front facade closest to the street.
 - (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet (8').

3. Arcade Entrance Type.

(Refer to Figure 5.10 (2). An Arcade Entrance Type is a covered pedestrian walkway within the recess of a ground story. An Arcade Entrance Type may be adapted for a Yard Building Type.

- (1) Arcade. An open-air public walkway is required from the face of the building recessed into the building a minimum of eight feet (8') and a maximum of fifteen feet (15').
- (2) Build-to Zone. When the Arcade Entrance Type is utilized, the outside face of the arcade shall be considered the front facade, located within the required build-to zone.
- (3) Recessed or Interior Facade. The Storefront Entrance Type is required on the recessed ground story facade.
- (4) Column Spacing. Columns shall be spaced between ten feet (10') and twelve feet (12') on center.
- (5) Column Width. Columns shall be a minimum of one foot eight inches (1'-8") and a maximum two feet four inches (2'-4") in width.
- (6) Arcade Opening. Opening shall not be flush with interior arcade ceiling and may be arched or straight.
- (7) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (8) Visible Basement. A visible basement is not permitted.

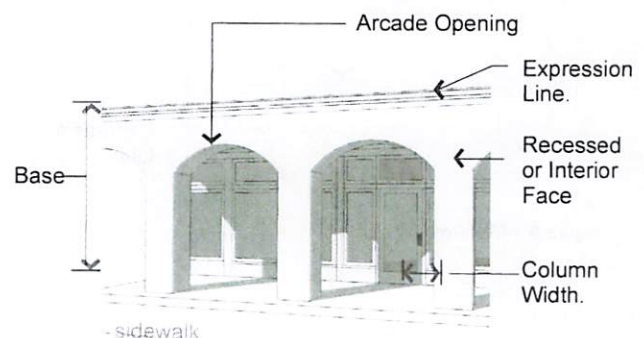


Figure 5.10 (2) Arcade Entrance Type

4. Stoop Entrance Type.

(Refer to Figure 5.10 (3)). A stoop is an unroofed, open platform.

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Stoop Size. Stoops shall be a minimum of three feet (3') deep and six feet (6') wide.
- (3) Elevation. The stoop elevation shall be located a maximum of two feet six inches (2'-6") above the sidewalk without visible basement and a maximum of four feet six inches (4'-6") above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
- (5) Entrance. All entries shall be located off a stoop.

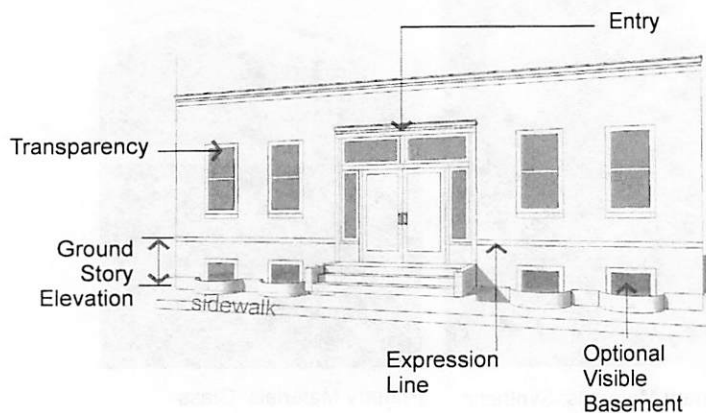


Figure 5.10 (3) Stoop Entrance Type

5. Porch Entrance Type.

(Refer to Figure 5.10 (4)). A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled.

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Porch Size. The porch shall be a minimum of five feet (5') deep and eight feet (8') wide.
- (3) Visible Basement. A visible basement is permitted.
- (4) Elevation. The porch elevation shall be located a maximum of two feet six inches (2'-6") above the sidewalk without a visible basement and a maximum of four feet six inches (4'-6") above the sidewalk with a visible basement.
- (5) Height. A porch may be two (2) stories to provide a balcony on the second floor.
- (6) Entrance. If a porch is provided, the main entry shall be located through a porch.

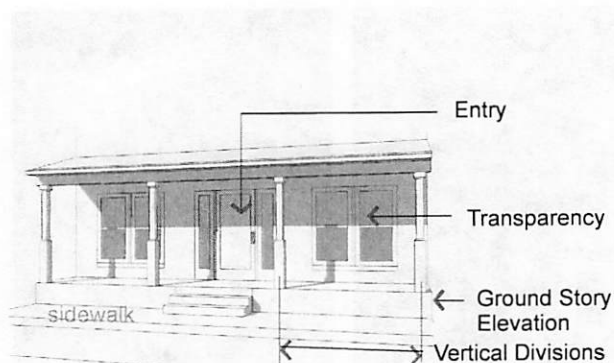


Figure 5.10 (4) Porch Entrance Type

5.0 Buildings

5.5 Additional Design Requirements

The following outlines the South Downtown District design guidelines that affect a building's appearance and District's cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, protect the character of the community and create a sense of place.

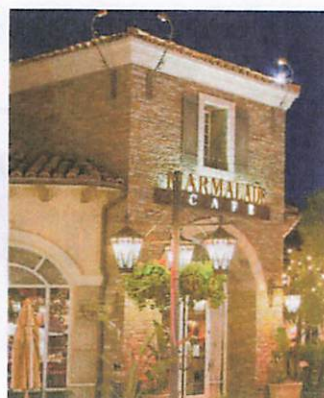
1. Materials and Color

- (1) **Primary Facade Materials.** Eighty percent (80%) of each facade shall be constructed of primary materials. For facades over one hundred square feet (100 ft²), more than one material shall be used to meet the eighty percent (80%) requirement.
 - (a) Permitted primary building materials include high quality natural materials such as: stone, brick, wood lap siding, fiber cement board lapped, shingled, panel siding, or glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.5 (1).

- (2) **Secondary Facade Materials.** Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements, metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
 - (a) Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades only.
- (3) **Roof Materials.** Acceptable roof materials include three hundred pound (300lb) or more, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. Engineered wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.5 (2).
- (4) **Appropriate Grade of Materials.** Commercial quality doors, windows, and hardware shall be used on all Building Types with the exception of the Townhome Building and the Yard Building. Refer to Figure 5.5 (3)



Primary Materials: Brick



Primary Materials: Stone



Primary Materials: Synthetic Panel and Siding



Primary Materials: Glass



Primary Materials: Painted Wood

Figure 5.5 (1) Primary Materials



Roof Materials: Asphalt Composite Shingles



Roof Materials: Ceramic Tile

Figure 5.5 (2) Roof Materials.

2. Windows, Awnings, and Shutters

- (1) Windows. All upper story windows on all historic, residential, and mixed use buildings shall be recessed, double hung.
- (2) Awnings. All awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Alternative materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.5 (4).
- (3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.



Permitted Awnings: Metal



Permitted: Commercial Grade Doors and Windows on Commercial Buildings.



Permitted Awnings: Canvas



Prohibited: Residential Grade Doors on Commercial Buildings.



Prohibited Awnings: Plastic

Figure 5.5 (3) Commercial Grade Doors and Windows

Figure 5.5 (4) Awnings

5.0 Buildings

3. Balconies

The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 5.5 (5).

- (1) **Size.** Balconies shall be a minimum of six feet (6') deep and five (5') feet wide.
- (2) **Connection to Building.** Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- (3) **Facade Coverage.** A maximum of forty percent (70%) of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.



Figure 5.5 (5) Balconies Integral to Facade

4. Drive-through Structures.

Refer to Figure 5.5 (7) for one illustration of the following requirements.

- (1) **Structures.** Drive-through structures shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The drive-through structure shall not be visible from any Primary Street.
- (2) **Stacking Lanes.** Stacking lanes shall be located perpendicular to the Primary Street or behind the building.
- (3) **The canopy and structure shall be constructed of the same materials utilized on the building.**

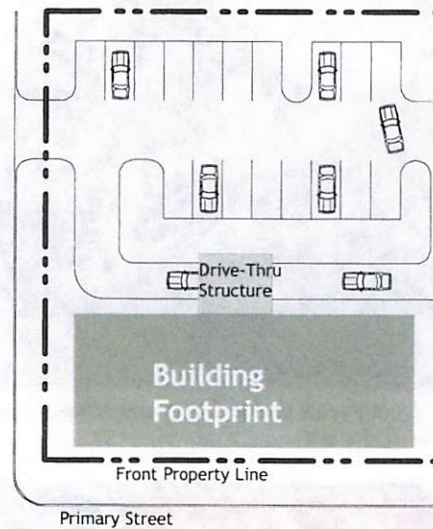


Figure 5.5 (6) Recommended Drive-Through Facility Layout

5.6 Downtown District Building Type Tables

Building Types by Districts and Subdistricts						
		Downtown District				
		Subdistricts				
		Core A	Historic Center	General	Edge A	Edge B
Building Types	Storefront	•	•	•	•	•
	General Stoop	•		•	•	
	Mid Scale Shop			•		•
	Townhome Building	•		•	•	•
	Yard Building					•
	Civic Building	•	•	•		•
	Limited Bay					•

• = Permitted

5.0 Buildings

5.6(A) Storefront Building

1. Description and Intent

The Storefront Building is intended for use as a mixed use building located close to the front property line with parking typically in the rear or side of the lot.

The key facade element of this Building Type requires a ground floor front facade, with large amounts of glass and regularly spaced entrances. This Building Type is encouraged near intersections.

This Building Type is available in a variety of intensities, depending on the Subdistrict within which it is located. For example, minimum and maximum heights are highest in the Core A Subdistrict and lowest in the Edge A Subdistrict.

2. Regulations

Regulations for the Storefront Building Type are defined in the adjacent table.

Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² Above the second story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

³ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

⁴ Additional setback distance is permitted at the discretion of the zoning administrator and his or her designee if utilized as public space, outdoor dining, and/or outdoor seating.

* Subject to review for compliance with line of sight requirements.



Storefront Building Type Table

1 Building Siting* Refer to Figure 5.6(A)(1)							
	Multiple Principal Buildings	not permitted	not permitted	permitted	permitted	not permitted	permitted
a	Front Property Line Coverage	90%	90%	70% ¹	80%	70% ¹	75%
	Occupation of Corner	required	required	permitted	permitted	permitted	permitted
b	Front Build-to Zone	0' to 5' ⁴	0' to 5' ⁴	0' to 10' ⁴	0' to 5' ⁴	0' to 15' ⁴	0' to 5'
c	Corner Build-to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 5'	0' to 15'	0' to 5'
d	Minimum Side Yard Setback	0'	0'	0'	0'	0'	0'
e	Minimum Rear Yard Setback	5'	5'	10'	5'	5'	5'
f	Minimum Lot Width	none	none	none	none	none	none
	Maximum Lot Width	none	none	none	none	none	none
	Maximum Impervious Coverage	90%	90%	75%	90%	75%	75%
	Additional Semi-Pervious Coverage	10%	10%	25%	10%	20%	20%
g	Parking and Loading Location	rear yard	rear yard	rear and side yard ¹	rear and side yard ¹	rear and side yard ¹	rear and side yard ¹
h	Vehicular Access	alley, lane, access lane: if none exists, 1 driveway is permitted per non-primary street, or as approved by the Zoning Administrator or designee					
2 Height Refer to Figure 5.6(A)(2)							
i	Minimum Overall Height	2 story	2 story	2 story	2 story	2 story	2 story
j	Maximum Overall Height	6 stories	4 stories ²	5 stories ²	5 stories ²	5 stories ²	3 stories ²
k	Ground Story: Minimum Height	14'	14'	14'	14'	14'	14'
	Maximum Height	20' ³	18' ³	28' ³	20' ³	28' ³	20' ³
l	Upper Stories: Minimum Height	9'	9'	9'	9'	9'	9'
	Maximum Height	14'	14'	14'	14'	14'	14'
3 Uses Refer to Figure 5.6(A)(2). Refer to Chapter 4 Uses for permitted uses.							
m	Ground Story	retail, service, office					
n	Upper Story	any permitted use			residential, office, service		any permitted use
o	Parking within Building	permitted fully in any basement and in rear of all stories					
p	Required Occupiable Space	30' deep on all full stories from the front facade					
4 Street Facade Requirements Refer to Figure 5.6(A)(3)							
q	Minimum Ground Story Transparency: Transparency requirements apply to street frontages AND frontages to side parking	75%	75%	65% front and corner-side	75%	65% front and corner-side	75%
r	Minimum Transparency per each Story	30%	25%	15%	30%	20%	30%
s	Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)					
	Front Facade Entrance Type	storefront, arcade					
t	Principal Entrance Location	front or corner facade					
	Required Number of Street Entrances	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 100' of front facade	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 75' of front facade
	Vertical Facade Divisions	every 30' of facade width	every 25' of facade width	every 50' of facade width	every 25' of facade width	every 25' of facade width	every 25' of facade width
	Horizontal Facade Divisions	required within 3' of the top of the ground story					
5 Roof Type Requirements Refer to Figure 5.6(A)(3)							
u	Permitted Roof Types	parapet, flat, pitched	parapet, flat	parapet, flat, pitched	parapet, flat, pitched	parapet, flat, pitched	parapet, flat, pitched
	Tower	permitted, excluded from maximum story					not permitted

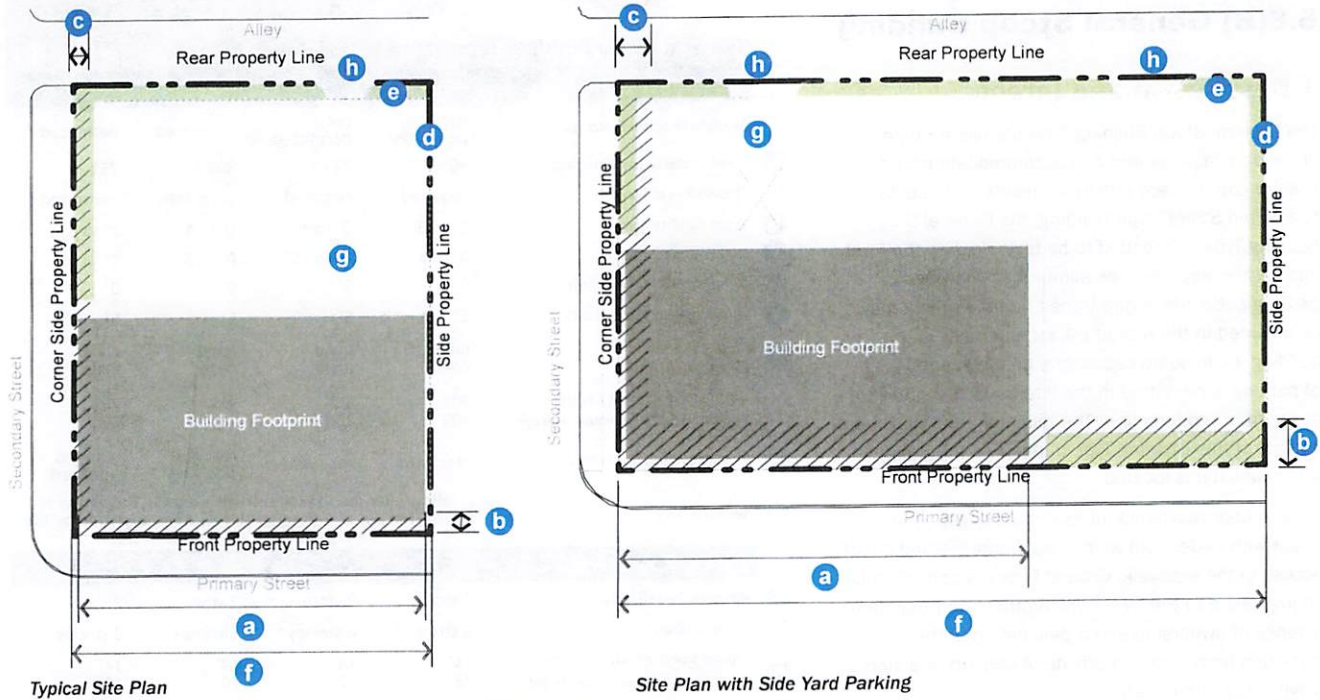


Figure 5.6(A)(1) Storefront Building: Building Siting.

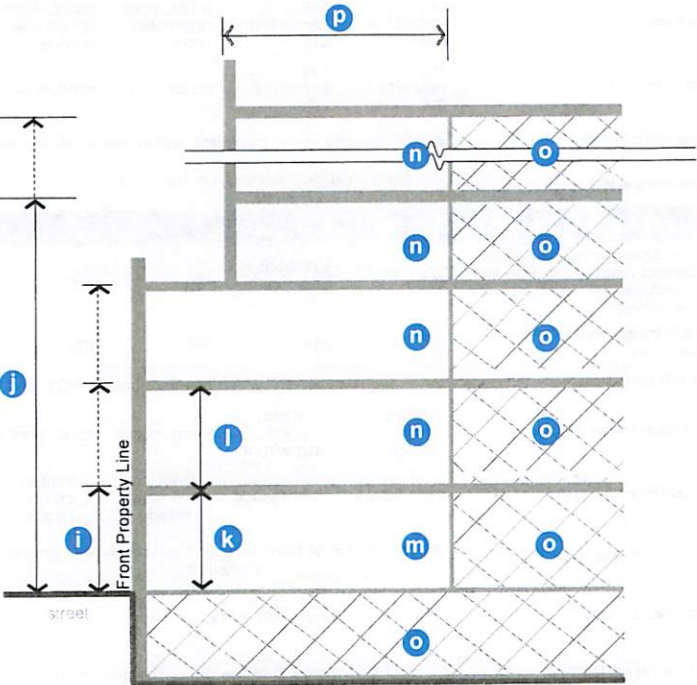


Figure 5.6(A)(2) Storefront Building: Height and Use Requirements

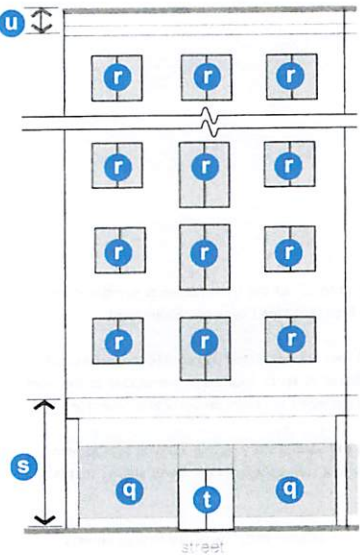


Figure 5.6(A)(3) Storefront Building: Street Facade Requirements

5.0 Buildings

5.6(B) General Stoop Building

1 Description and Intent

The General Stoop Building Type permits a range of building facades and can accommodate mixed uses or can be used strictly for residential. Similar to a "Main Street" type building, the General Stoop Building Type is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this Building Type depend on the Subdistrict within which it is located.

Ground floor residential units should engage the street with pedestrian-welcoming frontages and direct access to the sidewalk. Ground floor residential units should relate to the street environment, but maintain a sense of ownership and a delineation of the transition from public to private. A step up or a step down is recommended.

2. Regulations

Regulations for the General Stoop Building Type are defined in the adjacent table.

Notes

¹ A courtyard covering up to 35% of the front facade is permitted and may contribute to the Front Lot Line Coverage requirement.

² Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

³ Upper stories above the second story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

* Subject to review for compliance with line of sight requirements.



General Stoop Building Type Table

1 Building Siting* Refer to Figure 5.6(B)(1)					
	Multiple Principal Buildings	not permitted	not permitted	permitted	permitted
a	Front Property Line Coverage	90%	75% ¹	80% ¹	75%
	Occupation of Corner	required	required	permitted	permitted
b	Front Build-to Zone	0' to 5'	0' to 10'	0' to 5'	0' to 5'
c	Corner Build-to Zone	0' to 5'	0' to 10'	0' to 5'	0' to 5'
d	Minimum Side Yard Setback	0'	5'	0'	0'
e	Minimum Rear Yard Setback	5'	5'	5'	5'
f	Minimum Lot Width	none	none	none	none
	Maximum Lot Width	none	none	none	none
	Maximum Impervious Coverage	90%	80%	90%	75%
	Additional Semi-Pervious Coverage	10%	20%	10%	20%
g	Parking and Loading Location	rear yard	rear yard	rear and side yard ²	rear and side yard ¹
h	Vehicular Access	alley, lane, access lane (if none exists, 1 driveway is permitted per non-primary street, or as approved by the Zoning Administrator or designee)			
2 Height Refer to Figure 5.6(B)(2)					
i	Minimum Overall Height	2 story	2 story	2 story	2 story
j	Maximum Overall Height	6 stories ³	6 stories ³	6 stories ³	3 stories ²
k	Ground Story: Minimum Height	14'	14'	14'	14'
	Maximum Height	28'	20'	20'	20' ³
l	Upper Stories: Minimum Height	9'	9'	9'	9'
	Maximum Height	14'	14'	14'	14'
3 Uses Refer to Figure 5.6(B)(2). Refer to Chapter 4 Uses for permitted uses.					
m	Ground Story	any permitted use	any permitted use	retail, office, residential, service	retail, office, residential, service
n	Upper Story	any permitted use	any permitted use	residential	residential
o	Parking within Building	permitted fully in any basement and in rear of all stories			
p	Required Occupiable Space	30' deep on all full stories from the front facade			
4 Street Facade Requirements Refer to Figure 5.6(B)(3)					
q	Minimum Ground Story Transparency requirements apply to street frontages AND frontages to side and rear parking	75%	65% front and corner-side	75%	75%
r	Minimum Transparency per each Story	30%	25%	30%	30%
s	Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)			
	Front Facade Entrance Type	stoop, porch, storefront	stoop, porch, storefront	stoop, porch	stoop, porch
t	Principal Entrance Location	front facade	front facade	front or corner facade	front or corner facade
	Required Number of Street Entrances	1 per each 75' of front facade, 1 per residential ground story unit			
	Vertical Facade Divisions	every 30' of facade width			
	Horizontal Facade Divisions	required within 3' of the top of the ground story			
5 Roof Type Requirements Refer to Figure 5.6(B)(3)					
u	Permitted Roof Types	parapet, flat	parapet, pitched		
v	Tower	permitted, excluded from maximum story			not permitted

5.0 Buildings

5.6(C) Mid Scale Shop Building

1. Description and Intent

The Mid Scale Shop Building Type permits a larger building footprint for a single use building with a ground floor storefront facade. The minimum sized building footprint of the Mid Scale Shop is forty thousand square feet (40,000 ft²). If a building is to have a smaller footprint then it will not be considered or approved as a Mid Scale Shop.

This Building Type is still intended to be built close to the front and corner property lines allowing easy access to pedestrians and transit riders. Parking may be permitted in the rear of the lot, internally in the building, or one double loaded aisle of parking is permitted in the interior or the side yard at the front property line.

Materials and facade articulation should ensure these structures contribute positively to the public realm and the aesthetic goals of the Downtown District.

2. Regulations

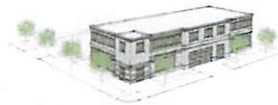
Regulations for the Mid Scale Shop Building Type are defined in the adjacent table.

Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

* Subject to review for compliance with line of sight requirements.



Permitted Subdistricts

General A Edge B

Mid Scale Shop Building Type Table

1 Building Siting* Refer to Figure 5.6(C)(1)

Multiple Principal Buildings	not permitted	not permitted
a Front Property Line Coverage		85% ¹
Occupation of Corner		Required
b Front Build-to Zone	0' to 15'	0' to 5'
c Corner Build-to Zone	0' to 10'	0' to 5'
d Minimum Side Yard Setback		5'
e Minimum Rear Yard Setback		5'
f Minimum Lot Width		150'
Maximum Lot Width		none
Maximum Impervious Coverage		75%
Additional Semi-Pervious Coverage		20%
g Parking and Loading Location		rear and side yard
h Vehicular Access		alley, lane, access lane (if none exists, 1 driveway is permitted per non-primary street, or as approved by the Zoning Administrator or designee)

2 Height Refer to Figure 5.6(C)(2)

i Minimum Overall Height	1 story
j Maximum Overall Height	3 stories
k Ground Story: Minimum Height	14'
Maximum Height	28' ²
l Upper Stories: Minimum Height	9'
Maximum Height	14'

3 Uses Refer to Figure 5.6(C)(2). Refer to Chapter 4 Uses for permitted uses.

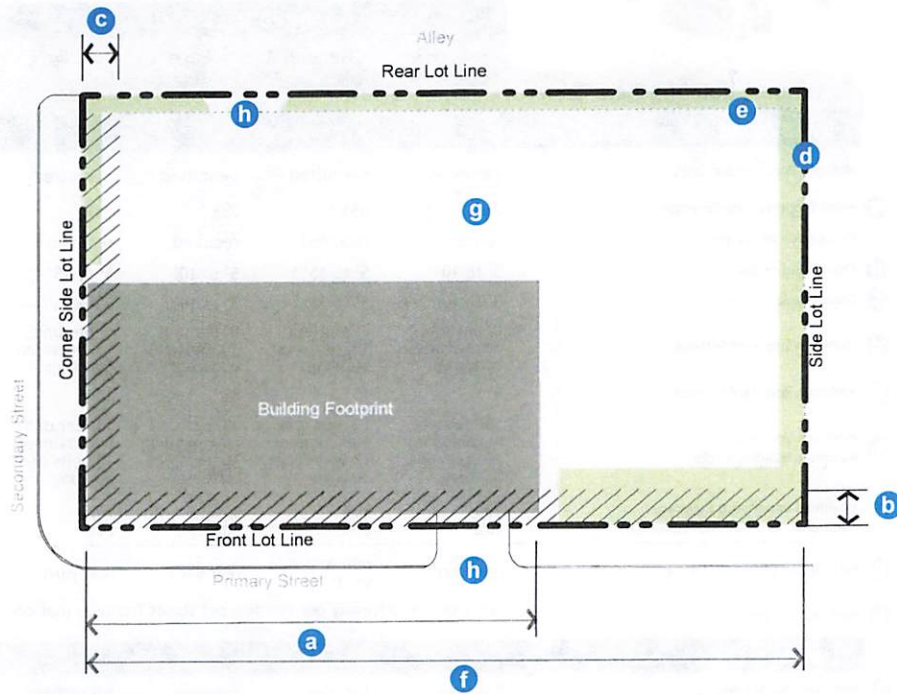
m Ground Story	retail, service, office, craftsman industrial
n Upper Story	same as ground story
o Parking within Building	permitted fully in any basement and in rear of all stories
p Required Occupiable Space	40' deep on all full stories from the front facade

4 Street Facade Requirements Refer to Figure 5.6(C)(3)

q Minimum Ground Story Transparency	65%
Transparency requirements apply to street frontages AND frontages to side and rear parking	
r Minimum Transparency per each Story	35%
Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)
s Front Facade Entrance Type	storefront, arcade
t Principal Entrance Location	front or corner facade
Required Number of Street Entrances	1 per each 100' of front facade
Vertical Facade Divisions	every 50' of facade width
Horizontal Facade Divisions	required within 3' of the top of the ground story

5 Roof Type Requirements Refer to Figure 5.6(C)(3)

u Permitted Roof Types	parapet, flat, pitched
Tower	permitted, excluded from maximum story



Typical Site Plan

Figure 5.6(C)(1) Mid Scale Shop Building:
Building: Building Siting

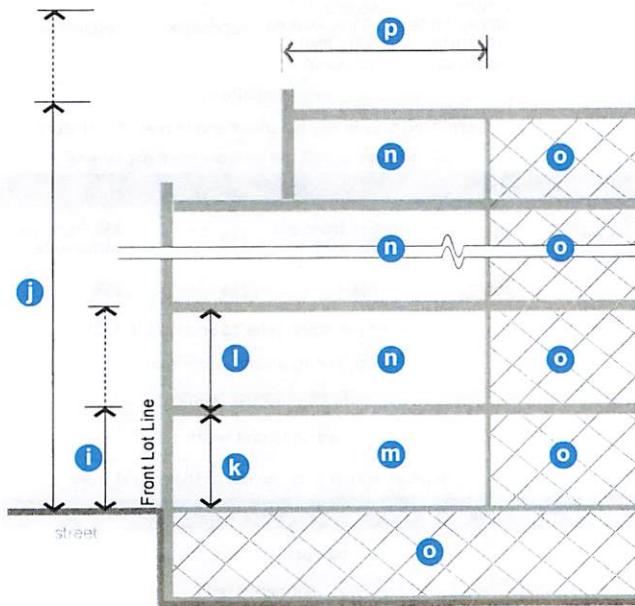


Figure 5.6(C)(2) Mid Scale Shop Building: Height and Use Requirements

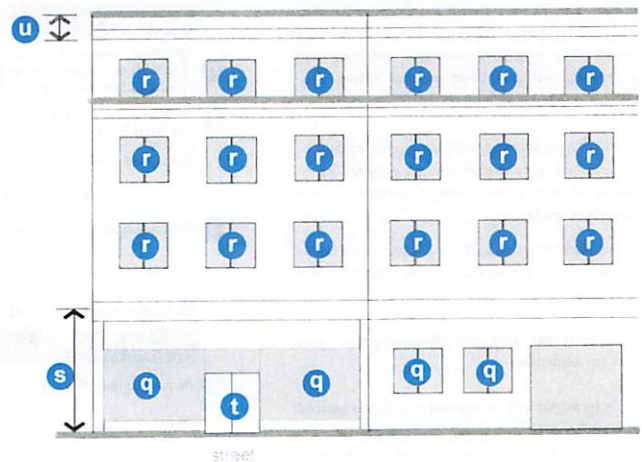


Figure 5.6(C)(3) Mid Scale Shop Building:
Street Facade Requirements

5.0 Buildings

5.6(D) Townhome Building

1. Description and Intent

The Townhome Building Type is typically comprised of multiple vertical units, each with its own entrance to the street. This Building Type may be organized as townhouses or rowhouses, or it could also incorporate live/work units where permitted.

Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of living space is required on the front facade to ensure that the street facade is active.

2. Regulations

Regulations for the Townhome Building Type are defined in the adjacent table.

Notes:

¹ For the purposes of the Townhome Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.

² Each building (or series of townhome units) shall meet the front property line coverage requirement, except one of every five townhome units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

³ When the storefront entrance type is utilized, the maximum ground story transparency for the unit is 55% as measured between two feet and eight feet above grade.

⁴ The storefront entrance type is permitted only on corners or buildings that are designated for live/work units.

⁵ For Live/Work units only, otherwise ground story shall be residential.

⁶ Three stories will be allowed only if it is located at least 100 feet from single story residential buildings. This will be measured from the property line of the single story building to the nearest wall of the three story building.

* Subject to review for compliance with line of sight requirements.



Townhome Building Type Table

1 Building Siting* Refer to Figure 5.6(D)(1)

Permitted Subdistricts				
	Core A	General A	Edge A	Edge C
Multiple Principal Buildings	permitted ¹	permitted ¹	permitted ¹	permitted ¹
a Front Property Line Coverage	75% ²	65% ²	75% ²	75% ²
Occupation of Corner	required	required	required	required
b Front Build-to Zone	5' to 10'	5' to 15' ⁴	5' to 10'	5' to 15' ⁴
c Corner Build-to Zone	5' to 10'	5' to 15'	5' to 10'	5' to 15'
d Minimum Side Yard Setback	0' per unit, 10' between buildings	0' per unit, 15' between buildings	0' per unit, 10' between buildings	0' per unit, 15' between buildings
e Minimum Rear Yard Setback	5'	10'	5'	10'
f Minimum Unit Width Maximum Building Width	18' per unit maximum of 10 units per building	22' per unit maximum of 12 units per building	18' per unit maximum of 10 units per building	18' per unit maximum of 10 units per building
Maximum Impervious Coverage Additional Semi-Pervious Coverage	90% 10%	80% 20%	90% 10%	70% 20%
g Parking and Loading Location	rear yard	rear and side yard ¹	rear yard	rear yard
h Vehicular Access	alley or one driveway per building per street frontage (not per unit)			

2 Height Refer to Figure 5.6(D)(2)

i Minimum Overall Height	2 stories	2 stories	2 stories	1.5 stories
j Maximum Overall Height	3 stories	3 stories	3 stories	3 stories ⁶
k All Stories: Minimum Height Maximum Height			9' 14'	

3 Uses Refer to Figure 5.6(D)(2). Refer to Chapter 4 Uses for permitted uses.

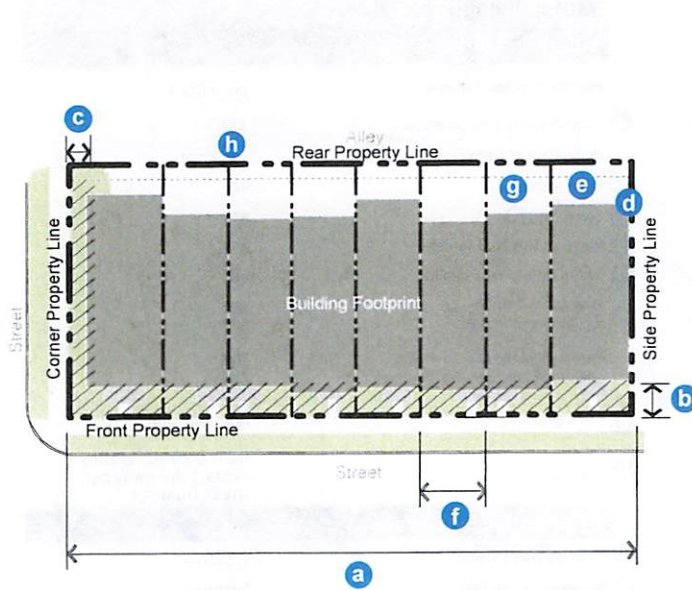
m Ground Story	residential, service, office, limited craftsman industrial ⁵	residential, service, office, limited craftsman industrial ⁵	residential	residential
n Upper Story	residential only			
o Parking within Building	permitted fully in any basement and in rear of first story			
p Required Occupiable Space	30' deep on all full stories from the front facade			

4 Street Facade Requirements Refer to Figure 5.6(D)(3)

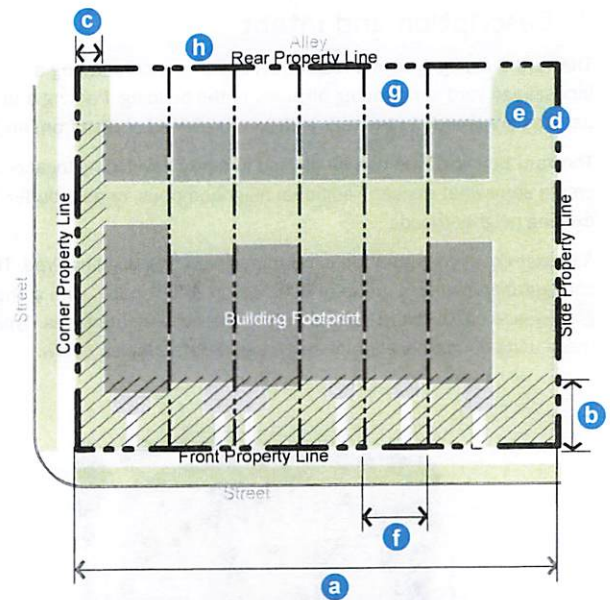
q Minimum Ground Story Transparency Transparency requirements apply to street frontages AND frontages for live/work parking.	75%	65% front and corner-side	75%	65% front and corner-side
r Minimum Transparency per each Story	25%	20%	25%	25%
Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)			
s Front Facade Entrance Type	stoop, porch, arcade, storefront ^{3,4}			
t Principal Entrance Location	front or corner facade			
Vertical Facade Divisions	equal to unit width			
Horizontal Facade Divisions	required within 3' of the top of the ground story			

5 Roof Type Requirements Refer to Figure 5.6(D)(3)

u Permitted Roof Types	parapet, pitched, flat
Tower	not permitted



Site Plan with Rear Access Attached Garage



Site Plan with Rear Yard and Detached Garage

Figure 5.6(D)(1) Townhome Building: Building Siting

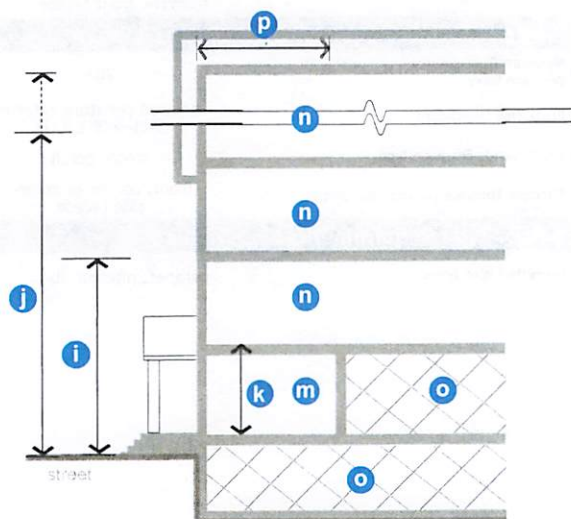


Figure 5.6(D)(2) Townhome Building: Height and Use Requirements

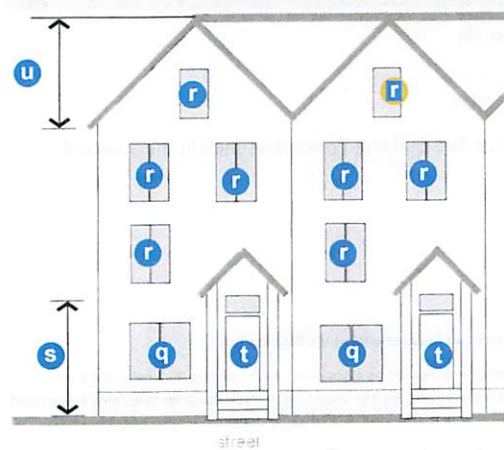


Figure 5.6(D)(3) Townhome Building: Street Facade Requirements

5.0 Buildings

5.6(E) Yard Building

1. Description and Intent

The Yard Building Type is a residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear yard with preferred access from an alley.

The Yard Building Type can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

A Pocket Court configuration is permitted with this Building Type. This configuration places a group of buildings in a "U" shape, with a shared greenspace or courtyard surrounded by the building frontages. Typically these units do not have a built-in garage. See examples below.



Pocket Court Example

2. Regulations

Regulations for the Yard Building Type are defined in the adjacent table.

Notes

¹ Each building shall meet all requirements of the Building Type.

² When multiple buildings are located on a single lot, each building shall meet the front property line coverage requirement, except one of every three buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

³ Rear yard setback for detached garages on alleys is three feet.

⁴ Garages shall not extend forward of the front face of the primary structure. A garage door is visible from the public street should blend with the façade and architectural elements of the structure. Driveway curb-cuts shall be sized for a single-car width, ten feet (10') maximum and the driveway width shall not increase until the driveway extends beyond the front setback.



Permitted Districts

Edge C

Yard Building Type Table

1 Building Siting Refer to Figure 5.6(E)(1)

Multiple Principal Buildings	permitted ¹
a Front Property Line Coverage	65% ²
Occupation of Corner	required
b Front Setback	10'
c Corner Setback	8'
d Minimum Side Yard Setback	5'
e Minimum Rear Yard Setback	15' ³
f Minimum Lot Width	30'
Maximum Lot Width	50'
Maximum Impervious Coverage	70%
Additional Semi-Pervious Coverage	25%
g Parking	rear and side yard
h Vehicular Access	from alley (if no alley exists, 1 driveway per street frontage ⁴)

2 Height Refer to Figure 5.6(E)(2)

i Minimum Overall Height	1.5 story
j Maximum Overall Height	2 stories
k All Stories: Minimum Height	9'
Maximum Height	14'

3 Uses Refer to Figure 5.6(E)(2) Refer to Chapter 4 Uses for permitted uses.

m All Stories	residential
n Parking within Building	permitted in rear of ground story
p Required Occupiable Space	30' deep on all full stories from the front facade

4 Street Facade Requirements Refer to Figure 5.6(E)(3)

r Minimum Transparency per each Story	20%
Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)
s Front Facade Entrance Type	stoop, porch
t Principal Entrance Location per unit	front, corner, or corner side facade

5 Roof Type Requirements Refer to Figure 5.6(E)(3)

u Permitted Roof Types	parapet, pitched, flat
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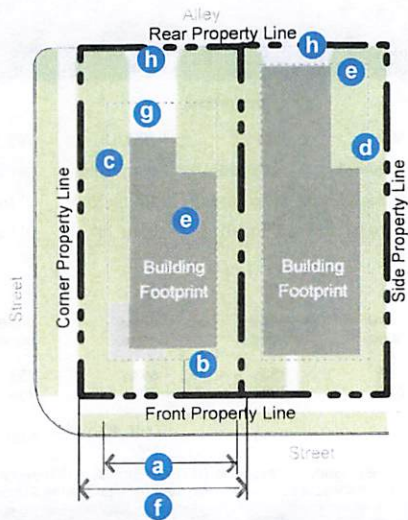


Figure 5.6(E)(1) Yard Building: Building Siting

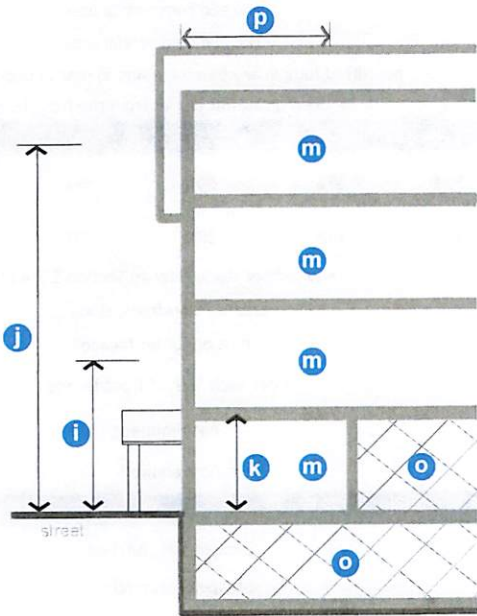


Figure 5.6(E)(2) Yard Building: Height and Use Requirements

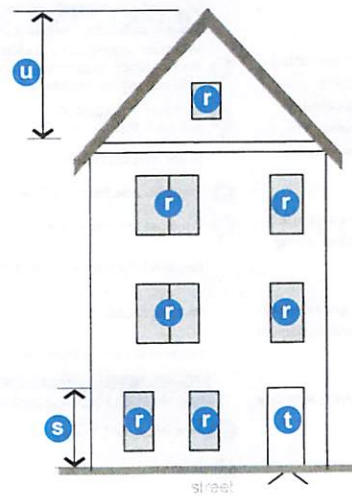


Figure 5.6(E)(3) Yard Building: Street Facade Requirements

5.0 Buildings

5.6(F) Civic Building

1. Description and Intent

The Civic Building Type is the most flexible Building Type intended only for civic and institutional types of uses. These buildings are distinctive and could be designed as iconic structures. In contrast to other Building Types, a minimum setback line is required instead of a build to zone, though this setback is required to be landscaped. Parking is limited to the rear in most cases.

The minimum and maximum heights of this Building Type depend on the district within which it is located.

2. Regulations

Regulations for the Civic Building Type are defined in the adjacent table.



Civic Building Type Table

1 Building Siting* Refer to Figure 5.6(F)(1)

	Permitted Subdistricts				
	Core A	Historic Core	General A	Edge A	Edge B
Multiple Principal Buildings	permitted		not permitted		
a Front Property Line Coverage	90%	80% ¹	70% ¹	70% ¹	70% ¹
Occupation of Corner	required	required	permitted	permitted	permitted
b Front Build-to Zone	0' to 10' ²	0' to 10' ²	10' to 20' ²	0' to 10' ²	0' to 15' ³
c Corner Build-to Zone	0' to 5'	0' to 10'	0' to 15'	0' to 5'	0' to 15'
d Minimum Side Yard Setback	5'	5'	5'	5'	5'
e Minimum Rear Yard Setback	5'	10'	20'	5'	5'
f Minimum Lot Width	none	none	none	none	none
Maximum Lot Width	none	none	none	none	none
Maximum Impervious Coverage	75%	75%	65%	75%	75%
Additional Semi-Pervious Coverage	25%	20%	20%	25%	25%
g Parking and Loading Location	rear	rear	rear and side yard ²	rear	rear
h Vehicular Access	alley, lane, access lane (if none exists, 1 driveway is permitted per non-primary street, or as approved by the Zoning Administrator or designee)				

2 Height Refer to Figure 5.6(F)(2)

i Minimum Overall Height	2 story				
j Maximum Overall Height	4 stories	4 stories	4 stories	4 stories	4 stories
k Ground Story: Minimum Height	14' ³	14' ³	14' ³	14' ³	14' ³
Maximum Height	28'	28'	28'	28'	28'
l Upper Stories: Minimum Height	10'	10'	10'	10'	10'
Maximum Height	14'	14'	14'	14'	14'

3 Uses Refer to Figure 5.6(F)(2) Refer to Chapter 4 Uses for permitted uses.

m Ground Story	civic and commercial uses
n Upper Story	civic and commercial uses
o Parking within Building	permitted fully in any basement and in rear of upper stories
p Required Occupiable Space	30' deep on all full stories from the front facade

4 Street Facade Requirements Refer to Figure 5.6(F)(3)

q Minimum Ground Story Transparency	55%	55%	50%	55%	55%
Transparency requirements apply to street frontages AND parking lot frontages					
r Minimum Transparency per each Story	30%	25%	20%	30%	25%
Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)				
s Front Facade Entrance Type	arcade, storefront, stoop				
t Principal Entrance Location	front or corner facade				
Required Number of Street Entrances	1 per each 100' of front facade				
Vertical Facade Divisions	not required				
Horizontal Facade Divisions	not required				

5 Roof Type Requirements Refer to Figure 5.6(F)(3)

u Permitted Roof Types	parapet, flat, pitched
v Tower	parapet, flat, pitched

Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² Additional setback distance is permitted if utilized as public space, outdoor dining, and/or outdoor seating.

³ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

* Subject to review for compliance with line of sight requirements.

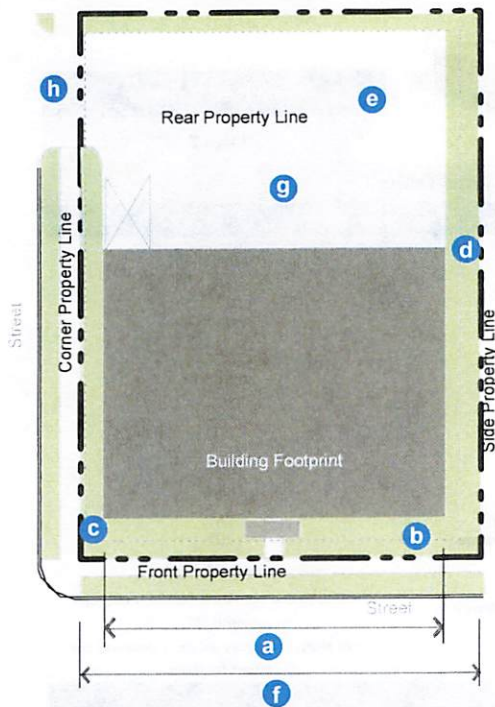


Figure 5.6(F)(1) Civic Building:
Building Siting

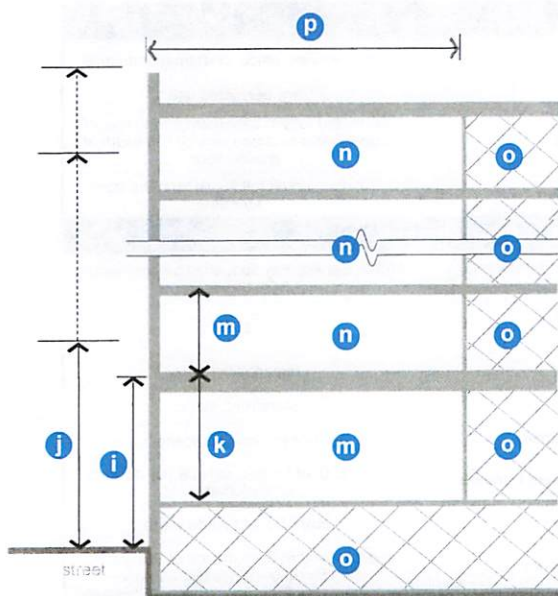


Figure 5.6(F)(2) Civic Building: Height and Use Requirements

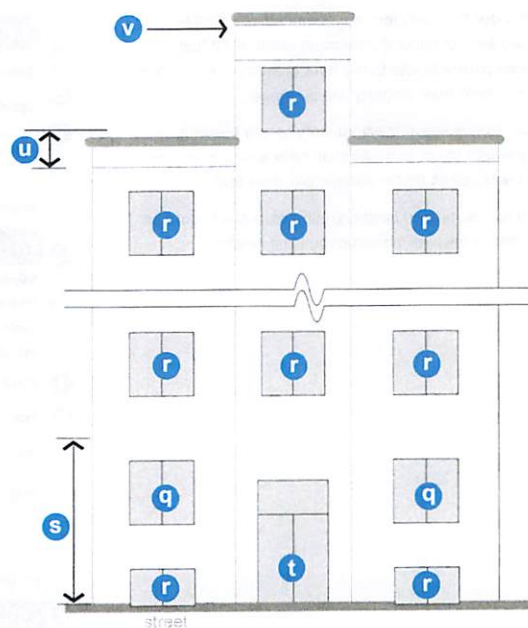


Figure 5.6(F)(3) Civic Building: Street Facade Requirements

5.0 Buildings

5.6(G) Limited Bay

1. Description & Intent

The Limited Bay Building Type permits a lower level of ground floor storefront facade and a single vehicle bay with garage door access on the Primary Street. A wider range of uses can also be accommodated within this Building Type, including craftsman industrial uses. This Building Type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and continuing the fabric of the Storefront Building Type.

2. Regulations

Regulations for the Limited Bay Building Type are defined in the adjacent table.

Notes

1. Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.
2. Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.
3. If 18 feet or more in height, ground story shall count as two stories towards maximum building height.



Permitted Districts

Edge B

Limited Bay Building Type Table

1 Building Siting* Refer to Figure 5.6(G)(1)

Multiple Principal Buildings	not permitted
a Front Property Line Coverage	75% ¹
Occupation of Corner	permitted
b Front Build to Zone	0' to 15'
c Corner Build to Zone	0' to 10'
d Minimum Side Yard Setback	0'
e Minimum Rear Yard Setback	5'
f Minimum Lot Width	none
Maximum Lot Width	none
Maximum Impervious Coverage	75%
Additional Semi-Pervious Coverage	20%
g Parking & Loading	rear & side yard
h Street Facade Service Bay Entrance	limited to one per street facade, maximum width 18'
i Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage

2 Height Refer to Figure 5.6(G)(2).

j Minimum Overall Height	1 story
k Maximum Overall Height	3 stories ²
l Ground Story: Minimum Height	14'
Maximum Height	24' ³
m Upper Stories: Minimum Height	9'
Maximum Height	14'

3 Uses Refer to Figure 5.6(G)(2). Refer to 4.0 Uses for permitted uses.

n Ground Story	retail, service, office, craftsman industrial
o Upper Story	any permitted use
p Parking within Building	permitted fully in basement and in rear of upper floors plus one service bay width at ground floor
q Required Occupied Space	30' deep on all full floors from the front facade

(4) Street Facade Requirements Refer to Figure 5.6(G)(3).

s Minimum Ground Story Transparency	65% . Service Bay door shall be a minimum of 50% transparent
Measured between 2' and 8' above grade	
Minimum Transparency per each Story	15%
t Blank Wall Limitations	required per floor
u Front Facade Entrance Type	storefront, stoop
Principal Entrance Location	front or corner facade
Required Number of Street Entrances	1 per 100' of facade; service bay door not included
Vertical Facade Divisions	every 50' of facade width
Horizontal Facade Divisions	required within 3' of the top of the ground story for all buildings over 2 stories

(5) Roof Type Requirements Refer to Figure 5.6(G)(3).

Permitted Roof Types	parapet, flat
Tower	not permitted

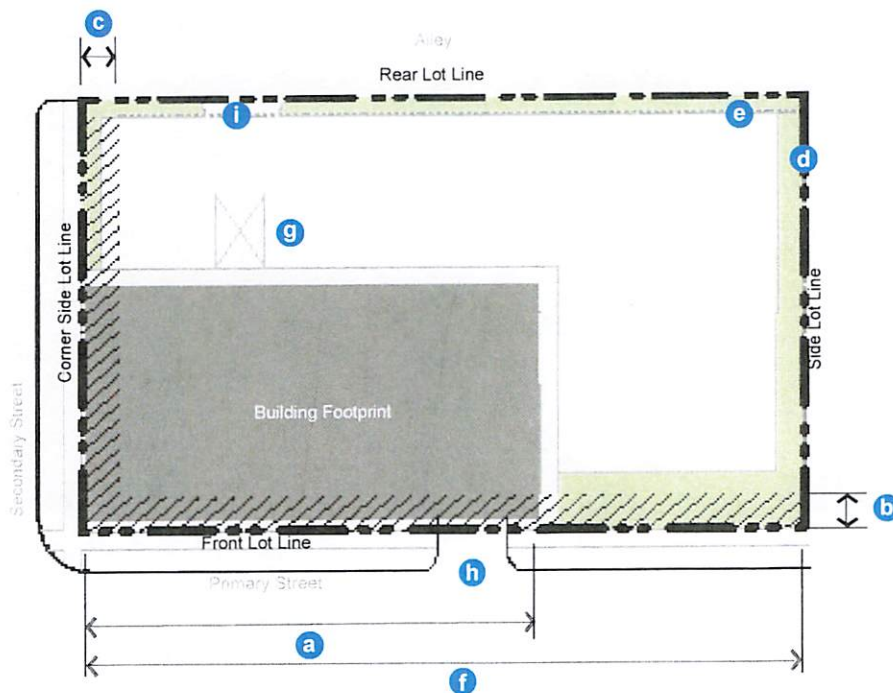


Figure 5.6(G)(1). Limited Bay Building: Building Siting.

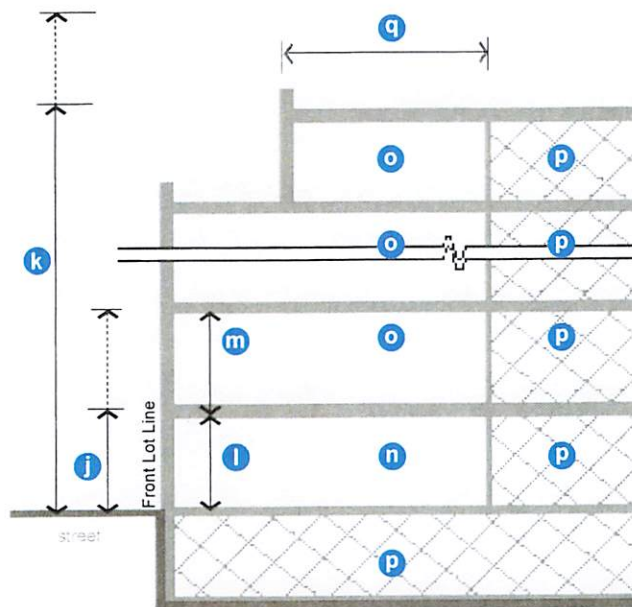


Figure 5.6(G)(2). Limited Bay Building: Height & Use Requirements.

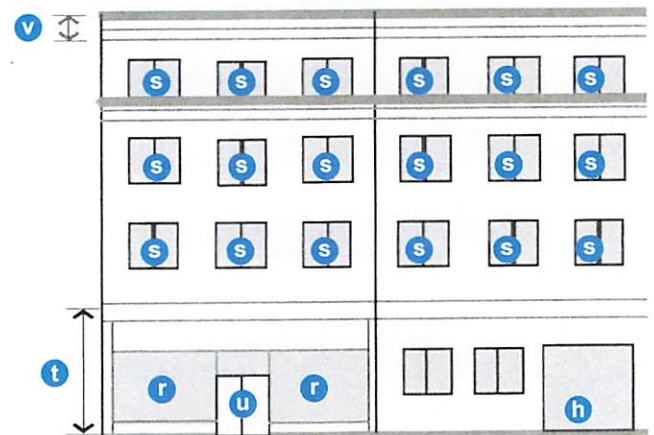


Figure 5.6(G)(3). Limited Bay Building: Street Facade Requirements.

5.0 Buildings

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5.7 South Downtown District Building Type Tables

Building Types by Districts and Subdistricts						
		South Downtown District				
		Subdistrict				
		Business Core	Historic Residential	Warehouse District	Edge B	River Edge
Building Types	Storefront	•		•	•	
	General Stoop	•		•	•	
	Mid Scale Shop	•		•		
	Townhome Building	•	•	•		
	Yard Building		•			
	Civic Building	•		•	•	•
	Limited Bay	•		•	•	

• = Permitted

5.0 Buildings

5.7(A) Storefront Building

1. Description and Intent

The Storefront Building is intended for use as a mixed use building located close to the front property line with parking typically in the rear or side of the lot.

The key facade element of this Building Type requires a ground floor front facade, with large amounts of glass and regularly spaced entrances. This Building Type is encouraged near intersections.

This Building Type is available in a variety of intensities, depending on the Subdistrict within which it is located.

2. Regulations

Regulations for the Storefront Building Type are defined in the adjacent table.

Notes

1. Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.
2. Above the third story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet adjacent to historic residential.
3. If 18 feet or more in height, ground story shall count as two stories towards maximum building height.
4. Additional setback distance is permitted at the discretion of the zoning administrator and his or her designee if utilized as public space, outdoor dining, and/or outdoor seating.

* Subject to review for compliance with line of sight requirements.



Permitted Subdistricts		
Business Core	Warehouse District	Edge B

Storefront Building Type Table

1 Building Siting* Refer to Figure 5.7(A)(1)

Multiple Principal Buildings	permitted	permitted	not permitted
a Front Property Line Coverage	70% ¹	70% ¹	70% ¹
Occupation of Corner	required	permitted	permitted
b Front Build-to Zone	0' to 10' ⁴	0' to 15' ⁴	0' to 15' ⁴
c Corner Build-to Zone	0' to 10'	0' to 15'	0' to 15'
d Minimum Side Yard Setback	0'	0'	0'
e Minimum Rear Yard Setback	5'	5'	5'
f Minimum Lot Width	none	none	none
Maximum Lot Width	none	none	none
Maximum Impervious Coverage	75%	75%	75%
Additional Semi-Pervious Coverage	25%	15%	25%
g Parking and Loading Location	rear and side yard ¹		
h Vehicular Access	alley, lane, access lane: if none exists, 1 driveway is permitted per non-primary street, or as approved by the Zoning Administrator or designee		

2 Height Refer to Figure 5.7(A)(2)

i Minimum Overall Height	1 story	2 story	1 story
j Maximum Overall Height	3 stories ²	6 stories	2 stories
k Ground Story: Minimum Height	14'	14'	14'
Maximum Height	28' ³	28' ³	28' ³
l Upper Stories: Minimum Height	9'	9'	9'
Maximum Height	14'	14'	14'

3 Uses Refer to Figure 5.7(A)(2). Refer to Chapter 4 Uses for permitted uses.

m Ground Story	retail, service, office
n Upper Story	any permitted use
o Parking within Building	permitted fully in any basement and in rear of all stories
p Required Occupiable Space	30' deep on all full stories from the front facade

4 Street Facade Requirements Refer to Figure 5.7(A)(3)

q Minimum Ground Story Transparency: Transparency requirements apply to street frontages AND frontages to side parking	75%	75%	75%
r Minimum Transparency per each Story	30%	30%	30%
Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)		
s Front Facade Entrance Type	storefront, arcade		
t Principal Entrance Location	front or corner facade		
Required Number of Street Entrances	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 75' of front facade
Vertical Facade Divisions	every 30' of facade width	every 30' of facade width	every 25' of facade width
Horizontal Facade Divisions	required within 3' of the top of the ground story		

5 Roof Type Requirements Refer to Figure 5.7(A)(3)

u Permitted Roof Types	parapet, flat	parapet, flat	parapet, flat
Tower	permitted, excluded from maximum story		

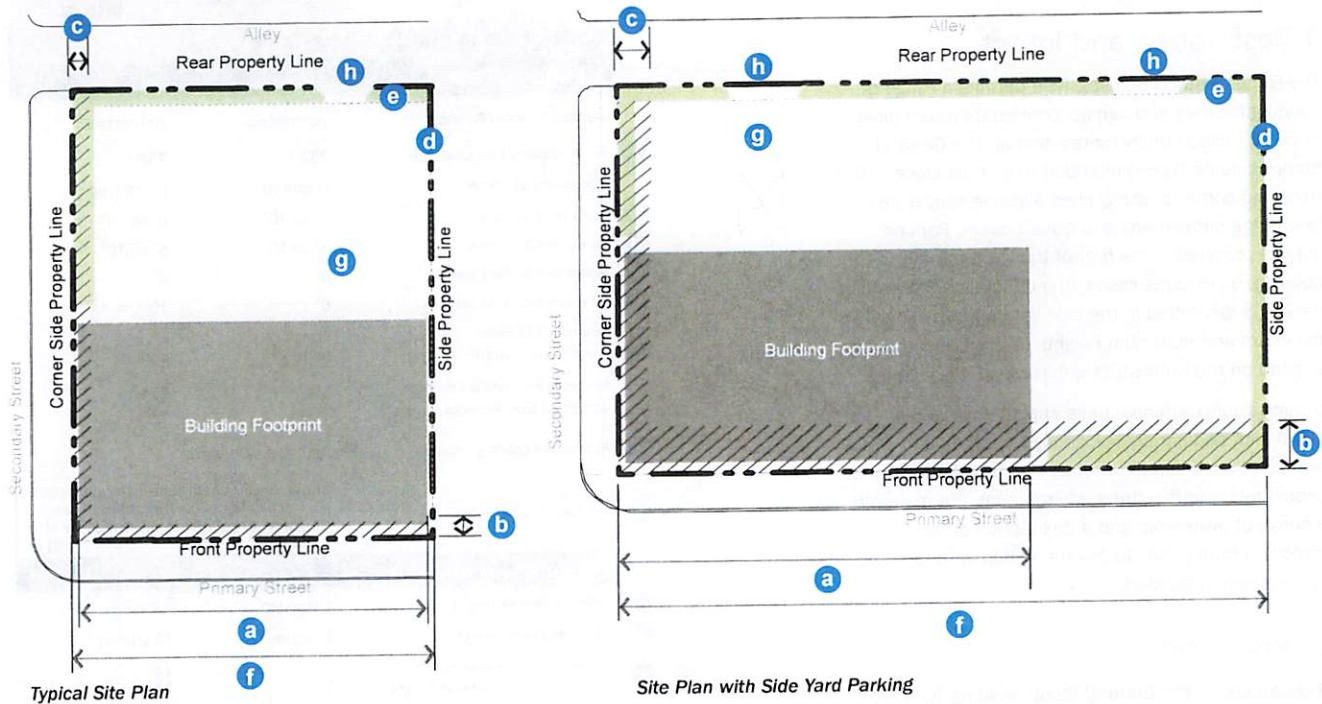


Figure 5.7(A)(1) Storefront Building: Building Siting.

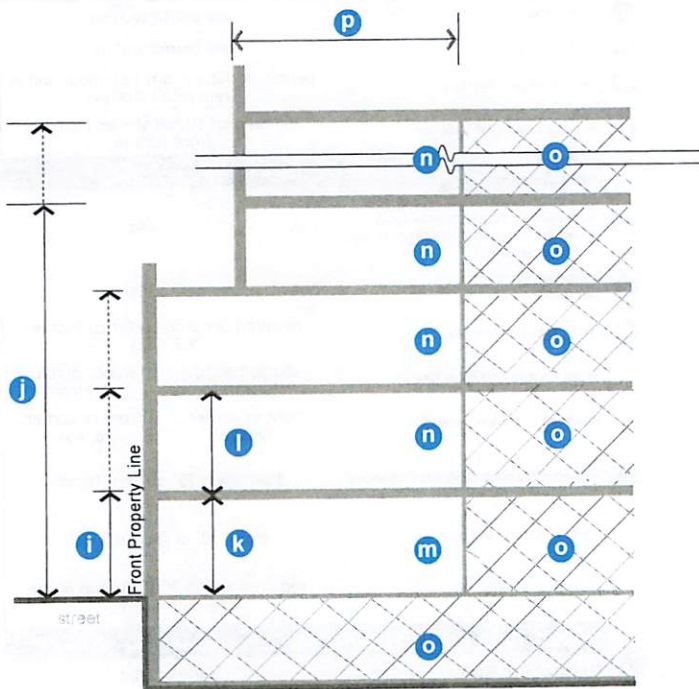


Figure 5.7(A)(2) Storefront Building: Height and Use Requirements

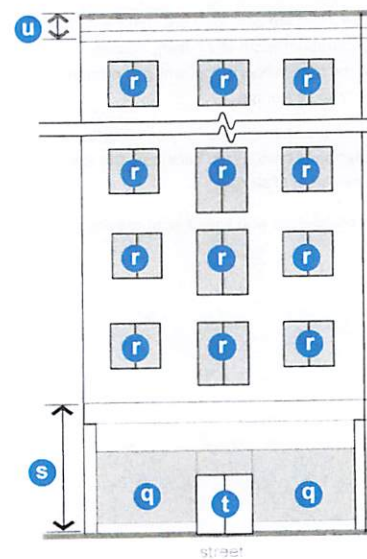


Figure 5.7(A)(3) Storefront Building: Street Facade Requirements

5.0 Buildings

5.7(B) General Stoop Building

1 Description and Intent

The General Stoop Building Type permits a range of building facades and can accommodate mixed uses or can be used strictly for residential. The General Stoop Building Type is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the side yard property line. The minimum and maximum heights of this Building Type depend on the Subdistrict within which it is located.

Ground floor residential units should engage the street with pedestrian-welcoming frontages and direct access to the sidewalk. Ground floor residential units should relate to the street environment, but maintain a sense of ownership and a delineation of the transition from public to private. A step up or a step down is recommended.

2. Regulations

Regulations for the General Stoop Building Type are defined in the adjacent table.

Notes

1. A courtyard covering up to 35% of the front facade is permitted and may contribute to the Front Lot Line Coverage requirement.
2. Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.
3. Upper stories above the Third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

* Subject to review for compliance with line of sight requirements.



Permitted Subdistricts

Business Core Warehouse District

General Stoop Building Type Table

1 Building Siting* Refer to Figure 5.7(B)(1)

Multiple Principal Buildings	permitted	permitted
a Front Property Line Coverage	75% ¹	75% ¹
Occupation of Corner	required	permitted
b Front Build-to Zone	0' to 10'	0' to 10'
c Corner Build-to Zone	5' to 10'	5' to 10'
d Minimum Side Yard Setback	0'	0'
e Minimum Rear Yard Setback	0'	10'
f Minimum Lot Width	none	none
Maximum Lot Width	none	none
Maximum Impervious Coverage	80%	75%
Additional Semi-Pervious Coverage	20%	15%
g Parking and Loading Location	rear and side yard	
h Vehicular Access	alley, lane, access lane (if none exists, 1 driveway is permitted per non-primary street, or as approved by the Zoning Administrator or designee)	

2 Height Refer to Figure 5.7(B)(2)

i Minimum Overall Height	1 stories	2 stories
j Maximum Overall Height	3 stories ¹	10 stories ¹
k Ground Story: Minimum Height	14'	14'
Maximum Height	28'	20'
l Upper Stories: Minimum Height	9'	9'
Maximum Height	14'	14'

3 Uses Refer to Figure 5.7(B)(2). Refer to Chapter 4 Uses for permitted uses.

m Ground Story	any permitted use
n Upper Story	any permitted use
o Parking within Building	permitted fully in any basement and in rear of all stories
p Required Occupiable Space	30' deep on all full stories from the front facade

4 Street Facade Requirements Refer to Figure 5.7(B)(3)

Minimum Ground Story Transparency	65%	65%
q Transparency requirements apply to street frontages and frontages to side and rear parking		
r Minimum Transparency per each Story	30%	30%
s Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)	
Front Facade Entrance Type	stoop, porch, storefront	stoop, porch, storefront
Principal Entrance Location	front or corner facade	front or corner facade
t Required Number of Street Entrances	1 per each 75' of front facade	
Vertical Facade Divisions	every 30' of facade width	
Horizontal Facade Divisions	required within 3' of the top of the ground story	

5 Roof Type Requirements Refer to Figure 5.7(B)(3)

u Permitted Roof Types	parapet, flat	
v Tower	permitted	permitted, excluded from maximum story

5.0 Buildings

5.7(C) Mid Scale Shop Building

1. Description and Intent

The Mid Scale Shop Building Type permits a larger building footprint for a single use building with a ground floor storefront facade. The minimum sized building footprint of the Mid Scale Shop is forty thousand square feet (40,000 ft²). If a building is to have a smaller footprint then it will not be considered or approved as a Mid Scale Shop.

This Building Type is still intended to be built close to the front and corner property lines allowing easy access to pedestrians and transit riders. Parking may be permitted in the rear of the lot, internally in the building, or one double loaded aisle of parking is permitted in the interior or the side yard at the front property line.

Materials and facade articulation should ensure these structures contribute positively to the public realm and the aesthetic goals of the district.

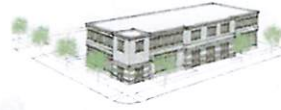
2. Regulations

Regulations for the Mid Scale Shop Building Type are defined in the adjacent table.

Notes

1. Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.
2. If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

* Subject to review for compliance with line of sight requirements.



Permitted Subdistricts

Warehouse District

Mid Scale Shop Building Type Table

1 Building Siting* Refer to Figure 5.7(C)(1)

Multiple Principal Buildings	not permitted
a Front Property Line Coverage	85% ¹
Occupation of Corner	Required
b Front Build-to Zone	0' to 15'
c Corner Build-to Zone	0' to 10'
d Minimum Side Yard Setback	5'
e Minimum Rear Yard Setback	5'
f Minimum Lot Width	150'
Maximum Lot Width	none
Maximum Impervious Coverage	75%
Additional Semi-Pervious Coverage	20%
g Parking and Loading Location	rear and side yard
h Vehicular Access	alley, lane, access lane (if none exists, 1 driveway is permitted per non-primary street, or as approved by the Zoning Administrator or designee)

2 Height Refer to Figure 5.7(C)(2)

i Minimum Overall Height	1 story
j Maximum Overall Height	3 stories*
k Ground Story: Minimum Height	14'
Maximum Height	28' ²
l Upper Stories: Minimum Height	9'
Maximum Height	14'

3 Uses Refer to Figure 5.7(C)(2). Refer to Chapter 4 Uses for permitted uses.

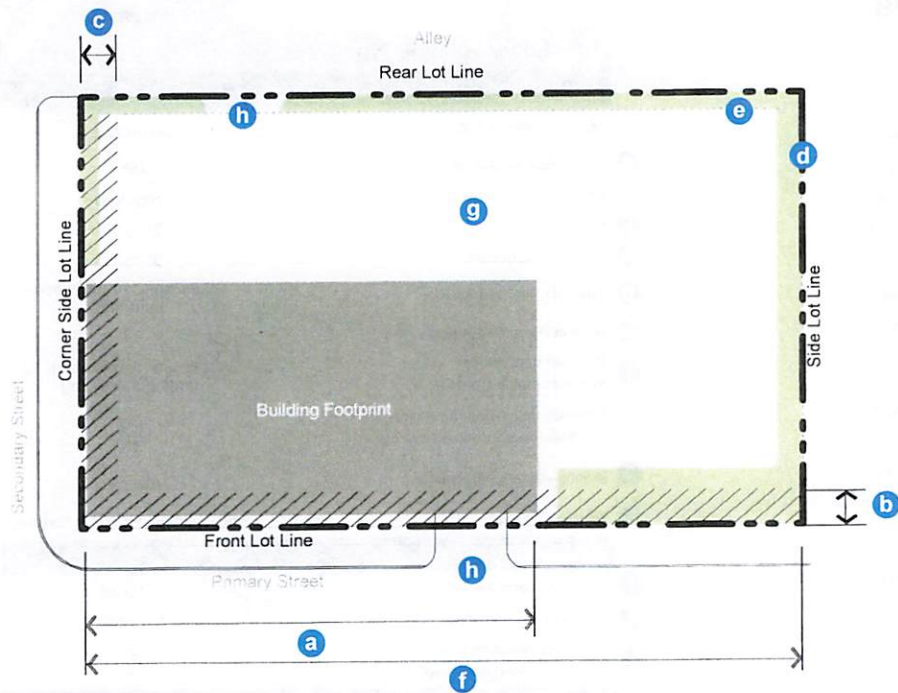
m Ground Story	retail, service, office, craftsman industrial
n Upper Story	retail, service, office, craftsman industrial
o Parking within Building	permitted fully in any basement and in rear of all stories
p Required Occupiable Space	40' deep on all full stories from the front facade

4 Street Facade Requirements Refer to Figure 5.7(C)(3)

q Minimum Ground Story Transparency	65%
Transparency requirements apply to street frontages AND frontages to side and rear parking	
r Minimum Transparency per each Story	35%
Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)
s Front Facade Entrance Type	storefront, arcade
t Principal Entrance Location	front or corner facade
Required Number of Street Entrances	1 per each 100' of front facade
Vertical Facade Divisions	every 50' of facade width
Horizontal Facade Divisions	required within 3' of the top of the ground story

5 Roof Type Requirements Refer to Figure 5.5(C)(3)

u Permitted Roof Types	parapet, flat
v Tower	permitted, excluded from maximum story



Typical Site Plan

Figure 5.7(C)(1) Mid Scale Shop Building: Building Siting

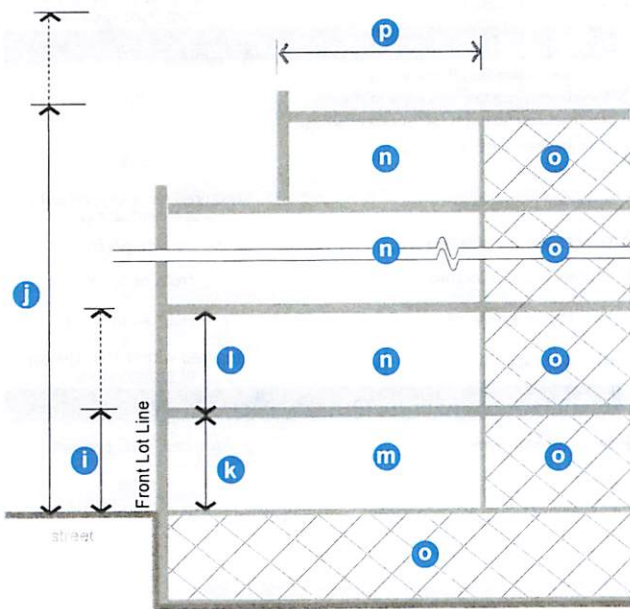


Figure 5.7(C)(2) Mid Scale Shop Building: Height and Use Requirements

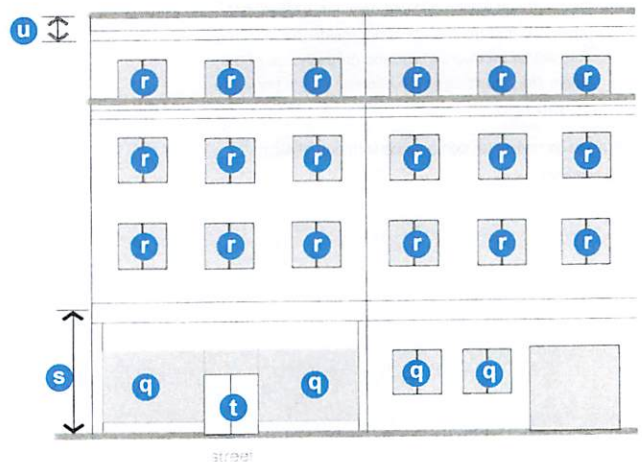


Figure 5.7(C)(3) Mid Scale Shop Building: Street Facade Requirements

5.0 Buildings

5.7(D) Townhome Building

1. Description and Intent

The Townhome Building Type is typically comprised of multiple vertical units, each with its own entrance to the street. This Building Type may be organized as townhouses or rowhouses, or it could also incorporate live/work units where permitted.

Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of living space is required on the front facade to ensure that the street facade is active.

2. Regulations

Regulations for the Townhome Building Type are defined in the adjacent table.

Notes:

- For the purposes of the Townhome Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.
- For courtyard developments the courtyard shall count toward the front property line coverage if it is adjacent to the front property line.
- For Live/Work units only, otherwise ground story shall be residential.
- Three stories will be allowed only if it is located at least 100 feet from single story residential buildings. This will be measured from the property line of the single story building to the nearest wall of the three story building.

* Subject to review for compliance with line of sight requirements.



Warehouse

Townhome Building Type Table

1 Building Siting* Refer to Figure 5.7(D)(1)

Multiple Principal Buildings	permitted ¹
a Front Property Line Coverage	75% ²
Occupation of Corner	required
b Front Build-to Zone	5' to 10'
c Corner Build-to Zone	5' to 10'
d Minimum Side Yard Setback	0' per unit, 10' between buildings
e Minimum Rear Yard Setback	10'
f Minimum Unit Width Maximum Building Width	22' per unit maximum of 12 units per building
Maximum Impervious Coverage	70%
Additional Semi-Pervious Coverage	20%
g Parking and Loading Location	rear yard
h Vehicular Access	1 per building per street frontage

2 Height Refer to Figure 5.7(D)(2)

i Minimum Overall Height	2 stories
j Maximum Overall Height	3 stories ⁴
k All Stories: Minimum Height Maximum Height	9' 14'

3 Uses Refer to Figure 5.7(D)(2). Refer to Chapter 4 Uses for permitted uses.

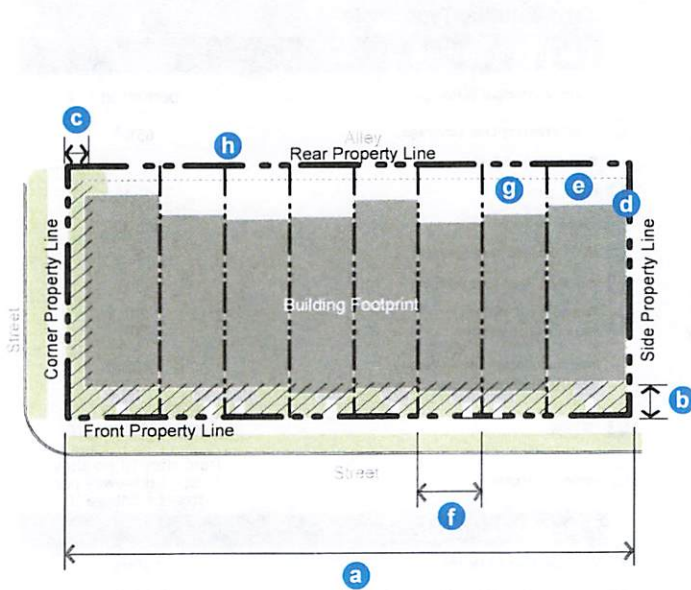
m Ground Story	residential, service, office, limited craftsman, retail ³
n Upper Story	residential
o Parking within Building	basement, rear of first story
p Required Occupiable Space	30' deep on all full stories from front facade

4 Street Facade Requirements Refer to Figure 5.7(D)(3)

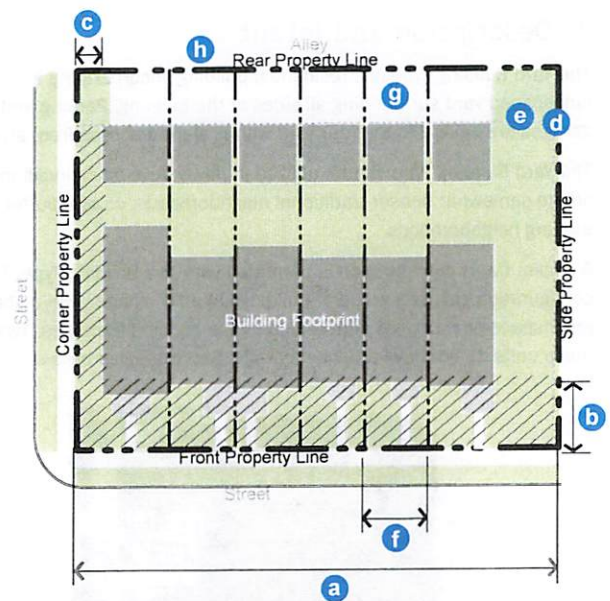
Minimum Ground Story Transparency	
q Transparency requirements apply to street frontages AND frontages for live/work parking.	75%
r Minimum Transparency per each Story	25%
Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)
s Front Facade Entrance Type	stoop, porch
t Principal Entrance Location	front or corner
Vertical Facade Divisions	equal to unit width
Horizontal Facade Divisions	required within 3' of the top of ground story

5 Roof Type Requirements Refer to Figure 5.7(D)(3)

u Permitted Roof Types	pitched, flat, parapet
Tower	none



Site Plan with Rear Access Attached Garage



Site Plan with Rear Yard and Detached Garage

Figure 5.7(D)(1) Townhome Building: Building Siting

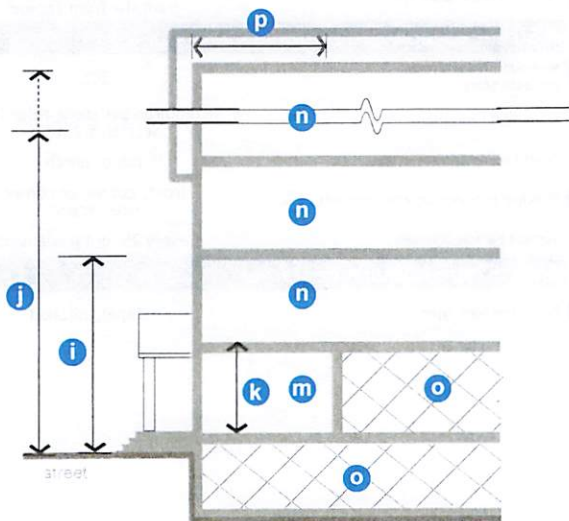


Figure 5.7(D)(2) Townhome Building: Height and Use Requirements

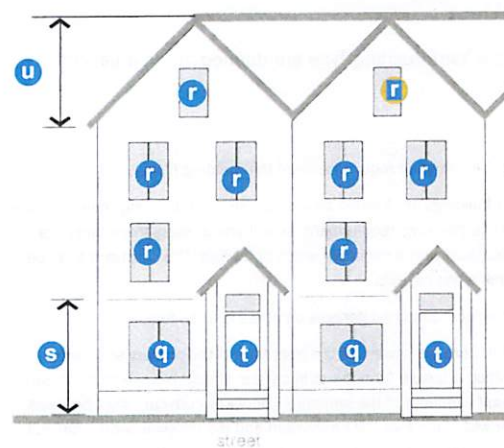


Figure 5.7(D)(3) Townhome Building: Street Facade Requirements

5.0 Buildings

5.7(E) Yard Building

1. Description and Intent

The Yard Building Type is a residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear yard with preferred access from an alley.

The Yard Building Type can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

A Pocket Court configuration is permitted with this Building Type. This configuration places a group of buildings in a "U" shape, with a shared greenspace or courtyard surrounded by the building frontages. Typically these units do not have a built-in garage. See examples below.



Pocket Court Example

2. Regulations

Regulations for the Yard Building Type are defined in the adjacent table.

Notes

- Each building shall meet all requirements of the Building Type.
- When multiple buildings are located on a single lot, each building shall meet the front property line coverage requirement, except one of every three buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.
- Rear yard setback for detached garages on alleys is three feet.
- Garages shall not extend forward of the front face of the primary structure. A garage door which is visible from the public street should blend with the façade and architectural elements of the structure. Driveway curb-cuts shall be sized for a single-car width, ten feet (10') maximum and the driveway width shall not increase until the driveway extends beyond the front setback.



Permitted Districts

Historic Residential

Yard Building Type Table

1 Building Siting Refer to Figure 5.7(E)(1)

Multiple Principal Buildings	permitted ¹
a Front Property Line Coverage	65% ²
Occupation of Corner	required
b Front Setback	10'-15'
c Corner Setback	8'-10'
d Minimum Side Yard Setback	5'
e Minimum Rear Yard Setback	15' ³
f Minimum Lot Width	25'
Maximum Lot Width	50'
Maximum Impervious Coverage	60%
Additional Semi-Pervious Coverage	20%
g Parking	rear and side yard
h Vehicular Access	from alley (if no alley exists, 1 driveway per street frontage ⁴)

2 Height Refer to Figure 5.7(E)(2)

i Minimum Overall Height	1 story
j Maximum Overall Height	2 stories
k All Stories: Minimum Height	9'
Maximum Height	14'

3 Uses Refer to Figure 5.7(E)(2) Refer to Chapter 4 Uses for permitted uses.

m All Stories	residential
n Parking within Building	basement, rear of first story
p Required Occupiable Space	30' deep on all full stories from the front facade

4 Street Facade Requirements Refer to Figure 5.7(E)(3)

r Minimum Transparency per each Story	20%
Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)
s Front Facade Entrance Type	stoop, porch
t Principal Entrance Location per unit	front, corner, or corner side facade
Vertical Facade Divisions	1 every 25' of facade width

5 Roof Type Requirements Refer to Figure 5.7(E)(3)

u Permitted Roof Types	parapet, pitched
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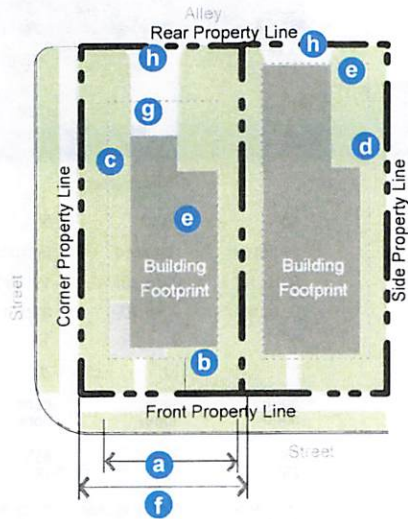


Figure 5.7(E)(1) Yard Building: Building Siting

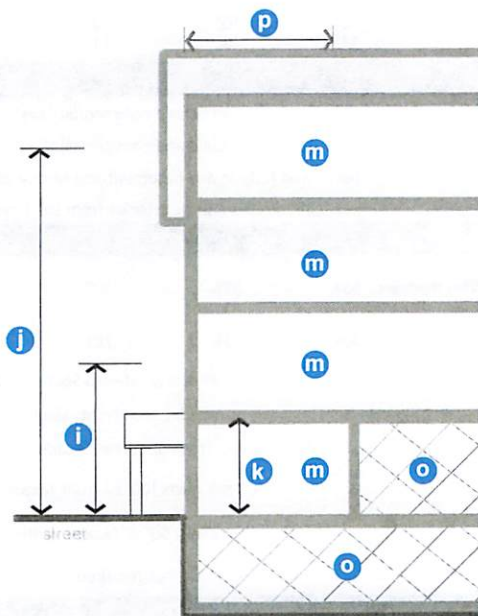


Figure 5.7(E)(2) Yard Building: Height and Use Requirements

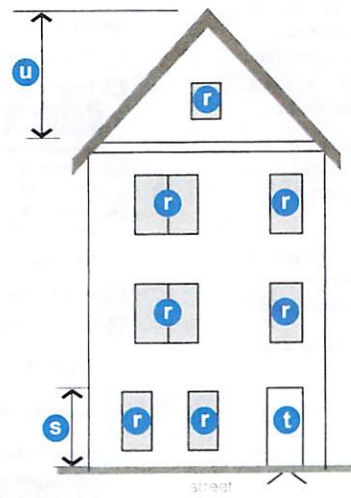


Figure 5.7(E)(3) Yard Building: Street Facade Requirements

5.0 Buildings

5.7(F) Civic Building

1. Description and Intent

The Civic Building Type is the most flexible Building Type intended only for civic and institutional types of uses. These buildings are distinctive and could be designed as iconic structures. In contrast to other Building Types, a minimum setback line is required instead of a build to zone, though this setback is required to be landscaped. Parking is limited to the rear in most cases.

The minimum and maximum heights of this Building Type depend on the district within which it is located.

2. Regulations

Regulations for the Civic Building Type are defined in the adjacent table.

Notes

1. Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.
2. Additional setback distance is permitted if utilized as public space, outdoor dining, and/or outdoor seating.
3. If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

* Subject to review for compliance with line of sight requirements.



		Permitted Subdistricts			
		Business Core	Warehouse District	River Edge	Edge B
Civic Building Type Table					
1 Building Siting* Refer to Figure 5.7(F)(1)					
Multiple Principal Buildings		permitted			
a	Front Property Line Coverage	85%	75% ¹	55% ¹	70% ¹
	Occupation of Corner	required	required	permitted	permitted
b	Front Build-to Zone	0' to 10' ²	0' to 10' ²	10' to 20' ²	0' to 15' ³
c	Corner Build-to Zone	0' to 5'	0' to 10'	0' to 15'	0' to 15'
d	Minimum Side Yard Setback	0'	0'	5'	0'
e	Minimum Rear Yard Setback	5'	10'	20'	5'
f	Minimum Lot Width	none	none	none	none
	Maximum Lot Width	none	none	none	none
	Maximum Impervious Coverage	75%	75%	65%	75%
	Additional Semi-Pervious Coverage	25%	15%	15%	25%
g	Parking and Loading Location	rear and side yard	rear and side yard	front and side yard	rear and side yard
h	Vehicular Access	alley, lane, access lane (if none exists, 1 driveway is permitted per non-primary street, or as approved by the Zoning Administrator or designee)			
2 Height Refer to Figure 5.7(F)(2)					
i	Minimum Overall Height	1 story			
j	Maximum Overall Height	3 stories	4 stories	4 stories	2 stories
k	Ground Story: Minimum Height	14' ³	14' ³	14' ³	14' ³
	Maximum Height	28'	28'	28'	28'
l	Upper Stories: Minimum Height	10'	10'	10'	10'
	Maximum Height	14'	14'	14'	14'
3 Uses Refer to Figure 5.7(F)(2) Refer to Chapter 4 Uses for permitted uses.					
m	Ground Story	civic and commercial uses			
n	Upper Story	civic and commercial uses			
o	Parking within Building	permitted fully in any basement and in rear of upper stories			
p	Required Occupiable Space	30' deep on all full stories from the front facade			
4 Street Facade Requirements Refer to Figure 5.7(F)(3)					
q	Minimum Ground Story Transparency				
	Transparency requirements apply to street frontages and parking lot frontages	55%	55%	50%	55%
r	Minimum Transparency per each Story	30%	25%	20%	25%
	Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)			
s	Front Facade Entrance Type	arcade, storefront, stoop			
t	Principal Entrance Location	front or corner facade			
	Required Number of Street Entrances	1 per each 100' of front facade			
	Vertical Facade Divisions	1 every 50' of facade width			
	Horizontal Facade Divisions	not required			
5 Roof Type Requirements Refer to Figure 5.7(F)(3)					
u	Permitted Roof Types	parapet, flat			
v	Tower	parapet, flat			

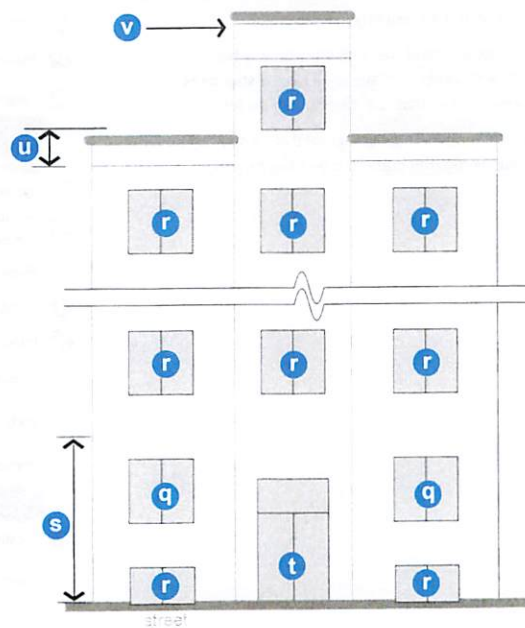


Figure 5.7(F)(3) Civic Building: Street Facade Requirements

5.0 Buildings

5.7(G) Limited Bay

1. Description & Intent

The Limited Bay Building Type permits a lower level of ground floor storefront facade and a single vehicle bay with garage door access on the Primary Street. A wider range of uses can also be accommodated within this Building Type, including craftsman industrial uses. This Building Type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and continuing the fabric of the Storefront Building Type.

2. Regulations

Regulations for the Limited Bay Building Type are defined in the adjacent table.

Notes

1. Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.
2. Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.
3. If 18 feet or more in height, ground story shall count as two stories towards maximum building height.



Limited Bay Building Type Table

1 Building Siting* Refer to Figure 5.7(G)(1)				
Multiple Principal Buildings		not permitted	permitted	not permitted
a	Front Property Line Coverage	75% ¹	75% ¹	75% ¹
Occupation of Corner		required	required	permitted
b	Front Build to Zone	0' to 15'	0' to 10'	0' to 15'
c	Corner Build to Zone	0' to 10'	0' to 5'	0' to 10'
d	Minimum Side Yard Setback	0'	0'	0'
e	Minimum Rear Yard Setback	5'	10'	5'
f	Minimum Lot Width	none	none	none
Maximum Lot Width		none	none	none
Maximum Impervious Coverage		70%	70%	75%
Additional Semi-Pervious Coverage		20%	20%	20%
g	Parking & Loading	rear & side yard	rear & side yard	rear & side yard
h	Street Facade Service Bay Entrance	limited to one per street facade, maximum width 18'		
Vehicular Access		From alley; if no alley exists, 1 driveway per street frontage		
2 Height Refer to Figure 5.7(G)(2).				
j	Minimum Overall Height		1 story	
k	Maximum Overall Height	3 stories ²	6 stories ²	3 stories ²
Ground Story: Minimum Height		14'	14'	14'
Maximum Height		24' ³	24' ³	24' ³
Upper Stories: Minimum Height		9'	9'	9'
Maximum Height		14'	14'	14'
3 Uses Refer to Figure 5.7(G)(2). Refer to 4.0 Uses for permitted uses.				
n	Ground Story	retail, service, office, craftsman industrial		
o	Upper Story	any permitted use		
p	Parking within Building	permitted fully in basement and in rear of upper floors plus one service bay width at ground floor		
q	Required Occupied Space	30' deep on all full floors from the front facade		
(4) Street Facade Requirements Refer to Figure 5.7(G)(3).				
r	Minimum Ground Story Transparency Measured between 2' and 8' above grade	65% , Service Bay door shall be a minimum of 50% transparent		
s	Minimum Transparency per each Story	15%	15%	15%
Blank Wall Limitations		required per floor		
t	Front Facade Entrance Type	storefront, stoop		
u	Principal Entrance Location	front or corner facade		
Required Number of Street Entrances		1 per 100' of facade; service bay door not included		
Vertical Facade Divisions		every 50' of facade width	every 25' of facade width	
Horizontal Facade Divisions		required within 3' of the top of the ground story for all buildings over 2 stories		
(5) Roof Type Requirements Refer to Figure 5.7(G)(3).				
v	Permitted Roof Types	parapet, flat		
Tower		permitted, not included in overall height		not permitted

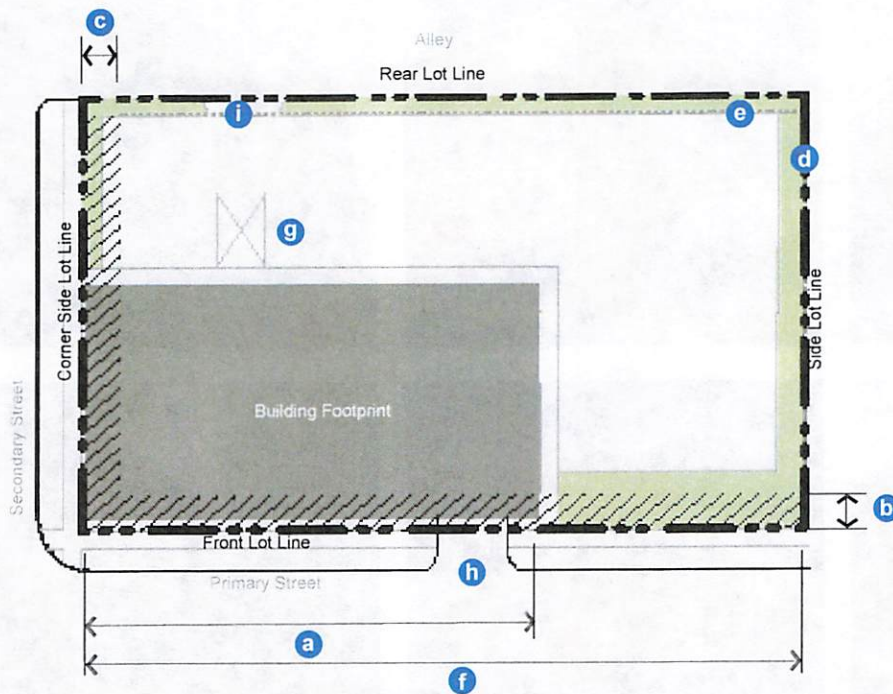


Figure 5.7(G)(1). Limited Bay Building: Building Siting.

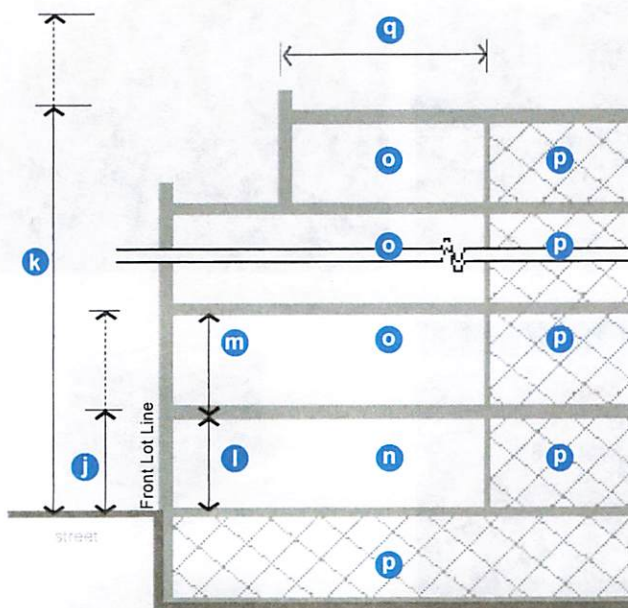


Figure 5.7(G)(2). Limited Bay Building: Height & Use Requirements.

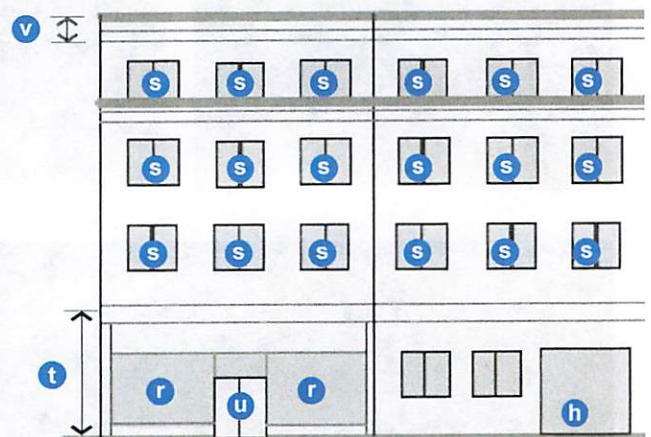
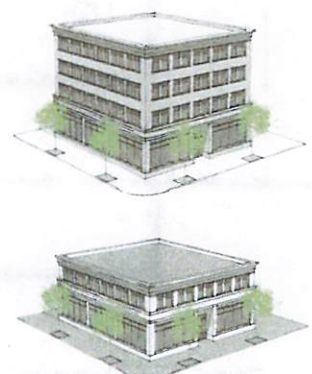
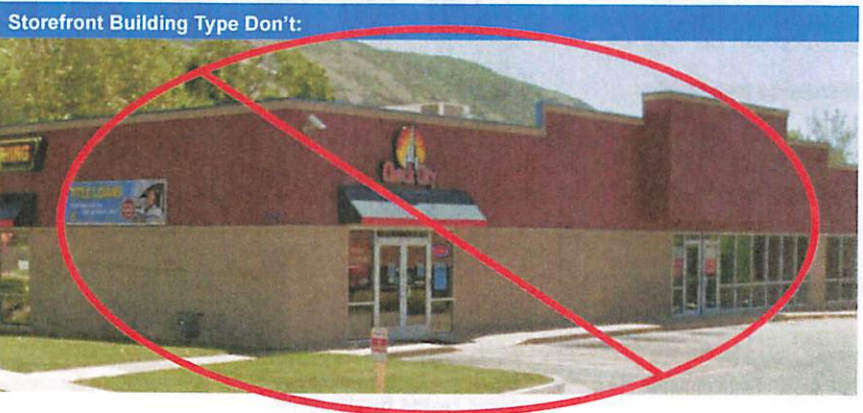
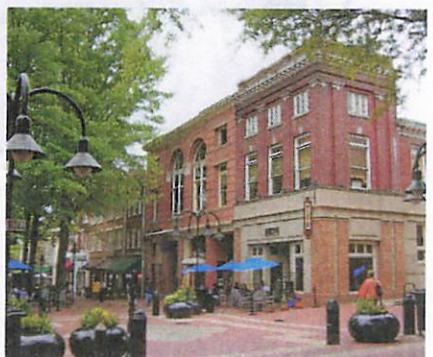


Figure 5.7(G)(3). Limited Bay Building: Street Facade Requirements.

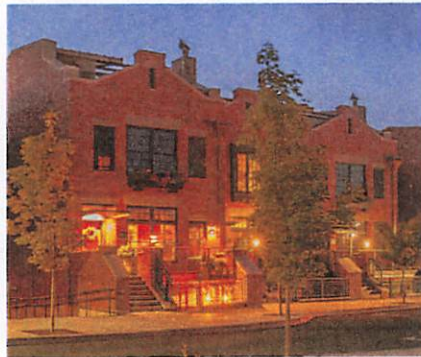
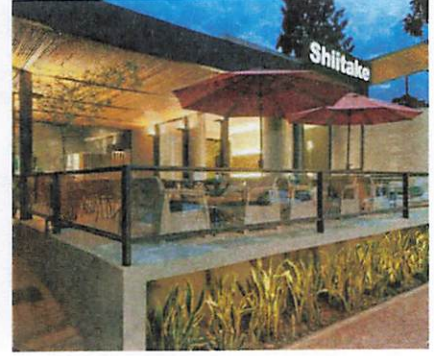
5.0 Buildings

Storefront Building Examples

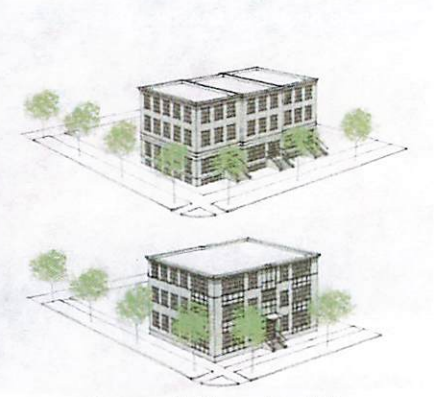
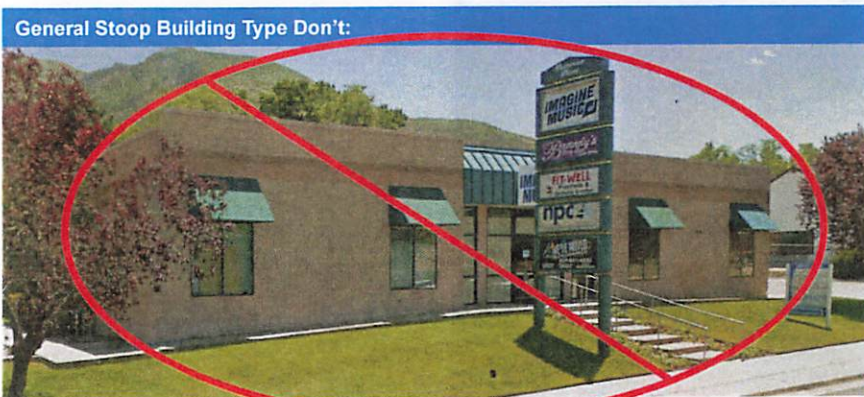


Storefront Building

General Stoop Building Examples



General Stoop Building Type Don't:



General Stoop Building

5.0 Buildings

Mid Scale Shop Building Examples



Mid Scale Shop Building

Townhome Building Examples



Townhome Building Type Don't:



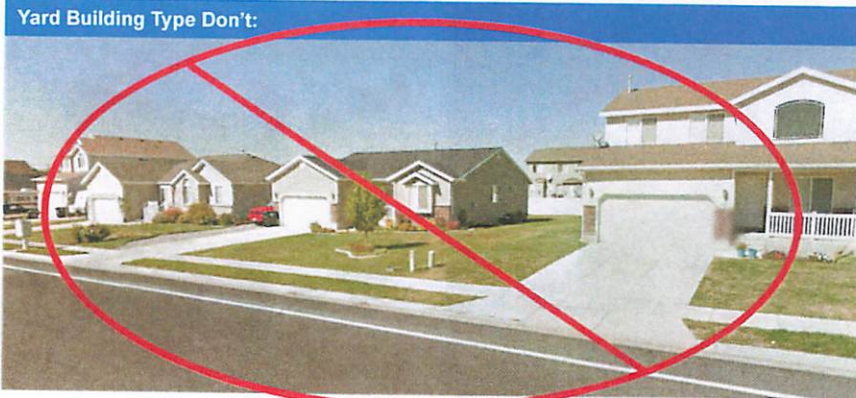
Townhome Building

5.0 Buildings

Yard Building Examples

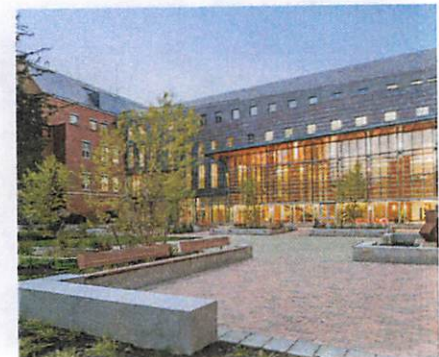
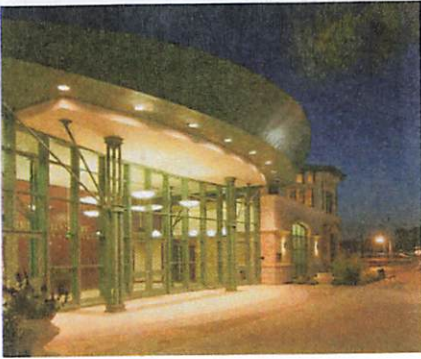


Yard Building Type Don't:



Yard Building

Civic Building Examples



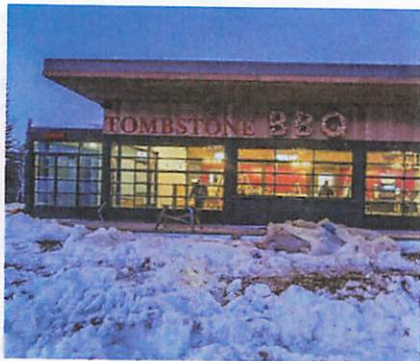
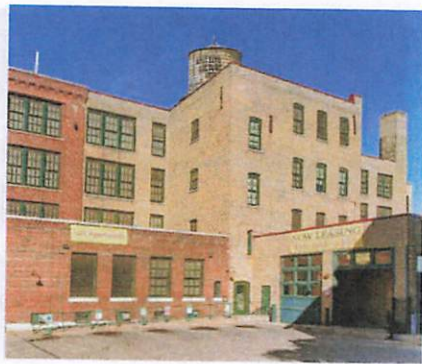
Civic Building Type Don't:



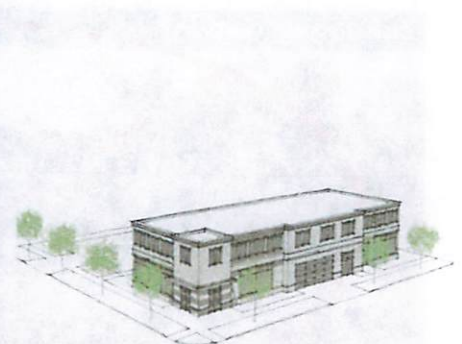
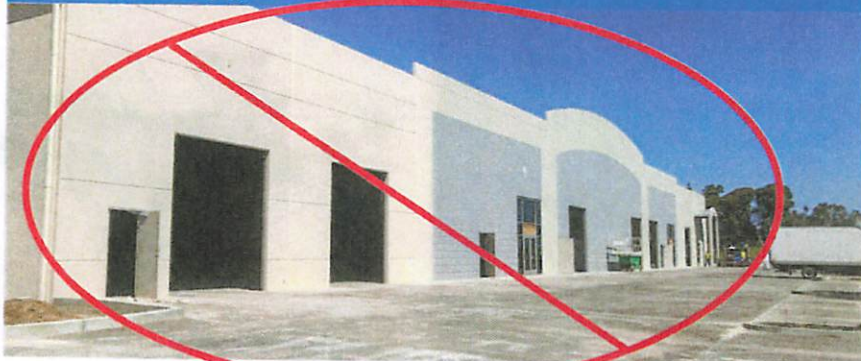
Civic Building

5.0 Buildings

Limited Bay Building Examples



Limited Bay Building Type Don't:



Limited Bay Building

6.0 Open Space Types



6.0 Open Space

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6.1. General Requirements

1. Intent

To provide open space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive Open Space Types. Courtyards, plazas, and other Open Space Types are a valuable and vital part of a healthy and attractive city center. For this reason, some form of open space should be incorporated into all building and civic spaces. Additionally, streets should be considered as an open space opportunity.

2. Applicability

The standards outlined apply to open space required per Subdistrict (refer to Chapter 1.0 Place Types).

3. General Requirements

In addition to the open space requirements set in Chapter 1, all Building Types must meet the designated open space requirement in Table 6.1. All open space shall also meet the following requirements.

- (1) **Compliance.** All open space provided within any Core, General, or Edge Subdistrict shall comply with one of the Open Space Types defined in Sections 6.2 through 6.8 of this Chapter.
- (2) **Access.** All Open Space Types shall provide public access from a vehicular or pedestrian right-of-way.
- (3) **Location.** Open Space Types shall be platted as a lot or, with permission of the City Engineer, may be located within a right-of-way.
- (4) **Public Sidewalks and Alleys.** Portions of public sidewalks or alleys designed for private use by adjacent business owners may be included in the open space calculation, but shall not be considered an Open Space Type. Utilization of public sidewalks

and alleys for activities such as outdoor dining, must be approved by the Zoning Administrator and must not obstruct safe use of the sidewalk or alley as required by City Code.

- (5) **Fencing.** Open Space Types may incorporate fencing provided the following requirements are met.
 - (a) **Height.** Fencing shall be a maximum height of forty eight inches (48"), unless approved by the Zoning Administrator for circumstances where safety is a concern, such as proximity to railroad right-of-way, or adjacent to swimming pools, ball fields, and ball courts.
 - (b) **Level of Transparency (Figure 6.1 (1)).** Fence transparency shall be no greater than sixty percent (60%). Translucent or tinted materials that allow light which obstructs visibility are not considered transparent for the purpose of this Chapter.
 - (c) **Type.** Chain-link fencing is not permitted along any street frontage, with the exception of dedicated sports field or court fencing as approved by the Zoning Administrator.
 - (d) **Spacing of Openings.** Openings or gates shall be provided on every street face at a minimum of every one hundred fifty feet (150').

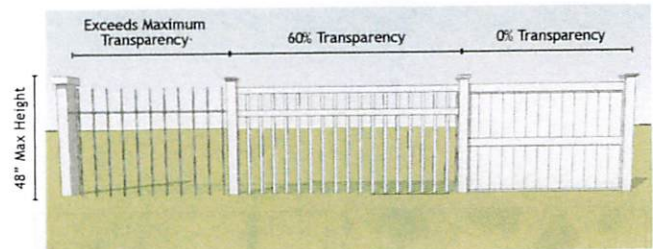


Figure 6.1 (1) Open Space Fencing and Transparency

- (6) **Open Bodies of Water.** All open bodies of water, such as lakes, ponds, pools, creeks, and streams, within an Open Space Type, shall be located at least twenty feet (20') from any property line to allow for pedestrian and bicycle access, as well as, a landscape area surrounding the body of water.

		Downtown District Minimum Open Space Requirements						South Downtown District Minimum Open Space Requirements				
		Core A	Historic Core	General A	Edge A	Edge B	Edge C	Business Core	Historic Residential	Warehouse	River Edge	Edge B
Building Type	Storefront	5%	5%	10%	5%	10%		5%		10%		10%
	General Stoop	10%		15%	10%			10%		15%		
	Mid Scale Shop			20%		20%				20%		
	Townhome	20%		20%	20%		25%	20%		20%		
	Yard Building						25%		5%			
	Civic Building	20%	20%	20%	20%	20%		20%		20%	20%	20%
	Limited Bay							5%		10%		10%

Table 6.1. Open Space Requirements

6.0 Open Space

- (7) **Ownership.** Open Space Types may either be publicly or privately owned.
- (8) **Parking Requirements.** Parking shall not be required for any Open Space Type, unless a use other than open space exists, as determined by the Zoning Administrator.
- (9) **Continuity.** Connections to existing or planned trails or Open Space Types shall be made when the open space abuts an existing or planned trail or other Open Space Type.
- (10) **Lighting.** Pedestrian scale lighting must be provided for all Open Space Types. Pedestrian scale lighting is mounted at twelve (12') to sixteen feet (16') above the walking surface.
- (11) **Outdoor Dining.** Outdoor dining is encouraged in open space. Outdoor dining areas located on sidewalks or other pedestrian pathways must provide minimum pedestrian clearance of six feet (6') and are subject to all applicable federal, state, and local requirements.
- (12) **ADA Accessibility.** All Open Space Types shall be constructed to meet ADA requirements.

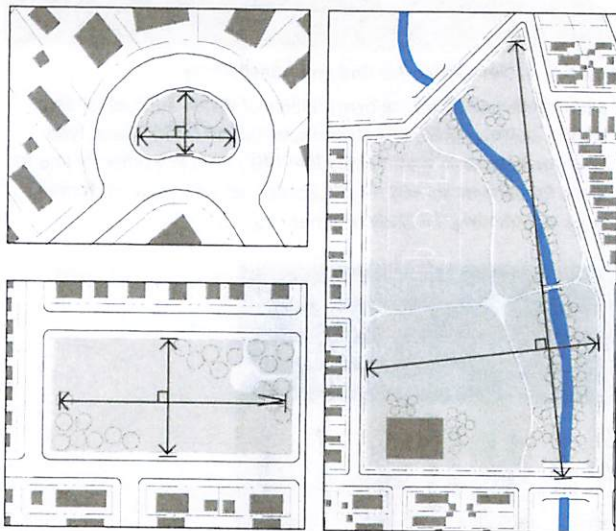


Figure 6.1 (2) Examples of Measuring the Minimum Dimension of Open Space Types.

4. Definition of Requirements

The following further explains or defines the requirements included in the tables for each Open Space Type. Refer to each table for the specific requirements of each Open Space Type.

- (1) **Size.**
 - (a) **Minimum Size.** The minimum size of the Open Space Type is measured within the parcel lines of the property.
 - (b) **Maximum Size.** The maximum size of the Open Space Type is measured within the parcel lines of the property.
 - (c) **Minimum Dimension.** The minimum length or width of the Open Space Type is measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to Figure 6.1 (2).
- (2) **Minimum Percentage of Vehicular Right-of-Way Frontage Required.** The minimum percentage of the open space frontage, is measured along the outer parcel line located directly adjacent to a vehicular right-of-way, excluding alley frontage.
- (3) **Adjacent Parcels.** Parcels directly adjacent to or directly across the street from an Open Space Type.
 - (a) **Subdistricts Permitted on Adjacent Parcels.** The Subdistricts permitted directly adjacent to, as well as directly across, the street from the Open Space Type. Refer to Chapter 3.0 Subdistricts for information.
- (4) **Improvements.** The types of development and improvements permitted on an Open Space Type include:
 - (a) **Designated Sports Fields.** Sports fields, ball courts, or structures designated for one or more sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, tennis courts, climbing walls, and skate parks.
 - (b) **Playgrounds.** Playgrounds include a defined area with play structures and equipment typically for children under twelve (12) years of age, such as slides, swings, and climbing structures.
 - (c) **Fully Enclosed Structures.** Fully enclosed structures may include such uses as park offices and maintenance sheds, community centers, and rest rooms. Fully enclosed structures are permitted but may be limited to a maximum building coverage as a percentage of the open space area, as indicated in the Open Space Type tables.
 - (d) **Semi-Enclosed Structures.** Covered but unwall structures, such as gazebos, are permitted in all Open Space Types.
- (5) **Maximum Impervious and Semi-Pervious Surface.** The extent of impervious and semi-pervious surface coverage are provided

separately to allow an additional amount of semi-pervious surface, such as permeable paving, in addition to the impervious surfaces permitted. This may include, but is not limited to, the use of semi-pervious surfaces for parking facilities, driveways, sidewalks, paths, and structures, as permitted.

- (6) **Maximum Percentage of Open Body of Water.** The maximum amount of area within an Open Space Type that may be covered by an open body of water, including, but not limited to, ponds, lakes, and pools.
- (7) **Seating.** Stand alone seats and benches or seating elements, such as seat walls (with finish surface between 18" and 24"). To qualify seating elements must be constructed of high quality durable materials such as natural or manufactured stone or alternative, as approved by the Zoning Administrator. To calculate the quantity of seats on a bench or seating element, one (1) full seat must be at least 18" wide and 18" deep.



Figure 6.1 (3) Examples stormwater feature as landscape design

5. Stormwater in Open Space Types

Stormwater management practices, such as storage and retention facilities, may be integrated into Open Space Types and utilized to meet stormwater retention requirements for surrounding parcels.

- (1) **Stormwater Features.** Stormwater features in Open Space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool. Stormwater features shall not be fenced unless otherwise permitted by this Chapter and shall not impede public use of the land they occupy.
- (2) **Qualified Professional.** A qualified design professional licensed by an Idaho licensing board, such as a landscape architect, shall be utilized to incorporate stormwater features into the design of the open spaces.

6. Reductions

Open space reductions may be awarded. Any Open Space Type defined in this Chapter may qualify for an open space reduction. Public sidewalks not associated with an Open Space Type do not qualify for

an open space reduction. A new or existing public sidewalk on the same parcel as the building may be counted toward the open space requirement in Table 6.1, if approved by the Zoning Administrator.

- (1) **Applicability.** Open space reductions are granted under the following conditions.
 - (a) To qualify the building must be contiguous to existing improved open space, and seventy five percent (75%) of the building frontage must be contiguous to the open space.
 - (b) A building that is separated from existing improved open space by a dedicated street, but on no other parcel, qualifies for the open space reduction if the building would otherwise be contiguous. For example, buildings on the east side of Memorial Drive facing the Riverwalk meet this requirement.
- (2) **Calculation.** One open space reduction may be granted to any single building on a parcel. Multiple reductions cannot be combined.
 - (a) A ninety percent (90%) open space reduction may be granted if the front property line is directly adjacent to publicly accessible open space.
 - (b) A ninety percent (90%) open space reduction may be granted if a single side yard is contiguous to open space open to the public. A direct access must be provided between the open space and side yard entrance.
 - (c) A fifty percent (50%) open space reduction may be granted if a rear yard is directly adjacent to open space that is open to the public. A direct access must be provided between the open space and rear yard entrance.
 - (d) A twenty five percent (25%) open space reduction may be granted if a building is located on the same block as an open space to the public.
- (3) **Roof Top Gardens/Terraces.** A rooftop garden on a building or parking structure maybe used to satisfy the open space requirement. However, it may not be used as calculation towards an open space reduction unless it is open to the public.
 - (a) Any portion of a rooftop garden that is for the private use of owners, guests, or tenants (such as restaurant dining) is not considered open to the public.
 - (b) Private use of a rooftop garden may be allowed.

6.0 Open Space

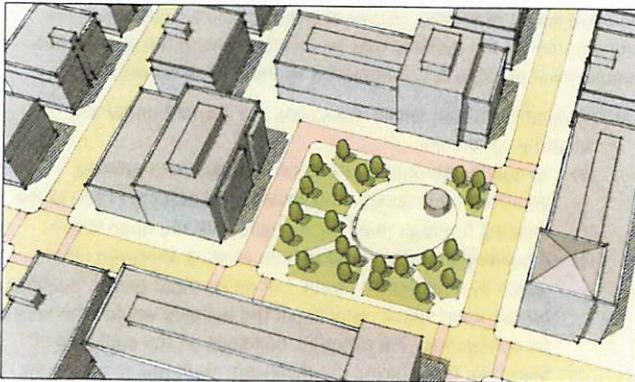


Figure 6.2 (1) Typical Plaza.

6.2 Plaza Open Space Type

1. Intent

Plazas provide small to medium scale outdoor space generally open to the public, although may occasionally be used for private functions. Plazas may be used for civic, social, and commercial purposes, such as meeting, relaxing, performance, casual workspace, weddings, receptions, and outdoor dining.

The plaza may contain a greater amount of impervious coverage than other Open Space Types. Surfacing generally includes brick, pavers, or stamped and colored concrete. Seating may be provided as either movable furniture or permanent options. Special features such as fountains, public art, game tables, accent lighting, are encouraged.



Figure 6.2 (2) Typical Plaza Examples

Plaza Requirements

Dimensions

Minimum Size (acres)	0.10 (4,356 SF)
Maximum Size (acres)	1.50 (65,340 SF)
Minimum Dimension (feet)	20' in one direction
Minimum % of Vehicular ROW Frontage Required	50%, 80% building frontage required on non-street frontage

Adjacent Parcels

Frontage Orientation of Adjacent Parcels	Front or Corner Side
--	----------------------

Improvements

Designated Sports Fields	Not permitted
Playgrounds	Not permitted
Fully Enclosed Structures	Permitted, maximum 5% of area
Maximum Impervious + Semi-Pervious Surface	80% + 10%
Maximum % of Open Water	50%
Lighting	Required, max 16' fixture height
Seating	Minimum 1 per 200 square feet, 22 Min.
Trees	Minimum 1 per 400 square feet, 11 Min.
Landscaping	50% live plant material
Bicycle Facilities	Minimum 1 bike rack slot per 800 square feet, 6 Min.

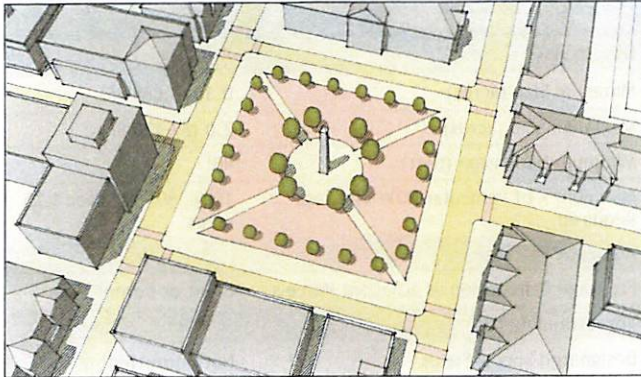


Figure 6.3 (1) Typical Square

6.3 Square Open Space Type

1. Intent

Squares provide a formal space of medium to large scale to serve as a gathering place for civic, social, and commercial purposes. This Open Space Type is generally open to the public, although may be used for private functions. Squares are intended to act as recognizable primary town gathering spaces. Squares may be bordered on all sides by a vehicular right-of-way, or surrounded with building facades to create its definition.



Square Requirements

Dimensions

Minimum Size (acres)	0.5 (21,780 SF)
Maximum Size (acres)	3.0 (130,680 SF)
Minimum Dimension (feet)	60' in one direction
Minimum % of Vehicular ROW Frontage Required	50%

Adjacent Parcels

Frontage Orientation of Adjacent Parcels	Front or Corner Side
--	----------------------

Improvements

Designated Sports Fields	Not permitted
Playgrounds	Not permitted
Fully Enclosed Structures	Permitted, maximum 10% of area
Maximum Impervious + Semi-Pervious Surface	40% + 20%
Maximum % of Open Water	30%
Lighting	Required, max 16' fixture height
Seating	Minimum 1 per 400 square feet, 54 Min.
Trees	Minimum 1 per 600 square feet, 36 Min.
Landscaping	50% live plant material
Bicycle Facilities	Minimum 1 bike rack slot per 800 square feet 27 Min.

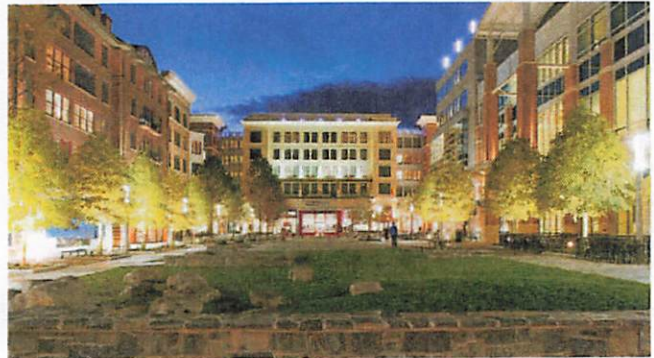


Figure 6.3 (2) Typical Square Examples

6.0 Open Space

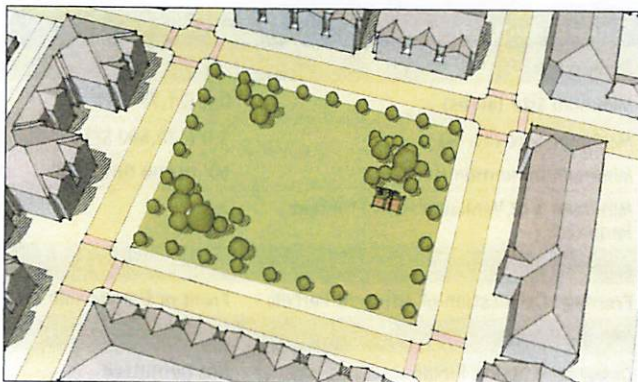


Figure 6.4 (1) Typical Green Layout

6.4 Green Open Space Type

1. Intent

Greens provide informal, medium scale active or passive recreation for neighborhood residents within walking distance, mainly fronted by streets.



Green Requirements

Dimensions

Minimum Size (acres)	0.3 (13,069 SF)
Maximum Size (acres)	2.0 (87,120 SF)
Minimum Dimension (feet)	40'
Minimum % of Vehicular ROW Frontage Required	100%, 50% for over 1.25 acres

Adjacent Parcels

Frontage Orientation of Adjacent Parcels	Front or Corner Side
--	----------------------

Improvements

Designated Sports Fields	Not permitted
Playgrounds	Permitted
Fully Enclosed Structures	Not permitted
Maximum Impervious + Semi-Pervious Surface	20% + 15%
Maximum % of Open Water	40%
Lighting	Required, max 16' fixture height
Seating	Minimum 1 per 400 square feet, 32 Min.
Trees	Minimum 1 per 600 square feet, 21 Min.
Landscaping	65% live plant material
Bicycle Facilities	Minimum 1 bike rack slot per 800 square feet, 16 Min.



Figure 6.4 (2) Typical Green Examples



Figure 6.5 (1) Typical Commons Layout

6.5 Commons or Courtyard Open Space Type

1. Intent

Commons or Courtyards provide an informal, small to medium scale space for active or passive recreation for a limited neighborhood area. Commons are typically internal to a block and tend to serve adjacent residents. Activities may be passive or active and could include tot lots, vegetable gardens, barbecue, pavilion, and outdoor gathering areas.



Commons or Courtyard Requirements

Dimensions

Minimum Size (acres)	0.1 (43,560 SF)
Maximum Size (acres)	1.5 (65,340 SF)
Minimum Dimension (feet)	25'
Minimum % of Vehicular ROW Frontage Required	0%, 1 access point required, minimum width 20'

Adjacent Parcels

Frontage Orientation of Adjacent Parcels	Front or Corner Side
--	----------------------

Improvements

Designated Sports Fields	Not permitted
Playgrounds	Permitted
Fully Enclosed Structures	Not permitted
Maximum Impervious + Semi-Pervious Surface	30% + 10%
Maximum % of Open Water	30%
Lighting	Required, max 16' fixture height
Seating	Minimum 1 per 200 square feet, 22 Min.
Trees	Minimum 1 per 400 square feet, 11 Min.
Landscaping	60% live plant material
Bicycle Facilities	Minimum 1 bike rack slot per 800 square feet, 6 Min.



Figure 6.5 (2) Typical Commons Examples

6.0 Open Space

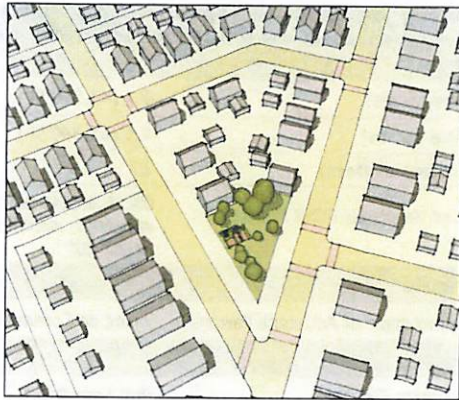


Figure 6.6 (1) Typical Pocket Park Layout

6.6 Pocket Park Open Space Type

1. Intent

Pocket Parks provide small scale, primarily landscaped active or passive recreation and gathering space within walking distance of nearby residents and commercial workforce.



Pocket Park Requirements	
Dimensions	
Minimum Size (acres)	0.10 (4356 SF)
Maximum Size (acres)	1.0 (43,560 SF)
Minimum Dimension (feet)	None
Minimum % of Vehicular ROW Frontage Required	30%
Adjacent Parcels	
Frontage Orientation of Adjacent Parcels	Any
Improvements	
Designated Sports Fields	Not permitted
Playgrounds	Permitted
Fully Enclosed Structures	Not permitted
Maximum Impervious + Semi-Pervious Surface	30% + 10%
Maximum % of Open Water	30%
Lighting	Required, max 16' fixture height
Seating	Minimum 1 per 200 square feet, 22 Min.
Trees	Minimum 1 per 400 square feet, 11 Min.
Landscaping	50% live plant material
Bicycle Facilities	Minimum 1 bike rack slot per 800 square feet, 6 min.



Figure 6.6 (2) Typical Pocket Park Examples



Figure 6.7 (1) Typical Park

6.7 Park Open Space Type

1. Intent

Parks provide informal active and passive large scale recreational amenities to local residents and the greater region. Parks primarily have natural planting and are frequently created around an existing natural feature such as a body of water or stands of trees.



Figure 6.7 (2) Typical Park Examples

Park Requirements

Dimensions

Minimum Size (acres)	1.5 (65,340 SF)
Maximum Size (acres)	None
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	30%, up to 5 acres, 20% over 5 acres

Adjacent Parcels

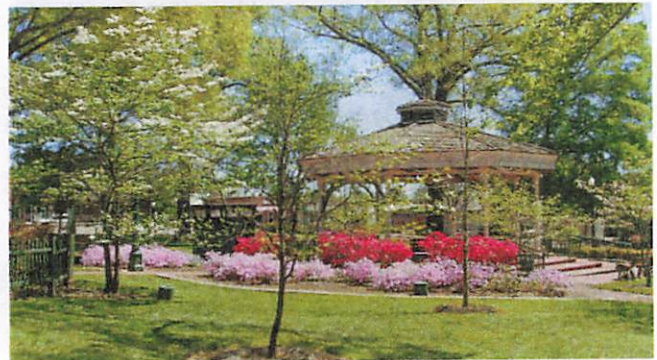
Frontage Orientation of Adjacent Parcels	Front or Corner Side
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Improvements

Designated Sports Fields	Permitted
Playgrounds	Permitted
Fully Enclosed Structures	Permitted, minimum 3 acre Park required
Maximum Impervious + Semi-Pervious Surface	20% + 10%
Maximum % of Open Water	30%
Lighting	Required, max 16' fixture height, unless Specifically for field lighting
Seating	Minimum 1 per 500 square feet, 130 Min. ¹
Trees	Minimum 1 per 400 square feet, 163 Min. ¹
Landscaping	50% live plant material
Bicycle Facilities	Minimum 1 bike rack slot per 800 square feet, 81 Min.

Notes

¹ Square Footage assigned to designated sports fields (excluding non play areas) are exempt from seating and tree quantity requirements.



6.0 Open Space

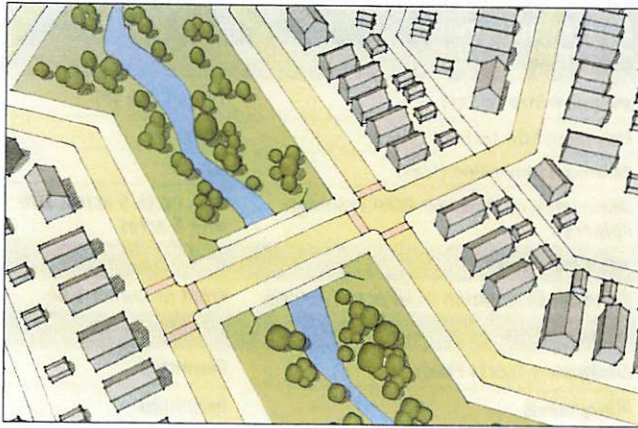


Figure 6.8 (1) Typical Greenway

6.8 Greenway/Riverwalk or Urban Trail Open Space Type

1. Intent

The purpose of this Open Space Type is to provide informal, primarily natural linear open spaces that serve to enhance connectivity between Open Space Types and other uses. Greenways are linear open spaces that often follow a natural feature, such as a river, stream, ravine, or man-made feature such as a vehicular right-of-way. A greenway may border other Open Space Types.



Figure 6.8 (2) Typical Greenway Examples

Greenway Requirements

Dimensions

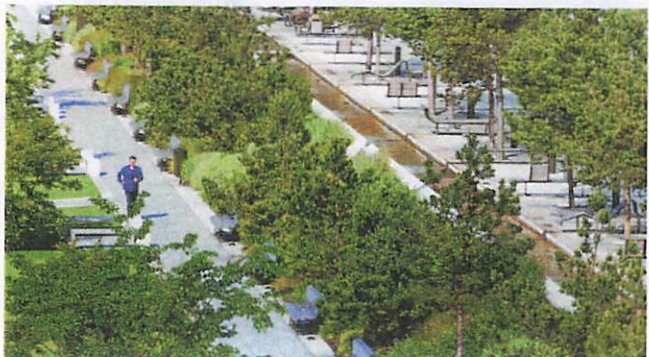
Minimum Size (acres)	None
Maximum Size (acres)	None
Minimum Dimension (feet)	20'
Minimum % of Vehicular ROW Frontage Required	0%, 1 access point required per quarter mile of length, minimum 20' width

Adjacent Parcels

Frontage Orientation of Adjacent Parcels	Any
--	-----

Improvements

Designated Sports Fields	Permitted
Playgrounds	Permitted
Fully Enclosed Structures	Permitted
Maximum Impervious + Semi-Pervious Surface	20% + 10%
Maximum % of Open Water	40%
Lighting	Required, max 16' fixture height
Seating	Minimum 1 per 500 SF Placed at each access and every 500 LF.
Trees	Minimum 1 per 400 SF 1 small-medium shade tree per 20 LF or 1 large shade tree per 30 LF
Landscaping	50% live plant material
Bicycle Facilities	Minimum 1 bike rack slot per 800 square feet Placed at each access and every 800 LF.



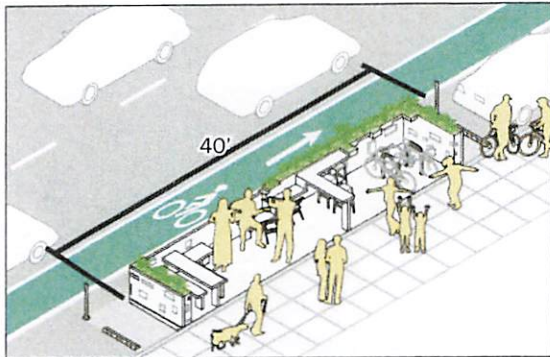


Figure 6.9 (1) Typical Parklet

6.9 Parklet Open Space Type

1. Intent

The purpose of this Open Space Type is to provide attractive additions to streetscapes, invite people to sit and stay in public spaces, enhance walkability, and encourage business participation in a vibrant streetscape. Parklets are public seating platforms that convert curb side parking spaces into vibrant community spaces. They are the product of a partnership between the city and local businesses, residents, or associations. Most parklets have a distinctive design that incorporates amenities such as seating, greenery, and/or bike racks and accommodate unmet demand for public space on thriving downtown streets or commercial areas. While they are funded and maintained by neighboring businesses, residents, and community organizations, they are publicly accessible and open to be used by all.



Figure 6.9 (2) Typical Parklet Examples

Parklet Requirements

Dimensions

Minimum Length (feet)	20' 1 Parking Stall
Maximum Length (feet)	40' 2 Parking Stalls
Minimum Width (feet)	6'
Maximum Width (feet)	Must be at least 3' from all traffic bike vehicle travel lanes as determined by the City Engineer.

Adjacent Parcels

Frontage Orientation of Adjacent Parcels	Any
--	-----

Location

- Must be located at least 25' away from the intersection.
- Must not obstruct any fire hydrant, utility service or emergency service access.
- May not block any public alley access or any private alley access without sign consent of all interested parties.
- Must not obstruct the required sight distance triangle.
- Must be located directly in front of the business requesting the use. The area may not extend beyond the limits of the business storefront.
- Not permitted in bus stops but may be adjacent to them.
- No more than 10% cumulatively of any block may be used.
- A minimum of 6' clearance is required from the edge of the parklet to any building or obstacle.

Safety

- Must be setback at least 4' from contiguous parking stalls. If contiguous with parallel parking stalls must also provide a curb stop to buffer the parking from the parklet.
- Vertical elements are required that make them visible to traffic, such as bollards or posts with reflective markers.
- A slip resistant surface must be used.
- An open guardrail or barrier must be installed to define the space and may not exceed 3' in height. The guardrail must be able to withstand 200 lbs of horizontal force. No fabric, chain link fencing, chicken wire, or snow fencing may be used as guardrails or barriers.
- Not allowed in a location where the speed limit exceeds 30 mph.
- A flush transition at the sidewalk and curb to permit easy access and avoid tripping hazard

Improvements

Maximum Impervious + Semi-Pervious Surface	10% + 90%
Lighting	If intended to be used at night lighting is required, max 12' fixture height
Landscaping	Planters are allowed, but may not exceed 3' in height.

Permitted Uses

- Dining Areas
- Bicycle Facilities
- Public Seating
- Recreational Space (excluding playground equipment)
- Landscape Islands
- No signage is allowed

6.0 Open Space

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7.0 Landscaping



7.0 Landscaping

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7.1 General Requirements.

1. Intent.

The landscape standards outlined in this Chapter are designed to:

- (1) Provide for healthy, long-lived street trees along public streets to improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.
- (2) Increase the compatibility of adjacent uses and minimize any adverse impacts potentially created by adjoining or neighboring uses.
- (3) Promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
- (4) Shade large expanses of pavement and reduce the urban heat island effect.

2. Applicability.

Landscaping, trees, and buffers shall be installed for all new developments and as otherwise required in this Chapter.

- (1) Existing Landscaping. The requirements of this Chapter shall not apply to existing, nonconforming landscaping with the following exceptions:
 - (a) New or significant improvements to existing parking lots, loading facilities, or driveways that effects landscaping shall conform to the requirements of this Chapter.
 - (b) Alteration to an existing principal or accessory structure that triggers the requirements of Chapter 5.0 Buildings shall conform to the requirements of this Chapter.
 - (c) When compliance is triggered for existing parking lots, requirements for landscape improvements shall take priority over parking requirements as determined by the Zoning Administrator.
- (2) Buffers. Landscape buffers are required according to the provisions in this Chapter with the following exceptions:
 - (a) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared by two contiguous lots.
 - (b) Points of Access. Buffering is not required at driveways or other points of access to a lot.
- (3) Temporary Uses. The provisions of this Chapter shall not apply to temporary uses, unless determined otherwise by the Zoning Administrator.

7.2 Installation of Landscape.

1. General Installation Requirements.

The installation of landscaping shall comply with the following standards. Installation should also follow best management practices and procedures according to nationally accepted standards.

- (1) Installation. Landscaping shall be fully installed prior to issuance of a Certificate of Occupancy.
- (2) Plant Size Requirements. At the time of installation plant material shall be sized according to Table 7.2 (1), unless otherwise noted in this Chapter.
- (3) Condition of Landscape Materials. Landscaping materials used shall be:
 - (a) Healthy and hardy with a good root system;
 - (b) Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions;
 - (c) Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution;
 - (d) Appropriate for the conditions of the site, including slope, water table, and soil type;
 - (e) Protected from damage by grates, pavers, or other measures;
 - (f) Plants that will not cause a nuisance or have negative impacts on a contiguous property; and
 - (g) Species native or naturalized to the Idaho Falls Region, whenever possible.
- (4) Establishment. All installed plant material shall be fully watered, fertilized, and maintained, to ensure establishment. Any landscaping or tree that dies shall be replaced within the current planting season.

4. Ground Plane Vegetation.

All unpaved areas on any lot shall be covered by one of the following:

- (1) Planting Beds.
 - (a) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
 - (b) Nonliving materials, such as pine straw, colored gravel, or mulch, are permitted for up to fifty percent (50%) of a bed area.
 - (c) Annual beds must be maintained seasonally, replanted as necessary.
- (2) Grass. Seeded, plugged, or sodded grass may be planted throughout landscaped areas.
 - (a) Grass shall be established within ninety (90) days of planting or the area must be reseeded, replugged, or resodded by the next planting season.

7.0 Landscaping

5. Tree Installations.

Refer to the City Code for a list of permitted tree types

- (1) **Tree Measurement.** Tree caliper shall be measured at six inches (6") above the grade of the tree's trunk when the trunk's caliper is four inch (4") caliper or less. The caliper shall be measured at twelve inches (12") above the grade of the tree's trunk when the caliper is greater than four inches (4").
- (2) **Tree Maintenance.** Tree trimming, fertilization, and other similar work shall be performed by or under the management of a certified arborist.
- (3) **Species Composition.** Trees planted on a site shall be any combination of species permitted by City Code with the following exceptions:
 - (a) One genus shall not comprise more than thirty percent (30%) of trees planted on a site.
 - (b) One species shall not comprise more than ten percent (10%) of trees planted on a site.
 - (c) Exceptions to this provision may be granted by the Zoning Administrator and City Forrester through review of the landscape plan.
- (4) **Plant Size.** At installation all plants shall meet the requirements of Table 7.2 (1) Plant Material Size at Installation.
- (5) **Tree Spacing.**
 - (a) Trees shall be planted at least thirty feet (30') and twenty feet (20') apart for large and medium trees, respectively.
 - (b) No trees may be planted closer to any impermeable curb or sidewalk than as follows:
 - (1) Medium trees: three feet (3').
 - (2) Large trees: four feet (4').
- (6) **Permeable Surface.** For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this Chapter.
 - (a) At least seventy percent (70%) of the canopy limits of preserved trees should have a permeable surface.
 - (b) Planted trees have a suggested minimum permeable area and soil volume based upon tree size. Refer to Table 7.2 (2) for details.

- (c) Permeable area for one tree cannot overlap that of another tree.

- (7) **Structural Soil.** When the Soil Surface Area (per Table 7.2 (2)) of a tree will extend below any pavement within the public right of way, structural soil is required underneath that pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits.

Plant Material Type	Minimum Size
Deciduous Shade/Overstory Tree	
Single Trunk	2" caliper
Multi Trunk	10' in height
Evergreen Tree	8' in height
Understory Tree	6' in height
Ornamental Tree	2" caliper
Shrubby - Deciduous	container class 5
Shrubby - Evergreen	container class 5
Groundcover	3" in height

Table 7.2 (1). Plant Material Size at Installation.

Tree Size	Soil Volume (cubic ft)	Soil Surface Area (sq ft) with 2.5' Soil Depth	Permeable Surface Area Requirement (sq ft)
Very Small	181	72 (approx. 8.5' x 8.5')	25 (5' x 5')
Small	736	294 (approx. 17' x 17')	100 (10' x 10')
Medium	2852	1141 (approx. 34' x 34')	225 (15' x 15')
Large	6532	2681 (approx. 50' x 50')	400 (20' x 20')

Table 7.2 (2). Minimum Recommended Soil Volumes and Permeable Area per Planted Tree.

6. Irrigation Systems.

Permanent irrigation is required and shall comply with the following standards:

- (1) All irrigation systems shall be designed to minimize the use of water by applying the quantity of water that is required for each plant or tree, or grouping of plants or trees by water zone.
- (2) Non residential landscape irrigation shall have an automatic clock-activated permanent system.
- (3) The irrigation system shall provide coverage to all landscape areas to ensure health of plants and trees.
- (4) The irrigation system shall be designed to not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
- (5) All mechanical systems, including controllers and back-flow prevention devices, shall be properly screened from public view. Screening may include landscape materials, fencing or locked cages.

7. Maintenance of Landscape.

All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.

- (1) **Replacing Unhealthy Landscaping.** Unhealthy or dead landscaping, as determined by the City Forester, shall be replaced with healthy plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of twenty five percent (25%) of the normal branching pattern.
- (2) **Maintenance Responsibility.** The property owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein, by the end of the next applicable growing season.
- (3) **Maintain Quality and Quantity.** Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as when initially installed.
- (4) **Fences and Other Barriers.** Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
- (5) **Tree Topping.** Tree topping is not permitted. Refer to 7.3.4(2) for clear branch height of street trees.
- (6) **City Inspection.** All landscaped areas regulated by this Chapter may be inspected by the City.

7.3 Street Trees and Streetscape Design.

1. Intent.

To line all streets installed after the adoption of this Code with a consistent and appropriate planting of trees, pavement design, and identity and to establish a tree canopy for environmental benefit and a sense of identity for all such streets.

2. Applicability.

The requirements herein apply to all development and changes to existing developments, as described in Section 7.1.

3. Streetscape Design Submittal.

A streetscape design shall be submitted for approval for all new streets within a development. At a minimum, the submittal shall include the following:

- (1) **Street Trees.** Details showing compliance with Section 7.3.4 Minimum Street Tree Requirements.
- (2) **Sidewalk Pavement Design.** Sidewalk paving materials and pattern shall be set for each Street Type (refer to Chapter 2.0 Street Types).
- (3) **Street Furnishings.** Benches, seatwalls, planters, planter fences, trash receptacles, and bicycle racks or other street furnishings shall be specified and quantities and locations listed for each Street Type (refer to Chapter 2.0 Street Types).
- (4) **Landscape Design.** Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and tree wells.
- (5) **Lighting.** Pedestrian and vehicular lighting shall be specified and locations and quantities shown.
- (6) **Identity Elements.** Any other elements designed to establish the identity of each street, such as banners, pavement markers, artwork, or signage, shall be included in the streetscape design submittal.

4. Minimum Street Tree Requirements.

The following standards apply to the installation of street trees.

- (1) **Exception.** Street trees are not required on Alleys or the Lane Street Types (refer to Chapter 2.0 Street Types).
- (2) **Trees Over Public Sidewalks.** Trees overhanging a public sidewalk shall be trimmed from sidewalk grade to at least eight feet (8') above the sidewalk surface.
- (3) **Street Tree Type.** Medium and large shade trees are permitted to be installed as street trees. Refer to the list of permitted tree types in the Community Forestry Chapter of City Code.

7.0 Landscaping

- (4) **Street Tree Spacing.** Street trees shall be planted as follows:
- (a) Each Lot is required to have one (1) tree for every forty feet (40') of street frontage but no less than one (1) street tree per street frontage.
 - (b) **Spacing.**
 - (i) Large trees must be spaced a minimum of thirty (30) and a maximum of sixty feet (60') on center.
 - (ii) Medium trees must be spaced a minimum of twenty (20) and a maximum of forty feet (40') on center.
 - (c) **Limited Distance between Curb and Sidewalk.** Where the distance from the back of the curb to the edge of the right-of-way or property line is less than nine feet (9') with a sidewalk, the City Forrester shall approve all tree species as described in City Code.
 - (i) Zoning Administrator may waive the street tree requirement for such spaces where there is less than nine feet (9') of width.
- (5) **Tree Wells and Raised Planters.** In the Downtown District, tree wells, or raised planters shall be utilized to provide landscaped space in the public right-of-way where the sidewalk extends from the back of curb to the property line.
- (a) For tree wells within sidewalks five feet (5') wide or less, open pit is not permitted. The opening must be covered with a tree grate or pervious pavement and the opening in a tree grate for the trunk must be expandable.
 - (b) Open tree wells may be coupled with short walls or seat walls or raised planters.
 - (c) **Raised Planters.** Raised planters may be utilized to accommodate street landscaping. Raised planters may be permanent or temporary/moveable. All raised planters must be irrigated, except that hand watering is allowed for moveable planters. Raised planters must not impede on minimum sidewalk width or dining area of seven feet (7') along the street frontage of a building or as required by an adopted unified planter design standard and must meet ADA requirements for access.
 - (i) Fifty percent (50%) of raised planters shall be between eighteen (18") and twenty two inches (22") in height. The maximum height of a raised planter is thirty six inches (36").
 - (ii) Overall planter length prior to a gap shall not exceed ninety six inches (96"). A forty two inch (42") sidewalk gap between planters is required at least every ninety six inches (96") to allow access to street parking.
 - (iii) Raised planters shall provide at least twelve inches (12") of width and length for planting. The maximum length for a twelve inch (12") planter shall not exceed thirty six inches (36") of planted area.
 - (iv) Planters with a minimum width of thirty six inches (36") may extend to ninety six inches (96") in length.



7.4 Frontage Buffer.

1. Applicability.

- (1) Applicability. Applies to properties in all Subdistricts where a vehicular parking area is located adjacent to a right-of-way.
- (a) Exceptions. Vehicular parking areas along alleys, unless a single or double unit residential use is located across the alley.

Frontage Buffer Requirements

1. Buffer width and Location ¹

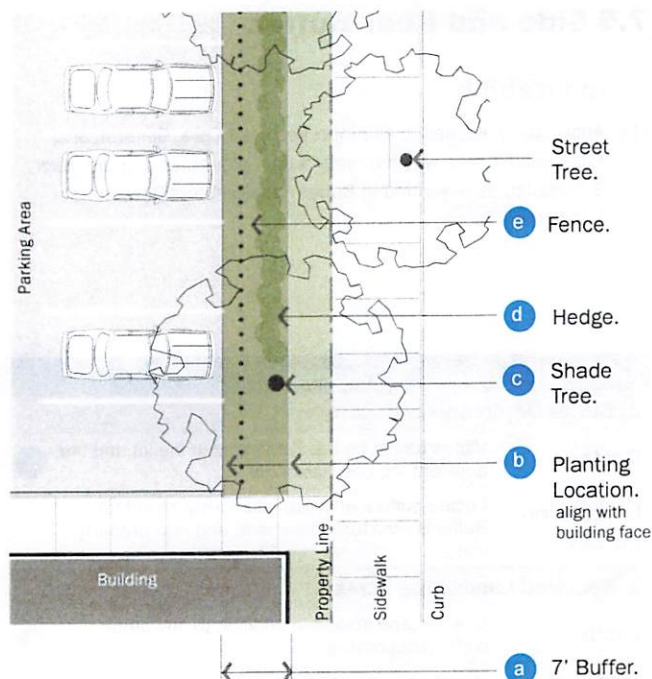
Minimum Width	7'	a
Maximum Width	15' Buffers in excess of 15' must comply with guidelines of an approved open space defined in Chapter 6.0 Open Space	
Location on the Site	Between street facing property line and parking area ²	b

2. Buffer Landscape Requirements

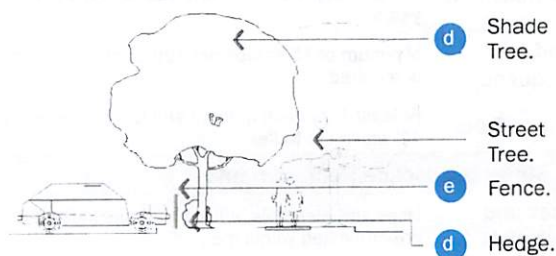
Uses and Materials	Uses and materials other than those indicated are prohibited in the buffer	
Shade Trees	Medium or large shade tree required at least every 40'. Locate on the street side of a fence. Spacing should alternate with street trees	c
Hedge	Required continuous hedge on street side of a fence, between shade trees and in front of vehicular areas	d
Hedge Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48"	
Existing Vegetation	May be credited toward buffer area	

3. Fence (optional, requirements when installed)

Location	2' from back of curb of vehicular area	e
Materials	Steel, colored PVC, wood, or iron. Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted ³	
Minimum Height	3'	
Maximum Height	4'	
Colors	Black, gray, or dark green	
Transparency	Minimum 30%, Maximum 60% ³	
Gate/Opening	One gate permitted per street frontage. Opening width maximum 6'	



Front Buffer Plan.



Front Buffer Section.

Figure 7.4 (1). Frontage Buffer Plan and Section.

Frontage Buffer Requirements

Notes:

- 1 This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.
- 2 In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.
- 3 Fencing characteristics defined in Chapter 6.0 Open Space, General Requirements.

7.0 Landscaping

7.5 Side and Rear Buffer.

1. Applicability.

- (1) Applicability. Applies to all properties in all Core, General, and Edge Subdistricts, which directly adjoin properties in a different Subdistrict, as described in Buffer Requirements Between Subdistricts Table.

Side and Rear Buffer Requirements	
1. Buffer Depth and Location	
Depth	Varies based on the Subdistrict of the lot and the adjacent lot. See Table 7.5 (1). a
Location on the Site	Locate buffers on more intensively zoned lot. Buffer is measured from side and rear property lines.
2. Required Landscape Screen	
Width	5' landscape screen in addition to any other buffer landscaping b
Location	Directly adjacent to the rear or side property line
Hedge	Continuous double row of shrubs required between shade trees c
Hedge Composition	Double row of individual shrubs with a minimum width of 24", spaced no more than 36" on center. Mature height of 24" in one year and 6' in five years
Hedge Frequency	Minimum of 15 shrubs per 100' of property line is required
Shade Trees	At least 1 medium or large shade tree per every 40' within the buffer d
3. Buffer Landscape Requirements	
Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer
Tree Canopy Coverage	1 medium or large shade tree required per 2,000 square feet of buffer, excluding the area within the required landscape screen
Existing Vegetation	May be credited toward buffer area

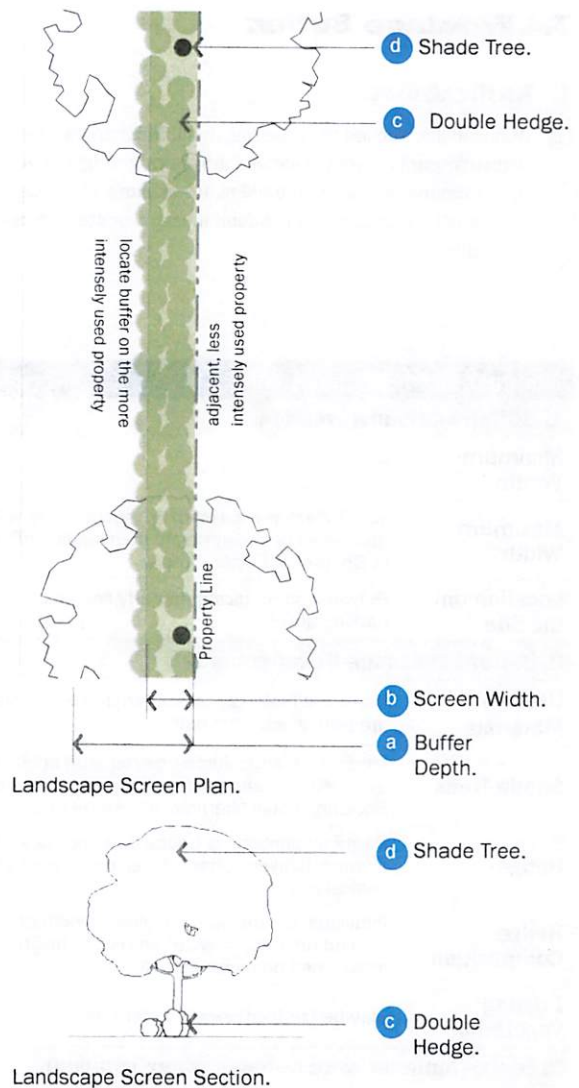


Figure 7.5 (1). Landscape Screen within Side and Rear Buffer.

Buffer Requirements between Subdistricts				
	Buffer Required by these Districts			
	Core	General	Warehouse	Edge
Core	not required	not required	not required	not required
General	not required	not required	not required	not required
Warehouse	not required	not required	not required	not required
Edge	not required	not required	not required	not required
any existing single unit	10'	10'	not required	not required

Table 7.5 (1). Side and Rear Buffer Requirements between District.

7.6 Interior Parking Lot Landscape.

1. Applicability.

- (1) **Applicability.** Applies to all open-air, off-street parking lots in all Subdistricts.
- (2) **Parking Lot Interior.** The area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement of the parking area.
- (3) **Other Internal Parking Lot Areas.** Internal areas not formally dedicated to parking or drives shall be landscaped with a minimum of one (1) medium or large shade tree for the first one hundred fifty square feet (150 ft²) and one (1) medium or large shade tree for every six hundred fifty square feet (650 ft²) thereafter.
- (4) **Existing Vegetation.** Existing vegetation shall be credited toward these requirements.

Interior Parking Lot Landscape Requirements

1. Landscape Island Requirements

Required Island Locations Terminal ends ¹ of free standing rows or bays of parking. ²

Minimum Width 5' wide landscape islands. Islands less than 15' should utilize structural soil under any paved surface within a tree's critical root zone. Islands under 9' should install an aeration system and utilize permeable pavement

Required Trees Within Islands Minimum of 1 medium or large shade tree per island

2. Landscape Median Requirements

Required Median Location Required in each free-standing bay of parking along the length of the bay

Minimum Width 5' wide landscape medians. Medians less than 15' should utilize structural soil under any paved surface within a tree's critical root zone. Medians under 9' should install an aeration system and utilize permeable pavement

3. Tree Requirements

Requirements per Parking Space ³ Each parking space must be located within 50' of a Planted tree's trunk within parking lot interior

Minimum of 1 shade tree must be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces

Tree Shade Goal Within 20 years of tree installation, at least 30% of the interior of the parking lot should be shaded by tree canopy. Refer to Table 7.6 (1) for calculation.

¹ Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.

² There shall be no more than 8 continuous parking spaces in a row without a landscape island.

³ Trees within a designated buffer area may not be utilized to meet these requirements

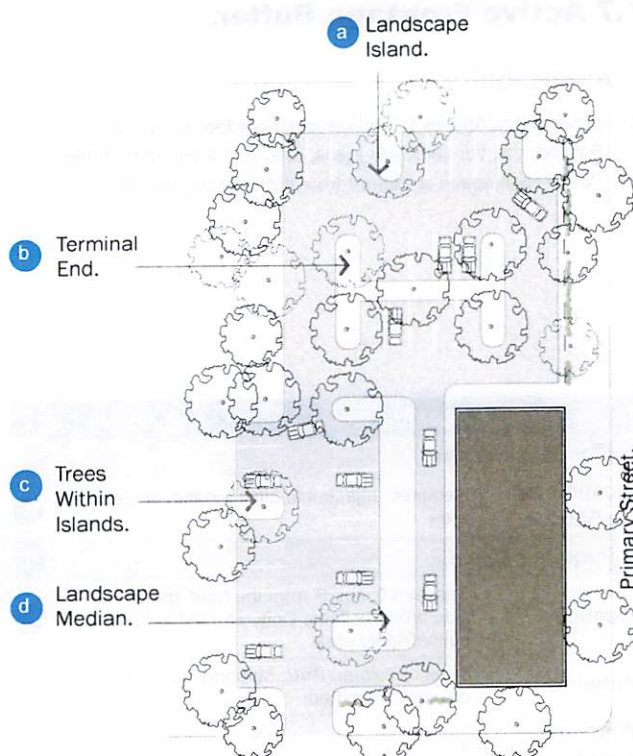


Figure 7.6 (1). Interior Parking Lot Landscaping.

Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)
Very Small	150	under 15'
Small	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

Table 7.6 (1). Estimated Canopy and Height at Maturity.

7.0 Landscaping

7.7 Active Frontage Buffer.

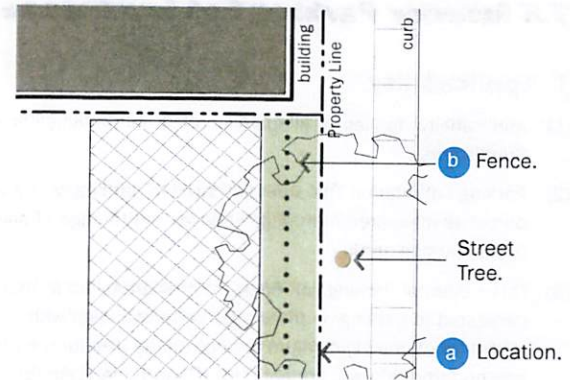
1. Applicability

- (1) Applicability. Applies to non-vehicular outdoor sites in all Subdistricts. For vehicular areas, refer to 7.4 Frontage Buffer. Public open space is exempt from buffer requirements.

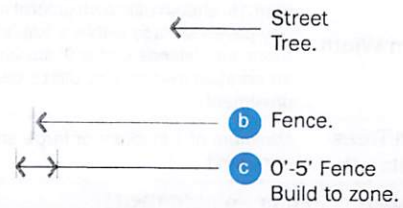
Active Frontage Requirements	
1. Frontage Location	
Location on the Site	Required adjacent to dining, patio, or display area a
2. Required Fence	
Location	Between 0' and 5' from the front and corner side property lines. Only required in front of patio/display area c
Materials	Steel or colored PVC. Masonry base or columns permitted
Minimum Height	3'
Maximum Height	4'
Opacity	Minimum 30%, Maximum 60% ¹
Gate/Opening	One gate permitted per street frontage. Opening width maximum 6'

Notes:

¹ Fence may be solid if 36" or less in height



Active Frontage Plan.



Active Frontage Section.

Figure 7.7 (1). Active Frontage.

7.8 Screening of Open Storage, Refuse Areas, and Utility Appurtenances.

1. Applicability.

- (1) Applicability. Applies to all dumpsters, open storage, refuse areas, and utility appurtenances in all Subdistricts.

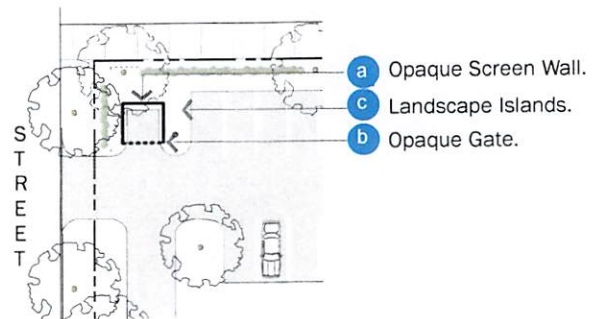


Figure 7.8 (1). Screening of Open Storage and Refuse Areas.

Screening of Open Storage, Refuse Areas, and Utility Appurtenances

1. Open Storage and Refuse Area Screening Requirements

Location on the Site	Not permitted in front or corner side yards	
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and trash bin area	a
Screen Wall Height	Height shall be the higher of the following: 1. 6' or 2. Height of use to be screened or 3. Height as determined by City to accomplish objective of the screen	
Visible Openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates	b
Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot of 10 stalls or more, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas. ² This does not apply to refuse areas within or adjacent to the Alley Street type.	c

2. Utility Appurtenance Screening Requirements

Large Private Mechanical Equipment ³	Shall be fenced with opaque wood or brick-faced masonry on all sides facing right-of-way
Small Private Mechanical Equipment ⁴	Shall have landscape screening and a shrub bed containing shrubs spaced no more than 36" on center

Notes:

¹ Vertical structured barrier to visibility at all time such as a fence or wall

² This tree, if located within 50' of a parking space, may be utilized to meet the minimum shade requirements

³ Large private mechanical equipment is equal to or greater than 4' in height

⁴ Small private mechanical equipment is smaller than 4' in height

7.0 Landscaping

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8.0 Parking



8.0 Parking

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8.1 General Requirements.

1. Intent.

The following provisions are established to accomplish the following:

- (1) Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of land uses.
- (2) Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses and Subdistricts.
- (3) Provide specifications for vehicular site access.

2. Applicability.

This Section shall apply to all new development and changes in use or intensity of use for existing development, in this form based code.

- (1) Compliance. Compliance with the standards outlined shall be attained in the following circumstances:
 - (a) Existing nonconforming parking lots within the a District shall not be required to conform to the requirements of this Chapter.
 - (b) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways where a site plan review is required shall require adherence with the regulations of this Chapter. Alterations to buildings that trigger the requirements of Chapter 5.0 Buildings is a significant improvement.
 - (c) Remilling or reconstruction of an existing parking area may require compliance with this Chapter as determined by the Zoning Administrator.
 - (d) Reorganization of existing parking stalls and aisles through re-striping is not a significant improvement.
 - (e) Change in use requiring a change in the amount of parking shall require compliance with this Chapter.
- (2) Site Plan Approval Required. Parking quantities and parking design and layout shall be approved through the site plan approval process.

8.2 Parking Requirements.

1. General Requirements for Parking.

Off-street parking spaces shall be provided in conformance with Tables 8.2 (1) Required Vehicular Parking and 8.2 (2) Bicycle Parking.

- (1) Required Accessible Parking. Parking facilities accessible for persons with disabilities shall be in compliance with the standards detailed in the International Code Council and American National Standard Institute (ICC/ANSI) Code for Accessible and Usable Buildings and Facilities as adopted by the City.
- (2) Requirements for Unlisted Uses. Upon receiving a site plan approval, certificate of occupancy, or other permit application for a use not specifically addressed in this Section, the Zoning

Administrator is authorized to apply off-street parking standards specified for the use deemed most similar to the proposed use. In instances where an equivalent is not clearly determined, the Zoning Administrator may require the applicant to submit a parking study or other evidence to determine the appropriate requirements.

- (3) Private Off-Premises Parking. Private off-site parking facilities may be approved, with the following conditions:
 - (a) An agreement providing for the use of off-site parking, executed by the parties involved, shall be submitted in a form approved by the City Attorney and filed with the Zoning Administrator.
 - (b) The closest parking space, as measured along a dedicated pedestrian path, of any off site parking must be within one thousand three hundred feet (1,300') from the entrance of the use.
- (4) Tandem Parking. Tandem parking is permitted for townhome and yard home building types with approval of the Zoning Administrator through the site plan review process.

2. Required Vehicular and Bicycle Parking.

Tables 8.2 (1) and 8.2 (2) outline the required vehicular and bicycle parking requirements.

- (1) Organized by Use. The parking requirements are organized by use, in a similar fashion to Table 4.1 (1) Use Table in Chapter 4.0 Uses.
- (2) Minimum Vehicular Spaces Required. The vehicular spaces required indicates the required off-street parking ratio, which may be subject to credits and other reductions, as detailed in this Chapter.
- (3) Maximum Allowable Vehicular Spaces. When a use requires more than twenty (20) spaces, no more than ten percent (10%) over the minimum number of required parking spaces shall be provided.
 - (a) For unlisted uses and uses with no requirements, the maximum number of spaces required should be no more than the maximum allowable spaces for the use demand most similar to the unlisted use as determined by the Zoning Administrator.
- (4) Recommended Bicycle Parking. The Recommended Bicycle Parking Table 8.2 (2), indicates the minimum bicycle parking ratio recommended by use category.
- (5) Computation. Off-street parking spaces shall be calculated using the following information.
 - (a) Area Measurements. The following units of measurements shall be utilized to calculate parking requirements.
 - (i) Dwelling Unit. Parking standards for residential buildings shall be computed using dwelling unit as the unit of measure, unless otherwise stated.
 - (ii) Gross Square Footage. Unless otherwise stated, parking standards for non-residential uses shall be computed on the basis of gross floor area in square feet.

8.0 Parking

Use	Required Vehicular Spaces
Refer to Chap. 4.0 for Use Categories	Place Types
	Future Place Type Urban Center & Townsite
Residential	
Single unit detached, all	1/Dwelling Unit
Single unit attached, 1 Bedroom	0.5/Dwelling Unit
Single unit attached, 2 Bedrooms	1 per Dwelling Unit
Single unit attached, 3 or 3+ Bedrooms	1.5 per Dwelling Unit
Multiunit, 1 Bedroom	0.5/Dwelling Unit
Multiunit, 2 Bedrooms	1 per Dwelling Unit
Multiunit, 3 or 3+ Bedrooms	1.5 per Dwelling Unit
Hotel and Inn	1 per Room and 1 per 200 sq. ft. Office Conference Space. Refer to eating establishments for attached restaurant parking.
Residential Care	0.66 per Employee
Civic/Institutional	
Assembly	1 per 6 Seats
Transit Station	Per Zoning Administrator
Hospital and Clinic	.20 per Bed and .66 per Employee
Library / Museum / Post Office (no distribution)	1 per 600 sq. ft.
Police and Fire	Per Zoning Administrator
Post Office (distribution)	1 per 600 sq. ft.
School: Pre K to Jr. High	1 per Classroom and 1 per 300 sq. ft Office
School: High School, Higher Education	1 per Classroom, 1 per 300 sq. ft Office, and .10 per Student

Table 8.2 (1). Required Off-Street Vehicular Parking.

Use	Bicycle Spaces
Multiunit	Minimum 2 spaces or .05 spaces / bedroom, whichever is greater
Civic/Institutional	Minimum 2 spaces, 1 / additional 10,000 sf
Retail	Minimum 2 spaces, 1 / additional 5,000 sf
Services	Minimum 2 spaces, 1 / additional 5,000 sf
Office	Minimum 2 spaces, 1 / additional 10,000 sf
Open Space	Per Zoning Administrator

Table 8.2 (2). Required Bicycle Parking.

Use	Required Vehicular Spaces
Refer to Chap. 4.0 for Use Categories	Place Types
	Future Place Type Urban Center & Townsite
Retail	
Neighborhood Retail	1 per 300 sq. ft.
General Retail	1 per 500 sf
Service	
Neighborhood Service	1 per 250 sq. ft.
General Service	1 per 300 sf
Eating and Drinking Establishments	1.0 per 3 seats + 1/3 number of employees
Vehicle Services	2 per Service Bay and 1 per 200 sq. ft Office
Office and Industrial	
Office	1 per 1000 sf
Craftsman Industrial	1 per 1,000 sq. ft. of Production Space and 1 per 500 sq. ft. of Retail Space
Open Space and Recreation	
Open Space and Recreation	Per Zoning Administrator

Table 8.2 (1). Required Off-Street Vehicular Parking.

- (iii) Occupancy- or Capacity-Based Measurements. Parking spaces required per available seat or per employee, student, or occupant shall be based on the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is applicable.
- (iv) Bench Seating. For uses in which users occupy benches, pews, or other similar seating facilities, each twenty four inches (24") of such seating shall be counted as one seat.
- (b) Fractions. When computation of the number of required off-street parking spaces results in a fractional number, any result of one-half (0.5) or more shall be rounded up to the next consecutive whole number. Any fractional result of less than one-half (0.5) may be rounded down to the previous consecutive whole number.
- (c) Multiple Uses on a Lot. When there are multiple uses on a lot, required spaces shall be calculated as an amount equal to the total requirements for all uses on the lot, unless the uses qualify for shared, cooperative, or other credits to reduce parking. (Refer to 8.2 (3).

3. Multiple Use Reductions.

The following reductions may be taken when multiple uses share parking spaces.

- (1) **Shared Vehicular Parking.** An arrangement in which two (2) or more non-residential uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements.
 - (a) **General Provisions.** Through review of the site plan the Zoning Administrator may permit up to one hundred percent (100%) of the parking required for a use with peak parking demands during daytime hours per Table 8.2 (3) to be supplied by the off-street parking spaces provided for a use with peak parking demands during nighttime or weekend hours and vice versa.
 - (b) **Approval.** In order to approve a shared parking arrangement, the Zoning Administrator must find, based on evidence provided by the applicant, that the peak hours of parking generation for both uses are not the same periods.
 - (c) **Description of Uses with Weekday, Nighttime, and Weekend Peak Parking.**
 - (i) The following uses are considered predominantly weekday uses: office and industrial uses and other similar uses as authorized by the Zoning Administrator.
 - (ii) The following uses are typically considered predominantly nighttime or weekend uses: eating and drinking establishments, assembly uses, and other similar uses with peak activity at night or on weekends, as authorized by the Zoning Administrator.
- (2) **Cooperative Vehicular Parking.** When two (2) or more categories, other than single dwelling residential uses, share a parking lot and are located on the same lot or adjacent lots, the following standards apply:
 - (a) **General Provisions.** Cooperative parking will be approved in accordance with the following (refer to Table 8.2 (3)).
 - (i) For each applicable land use category, calculate the number of spaces required as if it were the only use (refer to Table 8.2 (1)).
 - (ii) Use the figures for each individual land use to calculate

the number of spaces required for that use for each time period specified in Table 8.2 (3). This table establishes six time periods per use.

- (iii) For each time period, add the number of spaces required for all applicable land uses to obtain a total for each of the six (6) time periods.
- (iv) Select the time period with the highest total parking requirement and use that as the total number of parking spaces required for the site on a shared parking basis.
- (b) **Uses in Different Buildings.** Cooperative vehicular parking may be approved for uses in multiple buildings.
- (c) **Location of Cooperative Parking.** Any cooperative parking must be within six hundred sixty feet (660') from the entrance of the use to the closest parking space within the cooperative parking lot, as measured along a dedicated pedestrian path.
- (d) **Off-Site Cooperative Parking Agreement.** An agreement approved by the City Attorney providing for cooperative use of off-site parking spaces, executed by the parties involved, shall be reviewed by the Zoning Administrator during review of the site plan.
 - (i) When off-site cooperative parking agreement expires or is waived by agreement of all parties listed in agreement, parking must conform as required by this Section.

4. Parking Credits.

Vehicular parking standards in Table 8.2 (1) may be reduced by achieving one or more of the following credits.

- (1) **On-Street Parking Credit.** For all non-residential uses, on-street parking spaces that meet the following criteria shall be credited one-for-one against the parking requirement.
 - (a) Spaces shall be signed and designated as available twenty-four (24) hours of every day. Metered stalls or stalls with time limits qualify for this requirement.
 - (b) On-street space must be located a minimum of fifty percent (50%) adjacent to the property line of the lot.

Use Category	Weekdays			Weekends		
	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight
Residential	100%	50%	80%	100%	80%	80%
Retail and Service	5%	100%	80%	5%	100%	60%
Hotel and Inn	100%	65%	100%	100%	65%	100%
Place of Worship	0%	30%	50%	0%	100%	75%
Eating and Drinking Establishment	50%	70%	100%	70%	60%	100%
Office	5%	100%	5%	5%	5%	5%
Theater / Entertainment	5%	30%	100%	5%	80%	100%

Table 8.2 (3). Cooperative or Shared Vehicular Parking Spaces.

8.0 Parking

- (2) **Off-Street Public Parking Credit.** For all non-residential uses, public parking spaces located within six hundred sixty feet (660') of any property line may be credited against the parking requirement at a rate of one credit for every three public parking spaces.
 - (a) Metered stalls or stalls with time limits qualify for this requirement
- (3) **Transit Credit.** For all uses, vehicular parking requirements may be reduced with proximity to a fixed route line with up to fifteen (15) minutes headways. Proximity is measured along a walking path from any point along the property line to the platform or transit stop.
 - (a) If a property is located within four hundred feet (400'), a reduction of ten percent (10%) of the required off-street parking may be approved.
 - (b) If a property is located within eight hundred feet (800'), a reduction of five percent (5%) of the required off-street parking may be approved.
- (4) **Car-Share Parking Credit.** The vehicular parking requirements may be reduced with the inclusion of car-share parking spaces as follows.
 - (a) Per each car-share parking space provided within six hundred and sixty feet (660') distance from property line, required parking spaces shall be reduced by two (2) spaces. With approval from the Zoning Administrator a car-share parking space may provide credits to one (1) or more parcels.
 - (b) Required parking spaces may be reduced up to twenty five percent (25%).
 - (c) Approval. Applicant must provide documentation of an agreement with a car-share company. Agreement shall stipulate that a shared car will be staged at a specific signed stall. If this agreement should terminate at any point, applicant shall be required to provide parking as otherwise required herein.
- (5) Additional reductions may be approved by the Zoning Administrator with the submittal of a parking study detailing reduction. In the absence of a parking study, the Zoning Administrator may grant parking credits for transit, car sharing, and bicycle sharing programs.

8.3 Parking Design Standards.

1. Vehicular Off-Street Parking Lots.

The design or redesign of all off-street parking facilities shall be subject to the site plan approval procedure.

- (1) **Vehicular Parking Space Dimensions.** The appropriate dimensions for parking spaces are outlined in Table 8.3 (1) Parking Space Dimensions and Figure 8.3 (1) Parking Lot Layout.
 - (a) The width of a parking space shall be measured from the center of a stripe.
 - (b) Each indoor space shall have a vertical clearance of at least seven feet (7').
- (2) **Wheel Stops.** Wheel stops or bumper guards shall be installed when parking is adjacent to a pedestrian pathway to prevent vehicle overhang that reduces the sidewalk width. Such stops or guards shall be properly anchored or secured.
- (3) **Location of Parking.** Refer to Chapter 5.0 Building Types for information on the location of parking facilities.
- (4) **Access.** All off-street parking and loading facilities shall open directly onto an aisle, alley, or driveway designed according to the Access Management Plan. Exceptions include:
 - (a) **Tandem Parking.** No more than two (2) spaces may be included in a tandem parking spot, and the rear space must meet the access requirement.
 - (b) **Parking Lifts.** The lift exit shall meet the access requirement.
- (5) **Edge of Lot and Drives.** All curb and gutter shall be located a minimum of three feet (3') from any adjacent property line or right-of-way.

Angle (degrees)	Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)	Travel Lane Width: One-Way (feet)	Travel Lane Width: Two-Way (feet)
0	20	7	-	12	20
45	12	8.5	17	12	20
60	10	8.5	18	18	20
90	9	8.5	18 ¹	22	22

Note

¹ Stall depth may be reduced 2' when stall directly abuts an interior parking lot median that includes an additional area beyond the minimum width outlined in 6.14.3, permitting the overhang of the adjacent parked vehicle's front bumper.

Table 8.3 (1). Parking Space Dimensions.

- (6) Slopes. All parking and driveway or sidewalk access shall meet the requirements of the Access Management Plan.
- (7) Landscape Screening. All parking areas shall meet the requirements of in Chapter 7.0 Landscaping.
- (8) Landscape Areas. Areas not used specifically for sidewalks, parking spaces, driving aisles, loading, or refuse shall not be paved.
- (9) Pavement Construction. All parking and driveways shall be constructed using asphalt, concrete, pavers, or other semi-pervious material approved by the Zoning Administrator.
- (10) Illumination. All off-street parking lots or parking structures shall provide a level of illumination at any point in the parking lot or structure not less than one (1) foot-candle measured at the pavement. All lighting shall be shielded or otherwise optically controlled to provide glare-less illumination and limit trespass on adjacent properties.

2. Pedestrian Access.

All parking lots with two (2) or more double-loaded aisles shall provide internal pedestrian pathway(s) within the parking area and outside of the parking drive aisle. Zoning Administrator may waive this requirement if applicant can demonstrate requirement cannot be met due to space limitations.

- (1) Dimension. The pathway shall be a minimum of six feet (6') in width.
- (2) Quantity. One pathway is required for every three (3) double loaded aisles.
- (3) Location. The pathway shall be centrally located within the parking area to serve a maximum number of parking stalls.
 - (a) Pathways shall provide direct connections to the principal structure(s) entrances from the spaces furthest from the entrance.
 - (b) At least one pathway shall provide a direct connection between adjacent vehicular rights-of-way and/or trails and the principal structure's entrance.
- (4) Pathway Delineation. Pedestrian pathways shall be clearly marked with striping or through the use of alternative materials, such as pavers. Refer to Figure 8.3 (2).

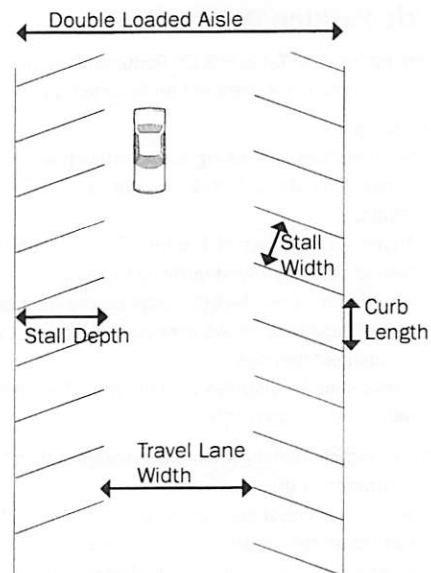


Figure 8.3 (1). Parking Lot Layout.

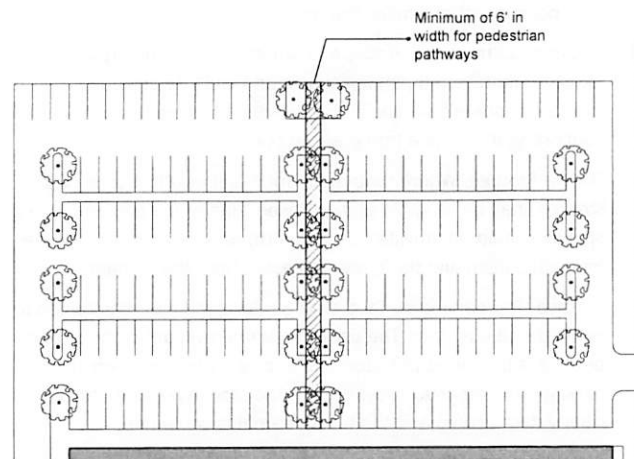


Figure 8.3 (2). Parking Lot Pedestrian Walkway.

8.0 Parking

3. Bicycle Parking Design.

Bicycle parking (refer to Table 8.3 (2) Required Bicycle Parking for quantity required) shall be designed and located as follows.

- (1) Dimensions.
 - (a) Required bicycle parking spaces shall have minimum dimensions of two feet (2') in width and six feet (6') in length.
 - (b) An aisle a minimum of five feet (5') wide shall be provided behind bicycle parking facilities to allow for maneuvering.
 - (c) A minimum of two feet (2') shall be provided beside each parked bicycle to allow access. This access may be shared by adjacent bicycles.
 - (d) Racks shall be installed a minimum of two feet (2') from any wall or other obstruction.
- (2) Location. Bicycle parking should be located within fifty feet (50') of the entrance of the use.
 - (a) Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.
 - (b) Spaces located within individual dwelling units may not be counted toward bicycle parking requirements.
 - (c) Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.
- (3) Racks and Structures. Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two points.
- (4) Bicycle Storage. Where required in multiunit or office uses bicycle storage shall be lockable and enclosed. Half of the bicycle parking spaces should be provided as long term parking, safe and secure from vandalism and theft, and protected from the elements.
- (5) Surface. The parking surface shall be designed and maintained to be mud and dust free. The use of rock or gravel areas for bicycle parking is permitted provided that edging materials delineate the parking from other surfaces so that the bicycle parking area is clearly demarcated and the rock material is contained.
- (6) Signage. If required bicycle parking for public use is not visible from the street, signs must be posted indicating their location.
- (7) Maintenance and Lighting. Areas used for required bicycle parking must be well-lit with drainage to be free of mud and standing water.

Use	Bicycle Spaces
Multiunit	2 spaces or .05 spaces per bedroom, whichever is greater
Civic/Institutional	2 spaces, 1 per additional 10,000 sf
Retail	2 spaces, 1 per additional 5,000 sf
Services	2 spaces, 1 per additional 5,000 sf
Office	2 spaces, 1 per additional 10,000 sf
Open Space	Per Zoning Administrator

Table 8.3 (2). Recommended Bicycle Parking.

8.4 Site Access and Driveways.

1. General Requirements.

These standards shall supplement the provisions for access provided in Chapter 5.0 Building Types. Each driveway providing site access from a street, alley, or other vehicular right-of-way shall be designed, constructed, and permanently maintained as required by this Section.

2. Quantity of Driveways.

The number of driveways permitted for each Building Type is located in Chapter 5.0 Building Types.

3. Dimensions and Design.

- (1) Driveway Width at Property Line. All driveways shall have a maximum width of twenty two feet (22') as measured at the property line except as stated below, see Figure 8.5 (1) Driveway Width and Location.
 - (a) Residential Building Types. Driveways constructed in residential districts shall have a maximum width of eleven feet (11') when crossing the front or corner property line.
 - (c) Maximum width for one-way driveways is twelve feet (12') at the property line.

- (2) Shared Access. When possible, adjacent developments should share points of access to minimize impervious surface.
 - (a) Shared Driveway Width. When access is shared between three or more non-residential users, a dedicated turn lane may be constructed, allowing an increase in the maximum driveway width from twenty two feet (22') to thirty two feet (32') provided that:
 - (i) Access must be onto a defined street type (excluding Alleys)
 - (ii) Such access is approved by the City Engineer.
- (3) Sidewalk Pavement. Sidewalk pavement elevation, width, design, scoring, material, and design shall extend continuously over the driveway pavement with the intent of prioritizing the sidewalk path over the driveway.

4. Location.

Specific location information can be found in Chapter 5.0 Building Types. Refer to Figure 8.4 (1) Driveway Width and Location.

- (1) Driveways accessing rear yard garages are permitted within the side or rear yard setback, no closer than two feet (2') from a side or rear property line, unless the driveway is shared.
- (2) Driveways shall not be closer than twenty five feet (25') from the intersection of two (2) streets, unless otherwise stated in Chapter 5.0 Building Types.

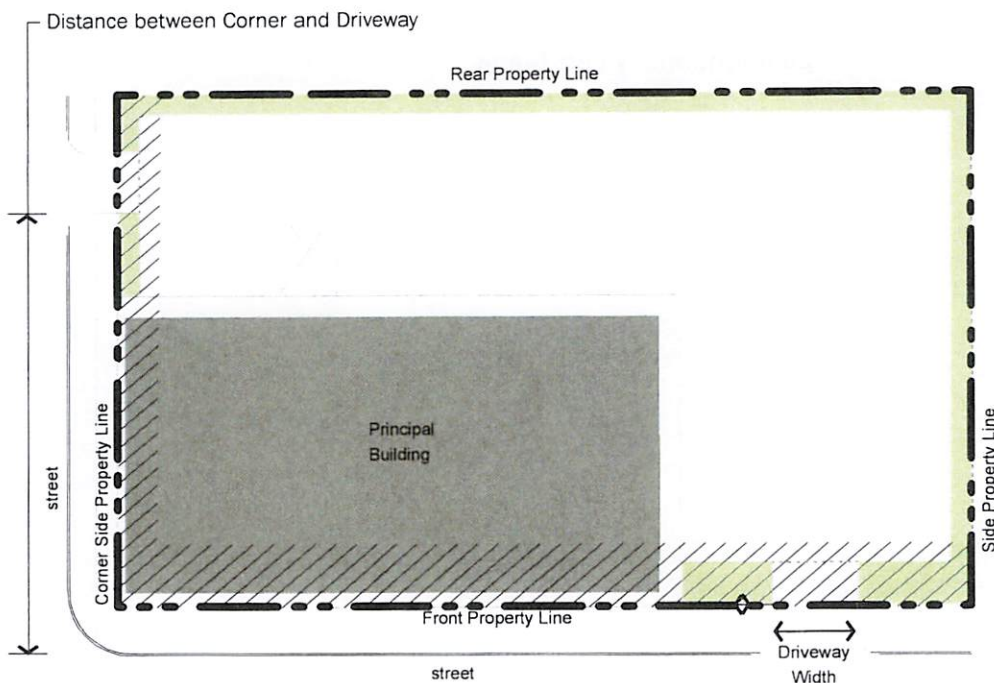


Figure 8.4 (1). Driveway Width and Location.

8.0 Parking

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9.0 Sign Types



9.0 Signs

9.1 General Requirements.

1. Downtown District.

All signs located in the Downtown District boundaries shall adhere to the requirements of the CC Zone in the City Sign Code.

2. South Downtown District.

All signs located in the the South Downtown District, except in the Historic Residential Subdistrict, shall adhere to the requirements of the CC Zone in the City Sign Code.

- (1) Sign located in the Historic Residential Subdistrict shall adhere to the requirements of the R1 Zone in the City Sign Code.

10.0 Administration



10.0 Administration

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10.1 General Provisions.

1. Purpose.

The intent of this Code is to promote public health, safety, and general welfare of the community, reflecting the goals established within the City. It includes but is not limited to the specific purposes below.

- (1) To achieve mixed use development that is appropriate in scale and intensity for neighborhoods and sites in adopted Place Types
- (2) To establish a relationship between buildings, streets, and open spaces that is pedestrian, bicycle, and transit-oriented.
- (3) To preserve and enhance the City's natural resources, energy, water, and open spaces and to promote innovative development that sustainably manages these resources, including stormwater runoff and mitigation of the urban heat island effect.
- (4) To ensure that a variety of housing types and sizes can be developed to meet the needs of the community.
- (5) To promote a variety of transportation options for residents and visitors.

2. Scope of Regulations.

- (1) **New Development.** All development, construction, and establishment of uses occurring after the effective date of this Code shall be subject to all applicable regulations of this Code. Exceptions and conditions of uses are detailed in each Chapter.
- (2) **Renovated Structures.** Renovation of existing buildings may trigger compliance to this Code. See Chapter 5.0 Building Types.
- (3) **In-Process Development.** Where a building permit for a development has been applied for in accordance with the prior law in advance of this Code's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a Certificate of Occupancy provided the following are met:
 - (a) Work or construction is begun within one (1) year of the effective date of this Code and
 - (b) Work or construction continues diligently toward completion.
- (4) **Nonconformance.** After the effective date of this Code, existing buildings and uses that do not comply with the regulations of this Code shall be considered nonconforming and are subject to the standards of 10.4 Nonconformances.

3. Administration & Enforcement.

- (1) The provisions of this Code shall be administered and enforced by the Zoning Administrator unless otherwise specifically stated. For the purposes of this Code, the term Zoning Administrator shall be inclusive of his or her designees.
- (2) Where provisions of this Code differ from the City's Zoning Ordinance and Subdivision Ordinance, the requirements of this

Code shall apply; otherwise all requirements of City, State, and Federal law shall apply.

- (3) Violations of the provisions of this Code shall constitute a misdemeanor.

4. Development Application.

Applications including all forms, fees, and plan sets shall be filed with the Zoning Administrator.

- (1) **Application Form.** Application forms are available from the City. The application form shall include submittal requirements.
- (2) **Fees.** Fees are due at the time the application is made. The application will be considered incomplete if fees are not paid.
- (3) **Filing Deadline.** Filing deadlines are established by the City and are available at City Planning Division office.
- (4) **Withdrawal of Application.** Applicant may withdraw application whole or in part at any point in the process prior to being acted or ruled upon. New application form, fees, and plan sets are required for reapplication.
- (5) **Records on File.** Applications and the resulting recommendations and rulings shall be kept on file by the Zoning Administrator and shall be considered public record.
- (6) **Completed Application Required Before Processing.** No application will be processed or shall establish a property intent until it is substantially completed and the proper fee has been paid.

5. Regulating Map

The areas and boundaries of the Districts and Subdistricts listed in Chapter 3.0 Subdistricts are shown on the map entitled Place Type and Subdistricts Regulating Map of the City and referred to herein as "Regulating Map" from time to time as adopted by Resolution of the Council.

6. Process

- (1) Any development within a Speciality, Core, General, or Edge Subdistrict shall be administered in accordance with the procedures defined in 10.2. and other applicable Codes adopted by the City.
- (2) The application shall include the following processes
 - (a) Pre-Application Meeting. Refer to 10.2.2.
 - (b) Site Plan Approval, including building, site, and streetscape. Refer to 10.2.6.

7. Staff Review Committee

The Zoning Administrator shall approve, deny, or approve with conditions all submittals for site plans within a Subdistrict upon review by all applicable City Departments

10.0 Administration

10.2 Development Review Procedures.

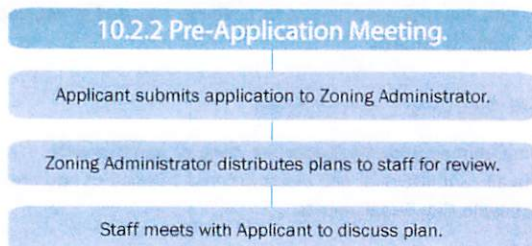
1. General Requirements.

The processes included in this Section are required for approval of new development in adopted Districts.

- (1) Appeal. If any application is disapproved, applicant may appeal the decision through the appeals process outlined in the City's Zoning Code.
- (2) Expiration of Approval. Approval of any application shall expire eighteen (18) months from the date of approval if permits for development have not been submitted for review or construction has not begun.
 - a. The Zoning Administrator may approve a written request for an extension not to exceed twelve (12) months from the date of approval. Such requests must be submitted to the Zoning Administrator at least thirty (30) days prior to the end of the eighteen (18) month period.
 - b. Failure to act on an approved application within the eighteen (18) month period or the twelve (12) month extension period from the date of approval shall require a new application, including all forms, fees, and plan sets.
- (3) Review Criteria. All site plan applications shall comply with all of the requirements of this Code.

2. Pre-Application Meeting.

- (1) Application. Applicant must request a Pre-Application meeting prior to submitting an application for Site Plan, Rezoning, Preliminary Plat Approval, Exception, or Variance.
- (2) Submittal Requirements. Applicant shall submit all of the following:
 - (a) Application form substantially completed, and applicable fees.
 - (b) Sketch Plan. A sketch plan or plans shall detail the proposal, including all the following:
 - (i) General layout of block and lots with Street Types and Open Space Types noted.
 - (ii) Existing conditions such as topography, water bodies, aerial photograph, and food plain.
 - (iii) Subdistricts, Building Types, and Uses.



- (iv) Parking location and layout.
 - (iv) Site survey, if available.
 - (c) Exceptions or Variances. A description of any desired Exception or Variance as allowed is Section 10.3 of this Code.
- (4) Pre-Application Meeting. Staff shall meet with the Applicant to discuss the proposed plan within ten (10) days of receipt of the complete application.

3. Rezoning Process.

Refer to the City's Zoning Code for information on the rezoning process.

4. Subdivision Plat Approval.

Refer to the City's Zoning Code for information on the subdivision plat approvals processes.

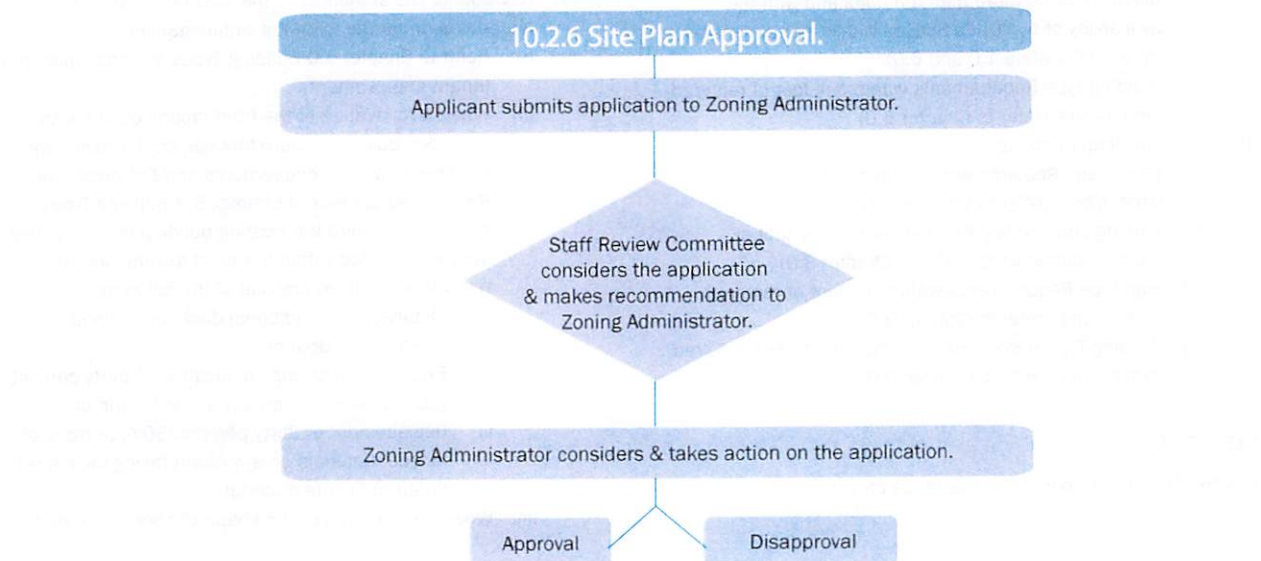
5. Site Plan Approval.

- (1) Application. The following information shall constitute a complete application for a Site Plan.
 - (a) Complete application form, and applicable fees.
 - (b) Applicant shall submit the following in compliance with the requirements of 3.0 Districts, 4.0 Uses, 5.0 Building Types, 6.0 Open Space Types (when submitting an application for development of a Open Space Type), 7.0 Landscape, 8.0 Parking, and 9.0 Sign Types. All maps and plans shall include the following:
 - (i) Street names, north arrow and standard engineering scale, with graphic (1" = 10' to 1" = 200' for plan legibility).
 - (ii) Legal description and address of the proposed building site, with all pertinent deed instrument number references.
 - (iii) Existing and proposed street and alley right-of-ways, property lines and utility easements with dimensions, bearings and distances, with a separate line type for each. Label each line or show in a legend by line type. Include basis of bearing.
 - (iv) Name and telephone number of site plan contact person.
 - (v) Existing and proposed public improvements. Show all existing and proposed utilities and services including size. If none required, state on site plan.
 - (vi) Show or describe the project benchmark location and project vertical datum.
 - (vii) Site storm water requirements, include calculations. Owner is responsible for containing or disposing of on-site storm water.
 - (viii) Storm Water Pollution Prevention Plan (SWPPP) required if disturbance over 1 acre or part of a larger development that has a total disturbance over 1 acre.
 - (ix) Distances from building to rights-of-ways, easements

- and lot lines. Label types and sizes of easements.
- (x) Proposed transformer, electric meter location and total connected load calculations .
 - (xi) Existing and proposed building dimensions, including building height, building construction type (IBC) and total square footage.
 - (xii) Garbage dumpster location. Must have 10' x 8' inside diameter per container.
 - (xiii) Site plan requiring engineering shall be stamped and sealed by a professional engineer licensed in the State of Idaho.
 - (xiv) Name of Licensed Idaho Professional Engineer who shall inspect, certify to City Standards, and prepare "As-built" drawings for all Water, Sanitary Sewer and Storm Sewer Main Lines.
 - (xv) Signage Plan, if Signage is included. Signage Plan illustrating compliance with the requirements of 9.0 Sign Types.
 - (xvi) Landscape Plan. Landscape Plan illustrating compliance with the requirements of Chapter 7.0 Landscape. All ground plane vegetation shall be illustrated. For sites with less than ten percent landscape area, the Landscape Plan may be combined with the Site Plan. Include point of connection to water system for landscape irrigation.
 - (xvii) Parking Plan. Parking layout plan with table of spaces keyed to plan, illustrating compliance with Chapter 8.0 Parking. Driveways, shared parking arrangements, cooperative parking, and any other parking reductions shall be included and noted for compliance with Chapter 8.0 Parking.
 - (xviii) Existing and proposed access points, including

dimensions.

- (xix) Parking area lighting system.
 - (xx) All existing or proposed fire hydrant locations within 1000' of development or distance in feet to nearest hydrant, Fire Department Connection (FDC), fire lane location and fire line size.
 - (xxi) Type of land use to occupy building, including the gross density for residential plans and total square footages for each use.
 - (xxii) Building Plan(s). Floor plans for all buildings illustrating compliance with the requirements of Chapter 5.0 Building Types.
 - (xxiii) Building Elevations. Building elevations of all facades, rendered to illustrate compliance with the requirements of Chapter 5.0 Building Types.
 - (xxiv) Open Space Plan. If Open Space is included the plan shall illustrate compliance with the requirements of Chapter 6 Open Space. The Open Space Plan shall define all paving, structures, site furnishings, and landscape areas
- (4) Application Process Timeline. Upon submittal of a complete application and proper fee, the application will be reviewed. Approval timeline shall be outlined on the application.
 - (5) Procedure for Site Plan Adjustments. The Zoning Administrator may permit minor adjustments to an approved site plan pursuant to the following process:
 - (a) Applicant shall submit a revised plan and letter of explanation detailing the change to the Zoning Administrator.
 - (b) The Zoning Administrator shall review the request and notify the applicant of the decision.
 - (c) If the Zoning Administrator deems the change to be a



10.0 Administration

major adjustment to the plan, the applicant must resubmit for approval of the new plan, including a new application (including new forms, fees, and plan sets).

- (d) If the Zoning Administrator deems the changes to be minor adjustments and approves them the Applicant shall revise the plan and copies to the Zoning Administrator for filing prior to applying for building or construction permits.
- (6) Minor adjustments are limited to changes in dimensions or quantities less than ten percent (10%) of previous amounts. All other adjustments are considered major. Any adjustment must comply with all the requirements of this Code.

6. Conditional Use Permit.

Refer to the City Zoning Code for the conditional use permit process.

10.3 Exceptions and Variances.

1. Exceptions.

- (1) Intent. To establish relief and flexibility in standards that may be administratively reviewed and approved, if certain criteria are met.
- (2) Eligible Applicant. Applicant is eligible to apply for an exception to this Code upon submittal of an application for site plan approval in cases that involve such matters as the following:
 - (a) Regulating Plan Requirements
 - (i) Block Size within one hundred feet (100') of required dimensions and with the provision of a Mid-Block Pedestrianway (refer to Chapter 1.0)
 - (ii) Street Type Dimensional Requirements within one foot of required dimensions. (refer to Chapter 2.0)
 - (iii) Open Space Requirement within 100' of required distance for no more than ten units and with the availability of two Open Spaces within that dimension (refer to Chapters 1.0 and 6.0)
 - (iv) Building Type Requirements within one foot of required dimensions. (refer to Chapter 5.0)
 - (b) Site Plan Requirements
 - (i) Landscape Requirements within one foot of required dimensions. (refer to Chapter 7.0)
 - (ii) Parking and Loading Facilities within one foot of required dimensions. (refer to Chapter 8.0)
 - (iii) Sign Type Requirements within one foot of required dimensions. (refer to Chapter 9.0)
 - (iv) Building Type Requirements within one foot of required dimensions. (refer to Chapter 5.0)

2. Variances

Refer to the City Zoning Code for the variance process.

10.4. Nonconformance.

1. General.

- (1) Intent. To provide a set of regulations for legal nonconforming buildings and uses and to specify those circumstances and conditions under which nonconformance shall be gradually eliminated.
- (2) Applicability. The standards in this Section apply as follows:
 - (a) The provisions detailed in this Section apply to all structures, uses, or site improvements that lawfully existed prior to the adoption of or amendment to this Code, but that could not occur under current provisions of this Code.
 - (b) Structures, uses, and site improvements that did not lawfully exist prior to the effective date or amendment to this Code are not exempt under the provisions of this Section.
- (3) Continuation. Legal nonconformance is permitted to continue, subject to the restrictions outlined in this Section and subject to Idaho Code.
- (4) Maintenance. Legal nonconformance shall continue as required by law provided said continuance does not result in the expansion or intensification of the nonconformance.

2. Nonconforming Structures.

- (1) Intent. To provide regulations for the continuation of a structure that was legally constructed prior to the adoption of or amendment to this Code, but that could not occur under the current provisions of this Code.
- (2) Restrictions on Continuation. A nonconforming structure may continue based upon the following conditions:
 - (a) Alterations. The standards of this Code shall apply to alterations under the following circumstances.
 - (i) Refer to Chapter 5.0 Building Types for renovation and tenant improvements
 - (ii) When a renovation of the front facade occurs with no added building square footage, conformance with the Street Facade requirements and Entrance Type Requirements (refer to Chapter 5.0 Building Types) may be required where the existing building front or corner facade is located within the build to zone and the renovation includes any one of the following:
 - i. Installation of additional doors or a change in location of a door or
 - ii. Expansion or change in location of thirty percent (30%) of windows on any street facade or
 - iii. Replacement of thirty percent (30%) or more of facade materials on any street-facing facade with a different facade material.
 - (iii) When a renovation of the shape or style of the roof

occurs with no added building square footage and the existing building front or corner facade is located within the build-to zone the Roof Type Requirements (refer to Section 5.10) shall be met.

- (b) **Ordinary Repairs.** Ordinary repairs required for safety and continued use of the structure (such as replacement of window or door glass) and interior alterations that do not affect the exterior of the building do not trigger conformance to this Code.
- (c) **Impact on Nonconformity.** No alteration or repair shall be allowed to expand the existing or create a new nonconformity, unless otherwise permitted by this Section.
- (d) **Damage or Destruction.** A nonconforming structure may be repaired and its use continued if damaged by any means not within the control of the owner, per the Idaho Code.

3. Nonconforming Uses.

Refer to the City Zoning Code for information on nonconforming uses.

4. Nonconforming Lots.

Refer to the City Zoning Code for information on nonconforming lots.

5. Nonconforming Site Improvements.

- (1) **Intent.** To establish regulations for the continuation of site improvements, such as impervious site coverage, access points, signage, parking, landscaping, or other non-structural, physical characteristics of a site, that were legally constructed or installed prior to the approval of or amendment of this Code, but that cannot be created under the provisions of this Code.
- (2) **Restrictions to Continuation.** A nonconforming site improvement may continue based upon the following conditions:
 - (a) **Change in Associated Use.** The right to continue shall be terminated if the associated use changes or changes in intensity as an increase in the dwelling units, gross floor area, or capacity by fifteen percent (15%) or more.
 - (b) **Change in Associated Structure.** The right to continue shall be terminated if the associated structure is altered and triggers the requirements of Chapter 5.0 Building Types.

10.0 Administration

10.5 Definitions.

1. Graphics.

The graphics, tables, and text utilized throughout this Code are regulatory. In case of a conflict, text shall control over tables and graphics, and tables shall control over graphics.

2. Defined Terms.

For the purposes of this Code, the following terms shall have the following meanings.

- (1) **Animal.** All non-human members of the animal kingdom, including domestic and livestock species.
- (2) **Applicant.** The owner of a subject property or the authorized representative of the owner on which an application is being made.
- (3) **Block.** The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.
- (4) **Block Depth.** A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.
- (5) **Block Ends.** The lots located on the end of a block. These lots are often larger than the lots in the interior of the block or those at the opposite end of the same block and can be located on a more intense Street Type. They are typically more suitable for more intensive development, such as multi-unit or mixed use development.
- (6) **Block Face.** The aggregate of all the building facades on one side of a block.
- (7) **Block Length.** A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.
- (8) **Build-to Zone.** An area in which the front or corner side facade of a building shall be placed. The zone dictates the minimum and maximum distance a structure may be placed from a property line. Refer to Figure 10.5 (2) Build-to Zone vs. Setback Line.
- (9) **Building Type.** A structure defined by the combination of configuration, form, and function. Refer to Chapter 5.0 Building Types for more information and the list of permitted Building Types.
- (11) **Courtyard.** An outdoor area enclosed by a building on at least two sides and is open to the sky.
- (12) **Coverage, Building.** The percentage of a lot developed with a principal or accessory structure.
- (13) **Coverage, Impervious Site.** The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.
- (14) **Critical Root Zone.** Also referred to as drip line. The area of soil and roots within the radius beneath the tree's canopy, within the drip line, or within a circular area of soil and roots with a radius out from the trunk a distance of one and one half feet (1.5') for every inch of the tree's width (measured at four and one half feet (4.5') above the mean grade of the tree's trunk, noted as diameter breast height (DBH) throughout this Code).
- (15) **Dedication.** The intentional designation of land by the owner to the City for public use and/or ownership.
- (16) **Density.** The number of dwelling units located in an area of land, usually denoted as units per acre.
- (17) **Dwelling Unit.** A room or group of rooms connected together that include facilities for living, sleeping, cooking, and eating that are arranged, designed, or intended to be used as living quarters for one unit, whether owner occupied, rented, or leased.
- (18) **Easement.** A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for stated purposes such as access or placement of utilities.
- (19) **Eave.** The edge of a pitched roof. It typically overhangs beyond the side of a building.
- (20) **Entrance Type.** The permitted treatment types of the ground floor facade of a Building Type. Refer to Section 5.9 for more information and a list of permitted Entrance Types.
- (21) **Expression Line.** An architectural feature. A decorative, three dimensional, linear element, horizontal or vertical, protruding or indented from the exterior facade or a building typically utilized to delineate floors or stories of a building.
- (22) **Facade.** The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.
- (25) **Grade.** The average level of the finished surface of the ground story adjacent to the exterior walls of a building.
- (26) **Gross Floor Area.** The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing of goods, or business offices. It shall not include attic space having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified in this definition.
- (27) **Landscape Area.** Area on a lot that is not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.
- (28) **Lot.** Also referred to as parcel. A plot of land intended to be separately owned, developed, or otherwise used as a unit. Refer to Figure 10.5 (1) Lots.

- (29) **Lot, Corner.** A parcel of land abutting at least two vehicular rights-of-way, excluding an alley, at their intersection. Refer to Figure 10.2 (1) Lots.
- (30) **Lot, Flag.** A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an alley, through a narrow strip of land. Refer to Figure 10.5 (1) Lots.
- (31) **Lot, Interior.** A parcel of land abutting a vehicular right-of-way, excluding an alley, along one (1) property line; surrounded by lots along the remaining property lines.
- (32) **Lot, Through.** Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights-of-way, excluding an alley. Refer to Figure 10.5 (1) Lots.
- (33) **Lot Area.** The computed area contained within the property lines; it is typically denoted in square feet or acres.
- (34) **Lot Depth.** The smallest horizontal distance between the front and rear property lines measured approximately parallel to the corner and/or side property line. Refer to Figure 10.5 (1) Lots.
- (35) **Lot Frontage.** The horizontal distance between the side property lines, measured at the front property lines. Refer to Figure 10.5 (1) Lots.

- (36) **Occupiable Space.** Interior building space delineated to be or normally occupied by the building users. It does not include storage areas, utility space, or parking.
- (37) **Open Space Type.** The permitted and regulated types of open spaces in this Code. Refer to Chapter 6.0 Open Space Types for more information and a list of the permitted types.
- (38) **Open Water.** A pond, lake, reservoir, or other water feature where the water surface is fully exposed.
- (39) **Owner.** The legal or beneficial title-holder of land or holder of a written option or contract to purchase the land.
- (40) **Pedestrian way.** A pathway designed for use by pedestrians. It can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.
- (41) **Plat.** A map or chart of a division and/or combination of lots approved through processes and standards required by the City's Subdivision Ordinance.
- (42) **Primary Street.** A street shown and designated on the Regulating Plan Map of this Code as a Primary Street. Also, the street from which front setbacks and main building entrances are generally established.
- (43) **Property Line.** Also referred to as lot line. A boundary line of a parcel of land or lot. Refer to Figure 10.5 (1) Lots.

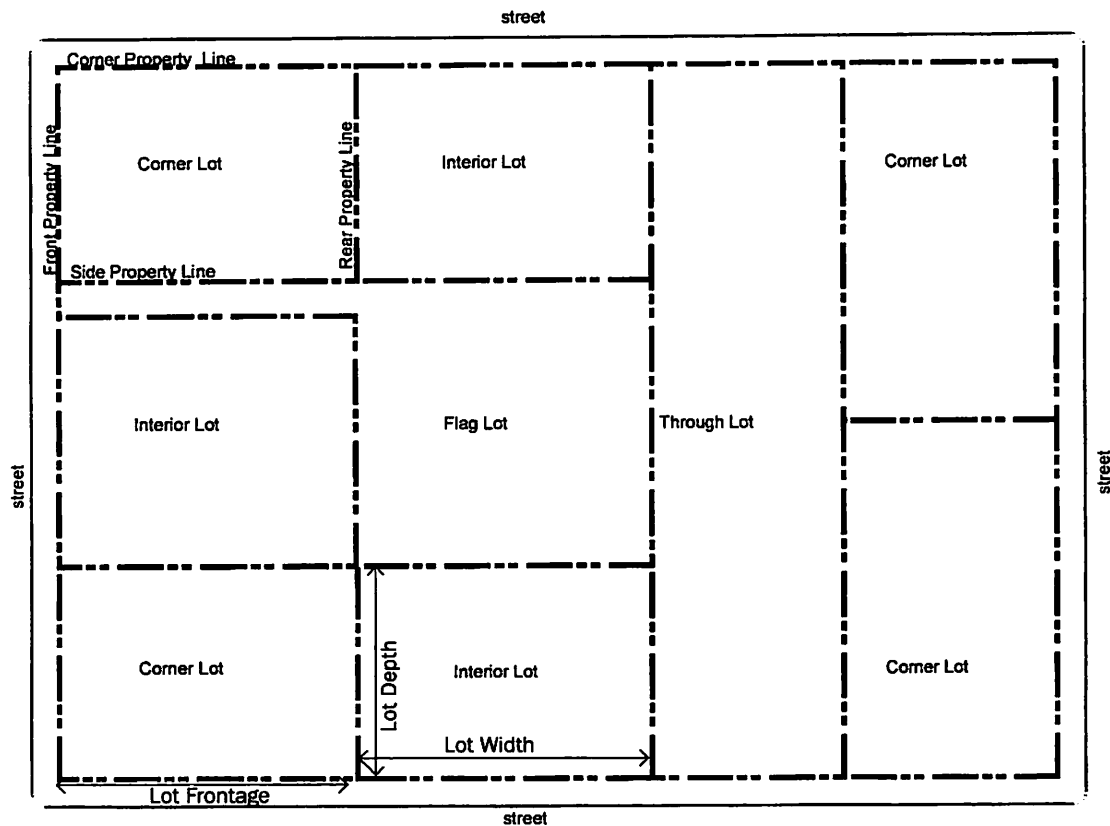


Figure 10.5 (1). Lots.

10.0 Administration

- (44) **Property Line, Corner.** A boundary of a lot that is approximately perpendicular to the front property line and is contiguous to a public right-of-way, other than an alley or railroad. Refer to Figure 10.5 (1) Lots.
- (45) **Property Line, Front.** The boundary abutting a right-of-way, other than an alley, from which the required setback or build-to zone is measured, with the following exceptions:
- Corner and through lots that abut a primary street shall have the front property line on that primary street.
 - Corner and through lots that abut two (2) primary streets or do not abut a primary street shall utilize the orientation of the two (2) directly adjacent lots, or shall have the front property line determined by the Zoning Administrator.
- (46) **Property Line, Rear.** The boundary of a lot that is approximately parallel to the front property line. This line separates lots from one another or separates a lot from an alley. Refer to Figure 10.5 (1) Lots.
- (47) **Property Line, Side.** The boundary of a lot that is approximately perpendicular to the front and rear property lines and is not adjacent to the public right-of-way. Refer to Figure 10.5 (1) Lots.
- (48) **Right-of-Way.** Land dedicated or utilized for a Street Type, trail, pedestrianway, utility, railroad, or other similar purpose.
- (49) **Roof Type.** The detail at the top of a building that finishes a facade, including a pitch roof with various permitted slopes and a parapet. Refer to Section 5.10 for more information and a list of the permitted Roof Types.
- (50) **Scale.** The relative size of a building, street, sign, or other element of the built environment.
- (51) **Setback.** The horizontal distance from a property line inward, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in this Code. Refer to Figure 10.5 (2) Build-to Zone vs. Setback Line.
- (52) **Sign.** An object, device, or structure used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by such means as words, letters, figures, images, designs, symbols, or colors. Flags or emblems of any nation, state, city, or organization; works of art which in no way identify a product; and athletic field score boards are not automatically considered signs.
- (53) **Solar Reflectance Index (SRI).** A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from zero (0) to one hundred (100) and is defined so that a standard black surface is zero (0) and a standard white surface is one hundred (100). To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.
- (54) **Story.** A habitable level within a building measured from finished floor to finished floor.
- (55) **Story, Ground.** Also referred to as ground floor. The first floor of a building that is level with or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
- (56) **Story, Half.** A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.
- (57) **Story, Upper.** Also referred to as upper floor. The floor(s) located above the ground story of a building.
- (58) **Street.** The entire width between the boundary lines of a public right-of-way. A public right-of-way for an alley shall not be considered a street.
- (59) **Street Face.** The facade of a building that faces a public right-of-way.
- (60) **Street Frontage.** Also refer to lot frontage. The portion of a building or lot contiguous to a vehicular right-of-way.
- (61) **Street Type.** The permitted and regulated types in this Code. Refer to Chapter 2.0 Street Types for more information and a list of the permitted Street Types.
- (62) **Streetwall.** The vertical plane created by building facades along a street. A continuous streetwall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.
- (63) **Structure, Accessory.** The general term for a subordinate structure detached from, but located on the same lot as the Principal Structure; it may or may not be habitable.
- (64) **Structure, Principal.** Also referred to as the principal building. A building that contains the dominant use of the lot. It is typically located toward the front of the lot in the front build-to zone or behind the front yard setback.

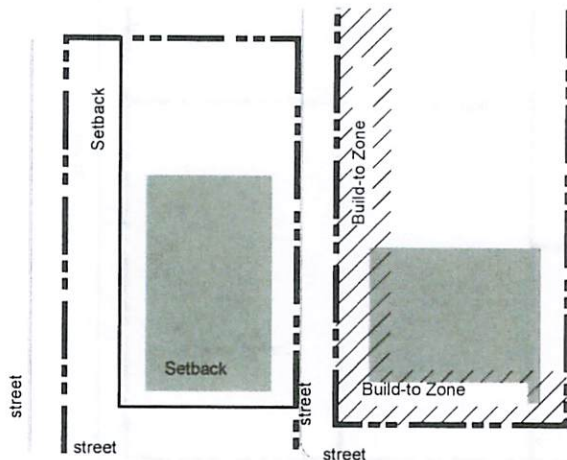


Figure 10.5 (2). Setback Line vs. Build-to Zone.

- (65) **Subdistrict.** A designation given to each lot within the City. It establishes the standards for development on that lot. Refer to Chapter 3.0 Zoning Districts for more information and a list of permitted Subdistricts.
- (66) **Surface, Impervious.** Also referred to as impervious material. Any hard surface area that is not naturally occurring and that does not absorb water, including building roofs, sidewalks, parking, driveways, and other paved surfaces.
- (67) **Surface, Pervious.** Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.
- (68) **Surface, Semi-Impervious.** Also referred to as semi-pervious material. A material that allows for at least forty percent (40%) absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.
- (69) **Swale.** A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.
- (70) **Tree Canopy.** The uppermost area of spreading branches and leaves of a tree.
- (71) **Tree Canopy Coverage.** The area of ground covered or shaded by a tree's canopy, measured in square feet.
- (72) **Use.** Also referred to as land use. A purpose or activity that may lawfully occur within a building or a lot.
- (73) **Use, Accessory.** A use customarily, incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.
- (74) **Use, Principal.** The specific, primary purpose for which a lot or building is utilized.
- (75) **Use, Special.** A use that may not be appropriate in certain locations based on the potential negative impacts associated with the use and requires approval of a Special Use Permit.
- (76) **Visible Basement.** A half story partially below grade and partially exposed above with required transparency on the street facade.
- (77) **Water Body.** A body of water, such as a river, pond, or lake that may be constructed or naturally occurring.
- (78) **Yard.** The space on a lot which is unoccupied and unobstructed from the ground to the sky by the principal structure. Lots without a structure do not have yard designations. Refer to Figure 10.5 (3) Yards.
- (79) **Yard, Corner Side.** A yard extending from the corner side building facade along a corner side property line between the front yard and rear property line.
- (80) **Yard, Front.** A yard extending from the front facade of the principal structure along the full length of the front property line, between the side property lines or side and corner side property lines. Figure 10.5 (3) Yards.
- (81) **Yard, Rear.** A yard extending from the rear building facade along the rear property line between the side yards or, on a corner lot, the corner side and side yards. Figure 10.5 (3) Yards.
- (82) **Yard, Side.** A yard extending from the side building facade along a side property line between the front yard and rear property line. Figure 10.5 (3) Yards.

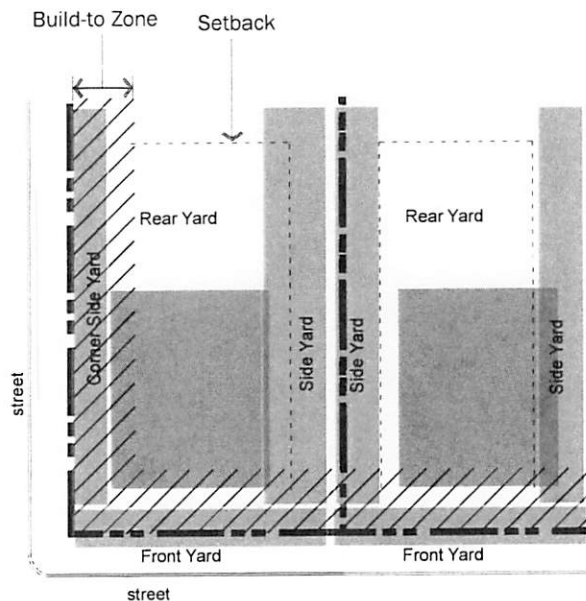


Figure 10.5 (3). Yards.