

Form-Based Code Amendments

Text written in **BOLD ALL CAPS** indicates new language.
~~Strikethrough bold~~ font indicates deletions.

Subject, Section Number(s)	Addition, Deletion and/or Correction
<p>Title 11: Zoning Ordinance, Chapter 56: Form-Based Code Overview, Section 4: Permit Processing, Rezoning and Administration, Part G: Administrative Modifications to Form-Based Code Standards</p>	<p>G. ADMINISTRATIVE MODIFICATIONS TO FORM-BASED CODE STANDARDS</p> <ol style="list-style-type: none"> 1. PURPOSE AND INTENT. THE PURPOSE OF THIS SECTION IS TO PROVIDE AN ADMINISTRATIVE PROCESS TO ALLOW MINOR ADMINISTRATIVE MODIFICATIONS TO SPECIFIC STANDARDS OF ARTICLE 6: FORM-BASED CODE (FBC). THE INTENT OF THIS SECTION IS TO ALLOW RELIEF WHEN THE APPLICATION OF SPECIFIC FBC STANDARDS CREATES PRACTICAL DIFFICULTIES DEVELOPING THE PROPERTY AND TO ALLOW FLEXIBILITY IN ORDER TO CREATE HIGH QUALITY DEVELOPMENT WHILE MAINTAINING THE INTENT OF THE FORM-BASED CODE WHICH FOCUSES ON PHYSICAL FORM RATHER THAN THE SEPARATION OF USES AS AN ORGANIZING PRINCIPLE. 2. PROCESS FOR REQUESTING ADMINISTRATIVE MODIFICATION. AN APPLICANT MAY ONLY APPLY FOR AN ADMINISTRATIVE MODIFICATION UNDER THIS SECTION CONCURRENTLY WITH AN APPLICATION FOR ZONING CLEARANCE, ADMINISTRATIVE USE PERMIT, SPECIAL USE PERMIT OR COUNCIL USE PERMIT. AN ADMINISTRATIVE MODIFICATION MAY BE REQUESTED FOR A SINGLE BUILDING OR FOR A SPECIFIED AREA. AN APPLICATION FOR AN ADMINISTRATIVE MODIFICATION MUST INCLUDE A NARRATIVE THAT SPECIFICALLY IDENTIFIES AND DESCRIBES THE ADMINISTRATIVE MODIFICATION SOUGHT. 3. ADMINISTRATIVE DECISION PROCESS AND REVIEW CRITERIA. AFTER A SUBMITTAL OF A COMPLETE APPLICATION FOR AN ADMINISTRATIVE MODIFICATION, THE PLANNING DIRECTOR WILL REVIEW THE APPLICATION IN ACCORDANCE WITH THIS SECTION AND WILL EITHER APPROVE AS SUBMITTED, APPROVE WITH CONDITIONS OR MODIFICATIONS, OR DENY THE REQUEST. THE SPECIFIC BASIS FOR APPROVAL OR DENIAL SHALL BE ESTABLISHED IN THE WRITTEN DECISION. AN ADMINISTRATIVE MODIFICATION SHALL ONLY BE GRANTED IF THE PLANNING DIRECTOR DETERMINES THAT THE REQUESTED MODIFICATION STRICTLY COMPLIES WITH SUBSECTION (4) OF THIS SECTION AND CONFORMS TO ALL OF THE FOLLOWING FINDINGS: <ol style="list-style-type: none"> a. CONFORMS TO THE PURPOSE AND INTENT OF THE CITY’S GENERAL PLAN AND ZONING ORDINANCE;

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	<p> b. CONFORMS TO THE INTENT OF THE TRANSECT ZONE FOR THE PROPOSED DEVELOPMENT; c. DOES NOT CHANGE THE INTENDED BUILDING TYPES AND FORM WITHIN A TRANSECT ZONE; d. RESULTS IN A SUPERIOR BUILDING DESIGN STANDARD INCLUDING PEDESTRIAN SCALE DESIGN; AND e. IS NECESSARY FOR THE PROPOSED DEVELOPMENT. </p> <p>IF THE PLANNING DIRECTOR DETERMINES THE REQUESTED MODIFICATION DOES NOT STRICTLY COMPLY WITH SUBSECTION (4) OF THIS SECTION AND DOES NOT CONFORM TO ALL OF THE REQUIRED FINDINGS, THE REQUEST SHALL BE DENIED.</p> <p>4. ADMINISTRATIVE MODIFICATIONS. AN ADMINISTRATIVE MODIFICATION IS LIMITED TO AND MUST COMPLY WITH THE FOLLOWING LIMITATIONS AND REQUIREMENTS:</p> <p> a. NO MORE THAN A 10% REDUCTION OR INCREASE IN THE REQUIRED LOT DEPTH. b. NO MORE THAN A 10% INCREASE TO THE MAXIMUM BUILD-TO-LINE. c. NO MORE THAN A 10% REDUCTION OF A REQUIRED SIDE AND/OR REAR SETBACK IF ADJACENT TO PUBLIC RIGHT-OF-WAY OR PUBLIC OPEN SPACE. d. NO MORE THAN A 10% REDUCTION TO THE REQUIRED FAÇADE WITHIN THE FAÇADE ZONE. e. LOCATION OF THE PRIVATE OPEN SPACE SO LONG AS THE ALTERNATIVE LOCATION MEETS THE INTENT OF THE TRANSECT. f. A REDUCTION IN THE REQUIRED GROUND FLOOR BUILDING TRANSPARENCY IF THE PROJECT IS LOCATED OUTSIDE OF THE DOWNTOWN PEDESTRIAN AREA (DPA). ANY REDUCTION IN THE REQUIRED GROUND FLOOR BUILDING TRANSPARENCY SHALL INCLUDE PEDESTRIAN SCALE DESIGN, BUILDING ARTICULATIONS AND FENESTRATIONS, AND SUPERIOR FAÇADE MATERIALS SUCH AS BRICK, STONE, ARCHITECTURAL PRECAST CONCRETE, ETC. g. NO MORE THAN 10% INCREASE OR REDUCTION OF ANY OTHER EXTERIOR DESIGN FEATURE NOT SPECIFICALLY STATED ABOVE. </p> <p>THE PLANNING DIRECTOR MAY REFER A REQUEST FOR AN ADMINISTRATIVE MODIFICATION TO THE DESIGN REVIEW BOARD FOR REVIEW AND RECOMMENDATION. IF REFERRED TO THE DESIGN</p>

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	<p>REVIEW BOARD, THE APPLICANT SHALL BE REQUIRED TO ADDRESS THE RECOMMENDATIONS OF THE DESIGN REVIEW BOARD. THE PLANNING DIRECTOR SHALL HAVE THE FINAL AUTHORITY TO APPROVE THE REQUEST FOR ADMINISTRATIVE MODIFICATIONS. ANY REQUEST FOR A MODIFICATION OTHER THAN THOSE LISTED ABOVE ARE CONSIDERED MAJOR AND SHALL FOLLOW THE PROCESSES ESTABLISHED IN THE CITY'S ZONING ORDINANCE.</p> <p>5. APPEALS</p> <p>a. PROCESS. AN APPLICANT OR PROPERTY OWNER MAY APPEAL THE PLANNING DIRECTOR'S DECISION TO THE PLANNING AND ZONING BOARD IN ACCORDANCE WITH SECTION 11-77 OF THE ZONING ORDINANCE. IF THE PLANNING DIRECTOR REFERS THE REQUEST TO THE DESIGN REVIEW BOARD, AN APPLICANT OR PROPERTY OWNER MAY APPEAL THE DESIGN REVIEW BOARD DECISION TO CITY COUNCIL IN ACCORDANCE WITH SECTION 11-77 OF THE ZONING ORDINANCE.</p> <p>b. EVALUATION OF ADMINISTRATIVE MODIFICATION APPEALS. APPEALS OF AN ADMINISTRATIVE MODIFICATION DECISION SHALL BE EVALUATED BASED ON THE REQUIRED FINDINGS AND CRITERIA IN THIS SECTION.</p>																										
<p>Title 11: Zoning Ordinance, Chapter 58: Building Form Standards, Section 7: T4 Main Street (T4MS) Standards, Part C: Building Placement</p>	<table border="1"> <tr><td colspan="2">C. Building Placement</td></tr> <tr><td colspan="2">Lot Size²</td></tr> <tr><td>Width</td><td>100' max.^{2,3}</td></tr> <tr><td colspan="2">D. Building Form</td></tr> <tr><td colspan="2">Height</td></tr> <tr><td>Main Building</td><td>20' min.; 3 Stories max.^{3,4,5}</td></tr> <tr><td colspan="2">E. Encroachments & Frontage Types</td></tr> <tr><td colspan="2">Allowed Encroachments^{5,6,7}</td></tr> <tr><td colspan="2">Allowed Frontage Types^{7,8}</td></tr> <tr><td colspan="2">F. Parking</td></tr> <tr><td colspan="2">Required Spaces</td></tr> <tr><td>Residential Uses</td><td>1/1,000sf min.^{8,9}</td></tr> <tr><td>Retail and Service Uses</td><td>2/1,000sf min.^{9,10}</td></tr> </table> <p>² BY-PASSED PARCELS MAY EXCEED MAX LOT WIDTH.</p> <p>²³ See Chapter 59: Building Type Standards for additional lot size regulations per Building Type.</p> <p>³⁴ 4 stories max. permitted for buildings with more than 25% affordable or senior housing or for LEED (or equivalent) certified buildings.</p>	C. Building Placement		Lot Size²		Width	100' max. ^{2,3}	D. Building Form		Height		Main Building	20' min.; 3 Stories max. ^{3,4,5}	E. Encroachments & Frontage Types		Allowed Encroachments^{5,6,7}		Allowed Frontage Types^{7,8}		F. Parking		Required Spaces		Residential Uses	1/1,000sf min. ^{8,9}	Retail and Service Uses	2/1,000sf min. ^{9,10}
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	<p>4⁵ Within 20' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.</p> <hr/> <p>5⁶ Maximum allowed encroachments, see Frontage Types for further refinement of the allowed encroachments for frontage elements.</p> <hr/> <p>6⁷ Encroachments into the ROW require the approval of an encroachment permit. Encroachments are not allowed within an Alley ROW or across a Property Line.</p> <hr/> <p>7⁸ See Chapter 60 (Private Frontage Standards) for descriptions and regulations.</p> <hr/> <p>8⁹ No parking spaces required for the first 2,000sf of residential use or for affordable or senior housing units.</p> <hr/> <p>9¹⁰ No parking spaces required for lodging uses and ground floor uses less than 5,000sf.</p>																		
<p>Title 11: Zoning Ordinance, Chapter 59: Building Type Standards, Section 5: Single-Unit House, Village, Part B: Lot Size and Part H: Private Open Space</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="background-color: #333; color: white;">B. Lot</th></tr> <tr> <th colspan="2" style="background-color: #ccc;">Lot Size¹</th></tr> <tr> <td style="width: 50%;">Width</td><td>50' min.; 75' max.</td></tr> <tr> <td>Depth</td><td>75' min.; 150' max.</td></tr> <tr> <td>Area^{1,2}</td><td>5,000 sf min.</td></tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="background-color: #333; color: white;">H. Private Open Space</th></tr> <tr> <td colspan="2"> <p>Required private open space must be located behind the main body of the house.</p> <p>REQUIRED PRIVATE OPEN SPACE MAY BE ALLOWED IN LOCATIONS COMPATIBLE WITH THE BUILDING TYPE AND FORM, SUBJECT TO ZONING CLEARANCE REVIEW.</p> </td></tr> <tr> <td colspan="2"> <p>¹ BY-PASSED PARCELS MAY EXCEED LOT WIDTH, DEPTH AND AREA.</p> </td></tr> <tr> <td colspan="2"> <p>^{1,2} Smaller or larger lot size permitted only if building type is already existing on lot at time of code adoption 6/14/2012.</p> </td></tr> </table>	B. Lot		Lot Size ¹		Width	50' min.; 75' max.	Depth	75' min.; 150' max.	Area ^{1,2}	5,000 sf min.	H. Private Open Space		<p>Required private open space must be located behind the main body of the house.</p> <p>REQUIRED PRIVATE OPEN SPACE MAY BE ALLOWED IN LOCATIONS COMPATIBLE WITH THE BUILDING TYPE AND FORM, SUBJECT TO ZONING CLEARANCE REVIEW.</p>		<p>¹ BY-PASSED PARCELS MAY EXCEED LOT WIDTH, DEPTH AND AREA.</p>		<p>^{1,2} Smaller or larger lot size permitted only if building type is already existing on lot at time of code adoption 6/14/2012.</p>	
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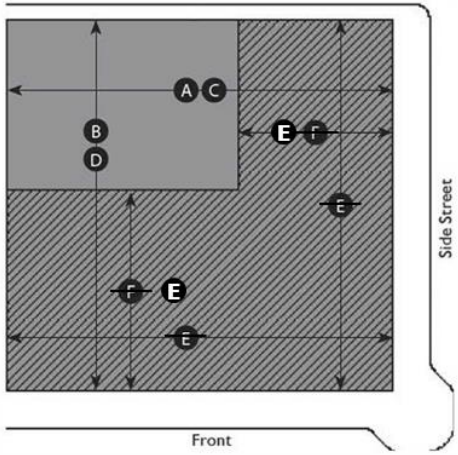
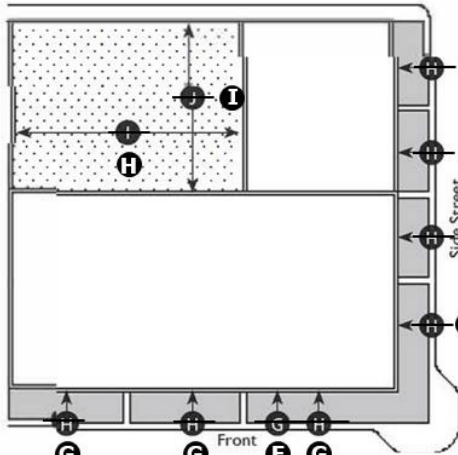
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Part H: Private Open Space	<div data-bbox="310 348 1133 390" style="background-color: #333; color: white; padding: 2px;">H. Private Open Space</div> <p>Required private open space must be located behind the main body of the house. REQUIRED PRIVATE OPEN SPACE MAY BE ALLOWED IN LOCATIONS COMPATIBLE WITH THE BUILDING TYPE AND FORM, SUBJECT TO ZONING CLEARANCE REVIEW.</p> <hr/> <p>¹ BY-PASSED PARCELS MAY EXCEED LOT WIDTH, DEPTH AND AREA.</p> <hr/> <p>^{3,2} Smaller or larger lot size permitted only if building type is already existing on lot at time of code adoption 6/14/2012.</p>						
Title 11: Zoning Ordinance, Chapter 59: Building Type Standards, Section 7: Bungalow Court, Part B: Lot Size	<div data-bbox="310 890 1133 932" style="background-color: #333; color: white; padding: 2px;">B. Lot</div> <div data-bbox="310 932 1133 974" style="background-color: #ccc; padding: 2px;">Lot Size¹</div> <table border="1" data-bbox="310 974 1133 1045"> <tr> <td>Width</td><td>75' min.; 150' max.</td></tr> <tr> <td>Depth</td><td>100' min.; 150' max.</td></tr> </table> <p>¹ BY-PASSED PARCELS MAY EXCEED MAX LOT WIDTH AND DEPTH.</p>	Width	75' min.; 150' max.	Depth	100' min.; 150' max.		
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Title 11: Zoning Ordinance, Chapter 59: Building Type Standards, Section 8: Duplex, Part B Lot Size and Part H: Private Open Space	<div data-bbox="310 1285 1133 1327" style="background-color: #333; color: white; padding: 2px;">B. Lot</div> <div data-bbox="310 1327 1133 1369" style="background-color: #ccc; padding: 2px;">Lot Size²</div> <table border="1" data-bbox="310 1369 1133 1440"> <tr> <td>Width²³</td><td>50' min.; 75' max.</td></tr> <tr> <td>Depth</td><td>100' min.; 150' max.</td></tr> </table> <div data-bbox="310 1478 1133 1520" style="background-color: #333; color: white; padding: 2px;">F. Pedestrian Access</div> <table border="1" data-bbox="310 1520 1133 1562"> <tr> <td>Main Entrance Location</td><td>Front³⁴</td></tr> </table> <div data-bbox="310 1591 1133 1633" style="background-color: #333; color: white; padding: 2px;">H. Private Open Space</div> <p>Required private open space must be located behind the main body of the house. REQUIRED PRIVATE OPEN SPACE MAY BE ALLOWED IN LOCATIONS COMPATIBLE WITH THE BUILDING TYPE AND FORM, SUBJECT TO ZONING CLEARANCE REVIEW.</p>	Width ²³	50' min.; 75' max.	Depth	100' min.; 150' max.	Main Entrance Location	Front ³⁴
Width ²³	50' min.; 75' max.						
Depth	100' min.; 150' max.						
Main Entrance Location	Front ³⁴						

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	<p>² BY-PASSED PARCELS MAY EXCEED LOT WIDTH AND DEPTH.</p> <hr/> <p>²³ Total width of lot(s) if there is a shared Property Line.</p> <hr/> <p>³⁴ On corner lots, each unit shall front a different street.</p>
Title 11: Zoning Ordinance, Chapter 59: Building Type Standards, Section 9: Townhouse, Part B: Lot Size and Part H: Private Open Space	<p>B. Lot</p> <p>Lot Size²</p> <hr/> <p>H. Private Open Space</p> <hr/> <p>Required private open space must be located behind the main body of the house. REQUIRED PRIVATE OPEN SPACE MAY BE ALLOWED IN LOCATIONS COMPATIBLE WITH THE BUILDING TYPE AND FORM, SUBJECT TO ZONING CLEARANCE REVIEW.</p> <hr/> <p>² BY-PASSED PARCELS MAY EXCEED LOT WIDTH AND DEPTH.</p>
Title 11: Zoning Ordinance, Chapter 59: Building Type Standards, Section 10: Mansion Apartment, Part B: Lot Size and Part H: Private Open Space	<p>B. Lot</p> <p>Lot Size¹</p> <hr/> <p>H. Private Open Space</p> <hr/> <p>Required private open space must be located behind the main body of the house. REQUIRED PRIVATE OPEN SPACE MAY BE ALLOWED IN LOCATIONS COMPATIBLE WITH THE BUILDING TYPE AND FORM, SUBJECT TO ZONING CLEARANCE REVIEW.</p> <hr/> <p>¹ BY-PASSED PARCELS MAY EXCEED LOT WIDTH AND DEPTH.</p>
Title 11: Zoning Ordinance, Chapter 59: Building Type Standards, Section 11: Apartment House, Part B: Lot Size	<p>B. Lot</p> <p>Lot Size¹</p> <hr/> <p>¹ BY-PASSED PARCELS MAY EXCEED LOT WIDTH AND DEPTH.</p>

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<p>Title 11: Zoning Ordinance, Chapter 59:</p> <p>Building Type Standards, Section 12: Courtyard Building, Part B: Lot Size</p>	<div style="background-color: #333; color: white; padding: 2px;">B. Lot</div> <div style="background-color: #ccc; padding: 2px;">Lot Size¹</div> <div style="background-color: #333; color: white; padding: 2px;">D. Building Size and Massing</div> <p>Height 2 stories min.; 4 stories max.^{1,2}</p> <hr/> <p>¹ BY-PASSED PARCELS MAY EXCEED LOT WIDTH AND DEPTH.</p> <hr/> <p>^{1,2} Height must also comply with Building Form Standards.</p>
<p>Title 11: Zoning Ordinance, Chapter 59:</p> <p>Building Type Standards, Section 13: Main Street Mixed-Use, Part B: Lot Size</p>	<div style="background-color: #333; color: white; padding: 2px;">B. Lot</div> <div style="background-color: #ccc; padding: 2px;">Lot Size¹</div> <div style="background-color: #333; color: white; padding: 2px;">D. Building Size and Massing</div> <p>Height 2 stories min.; 4 stories max.^{1,2}</p> <hr/> <p>¹ BY-PASSED PARCELS MAY EXCEED LOT WIDTH AND DEPTH.</p> <hr/> <p>^{1,2} Height must also comply with Building Form Standards.</p>
<p>Title 11: Zoning Ordinance, Chapter 59:</p> <p>Building Type Standards, Section 14: Mid-Rise, Part B: Lot Size and Part D: Building Size and Massing</p>	<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p>Alley</p>  <p>Side Street</p> <p>Front</p> </div> <div style="text-align: center;"> <p>Alley</p>  <p>Side Street</p> <p>Front</p> </div> </div>

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	<div data-bbox="316 321 1122 359">B. Lot</div> <div data-bbox="316 359 1122 396">Lot Size¹</div> <div data-bbox="316 432 1122 470">D. Building Size and Massing</div> <div data-bbox="316 470 1122 508">Height</div> <div data-bbox="316 508 1122 583"> <div>Height</div> <div>4 stories min.;</div> <div>8 stories max.¹²</div> </div> <div data-bbox="316 583 1122 621">Footprint</div> <div data-bbox="316 621 1122 659">Floors 3+</div> <div data-bbox="316 659 1122 697"> <div>Width</div> <div>150' max.</div> <div>F</div> </div> <div data-bbox="316 697 1122 735"> <div>Depth</div> <div>65' max.</div> <div>F E</div> </div> <div data-bbox="316 735 1122 810"> <div>The floorplate of any floor may not be larger than the floor below.</div> </div> <div data-bbox="316 810 1122 848">F. Pedestrian Access</div> <div data-bbox="316 848 1122 921"> <div>Upper floor units shall be accessed by a common entry along the front.</div> <div>G F</div> </div> <div data-bbox="316 921 1122 995"> <div>Ground floor units may have individual entries along the front or side street.</div> <div>H G</div> </div> <div data-bbox="316 995 1122 1033">G. Vehicle Access and Parking</div> <div data-bbox="316 1033 1122 1071">On-site parking spaces shall be in a structured garage.²³</div> <div data-bbox="316 1071 1122 1108">I. Courtyard(s)</div> <div data-bbox="316 1108 1122 1146"> <div>Width</div> <div>20' min.; 50' max.</div> <div>F H</div> </div> <div data-bbox="316 1146 1122 1184"> <div>Depth</div> <div>20' min.; 150' max.</div> <div>F I</div> </div> <div data-bbox="316 1257 1122 1320"> <div>¹ BY-PASSED PARCELS MAY EXCEED LOT WIDTH AND DEPTH.</div> </div> <div data-bbox="316 1320 1122 1358">¹² Height must also comply with Building Form Standards.</div> <div data-bbox="316 1358 1122 1434">²³ A limited number of surface parking spaces along an alley may be approved by the Director.</div>
Title 11: Zoning Ordinance, Chapter 59: Building Type Standards, Section 15: High-Rise, Part B: Lot Size And Part D: Building Size and Massing	<div data-bbox="316 1476 1122 1514">B. Lot</div> <div data-bbox="316 1514 1122 1551">Lot Size¹</div> <div data-bbox="316 1587 1122 1625">D. Building Size and Massing</div> <div data-bbox="316 1625 1122 1663">Footprint</div> <div data-bbox="316 1663 1122 1738"> <div>The floorplate of any floor may not be larger than the floor below.</div> </div> <div data-bbox="316 1738 1122 1776">G. Vehicle Access and Parking</div> <div data-bbox="316 1776 1122 1814">On-site parking spaces shall be in a structured garage.¹²</div> <div data-bbox="316 1814 1122 1887"> <div>¹ BY-PASSED PARCELS MAY EXCEED LOT WIDTH AND DEPTH.</div> </div>

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	¹² A limited number of surface parking spaces along an alley may be approved by the Director.						
Title 11: Zoning Ordinance, Chapter 60: Private Frontage Standards, Section 9: Dooryard, Part B: Size	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th data-bbox="310 434 1133 472" style="background-color: #333; color: white;">B. Size</th><th></th></tr> <tr> <td style="padding: 2px;">Distance between glazing</td><td style="text-align: right; padding: 2px;">4' max.¹</td></tr> <tr> <td style="padding: 2px;">Ground Floor Transparency</td><td style="text-align: right; padding: 2px;">50% min.^{12,3}</td></tr> </table> <hr/> <p>¹ MAY BE INCREASED IF LOCATED OUTSIDE OF THE DOWNTOWN PEDESTRIAN AREA, AND SUPERIOR BUILDING DESIGN STANDARDS ARE UTILIZED INCLUDING BUILDING WALL ARTICULATION AND CHANGES IN MATERIALS AND COLORS, AS REVIEWED WITH THE ZONING CLEARANCE.</p> <p>¹² For Live/Work and Commercial Uses only.</p> <p>³ MINIMUM 40% IF LOCATED OUTSIDE THE DOWNTOWN PEDESTRIAN AREA AND SUPERIOR, PEDESTRIAN-SCALE BUILDING DESIGN, WITH CHANGES IN COLOR, MATERIAL AND TEXTURE IS UTILIZED, AS REVIEWED WITH THE ZONING CLEARANCE.</p>	B. Size		Distance between glazing	4' max. ¹	Ground Floor Transparency	50% min. ^{12,3}
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Title 11: Zoning Ordinance, Chapter 60: Private Frontage Standards, Section 10: Shopfront, Part B: Size	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th data-bbox="310 1047 1133 1085" style="background-color: #333; color: white;">B. Size</th><th></th></tr> <tr> <td style="padding: 2px;">Distance between glazing</td><td style="text-align: right; padding: 2px;">2' max.¹</td></tr> <tr> <td style="padding: 2px;">Ground Floor Transparency</td><td style="text-align: right; padding: 2px;">75% min.²</td></tr> </table> <hr/> <p>¹ MAY BE INCREASED IF LOCATED OUTSIDE OF THE DOWNTOWN PEDESTRIAN AREA, AND SUPERIOR BUILDING DESIGN STANDARDS ARE UTILIZED INCLUDING BUILDING WALL ARTICULATION AND CHANGES IN MATERIALS AND COLORS, AS REVIEWED WITH THE ZONING CLEARANCE.</p> <p>² MAY BE REDUCED TO 50% MIN. IF LOCATED OUTSIDE OF THE DOWNTOWN PEDESTRIAN AREA AND RESULTS IN SUPERIOR BUILDING WALL ARTICULATION AND DESIGN, WITH FURTHER REDUCTION TO 40% IF PEDESTRIAN-SCALE DESIGN IS UTILIZED, WITH CHANGES IN COLOR, MATERIAL AND TEXTURE, AS REVIEWED WITH THE ZONING CLEARANCE.</p>	B. Size		Distance between glazing	2' max. ¹	Ground Floor Transparency	75% min. ²
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