



**AGENDA
CITY OF CEDAR FALLS, IOWA
COMMITTEE OF THE WHOLE
MONDAY, MAY 17, 2021
5:20 PM AT CITY HALL**

The meeting will also be accessible via video conference and the public may access/participate in the meeting in the following ways:

- a) By dialing the phone number +13126266799 or +19292056099 or +12532158782 or +13017158592 or +13462487799 or +16699006833 and when prompted, enter the meeting ID (access code) 962 7287 1738.
- b) iPhone one-tap: +13126266799,,96272871738# or +19292056099,,96272871738#
- c) Join via smartphone or computer using this link: <https://zoom.us/j/96272871738>.
- d) View the live stream on Channel 15 YouTube using this link: <https://www.youtube.com/channel/UCCzeig5nIS-dIEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press *9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

Call to Order by the Mayor

1. Downtown Zoning Ordinance.
(60 Minutes, Planning & Community Services Manager Karen Howard)
2. Recreation Update.
(30 Minutes, Recreation & Community Programs Manager J.J. Lillibridge)



DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMORANDUM

Planning & Community Services Division

TO: Mayor Robert M. Green and City Council
FROM: Karen Howard, AICP, Planning & Community Services Manager
DATE: May 13, 2021
SUBJECT: Zoning Map and Text Amendments - Downtown Character District Code and Regulating Plan

A public review draft of a new zoning code and zoning map for the Downtown Character District were presented during a special virtual Cedar Falls Planning and Zoning Commission meeting on February 17, 2021. Since that time, the proposed code and regulating plan map have been available for public review and comment on the project webpage: www.ourcedarfalls.com and have been advertised widely on all social media, by press release, and with printed letters to all property owners within the study area. The code project has been featured on local television news broadcasts and on the City Cable Channel 15.

Over the last two months, consultants and staff have met virtually with the Planning and Zoning Commission at four special work sessions to discuss the various elements of the proposed code and regulating plan and answer questions from the Commission. Staff also provided three different opportunities for work session discussions with development professionals and with Community Main Street, and encouraged the public to view and submit questions or comments to the Planning Division. Staff have responded to emails and phone inquiries and documented requests for changes to the draft. All property owners in the area were notified by mail of the public hearing date and provided with instructions on how to participate in the hearing. Notice was also published in the Courier for both the proposed new zoning code for Downtown and for the rezoning of property to the new designation of Downtown Character District (CD-DT), noting that the Downtown Character District Regulating Plan (attached) will be the new zoning map for the area.

Public input was invited during public hearings on April 14 and April 28, 2021. The Planning and Zoning Commission considered amendment requests from the public, staff, and Commission members at their April 14 meeting. No additional requests for changes were submitted for the April 28 hearing. The consultants and staff documented each requested amendment along with an explanation, pros and cons of making the change, and decisions made by the Commission in a "decision matrix," which is attached to this memo.

Based on the Commission's decisions on the proposed amendments, the consultant prepared red-lined changes for the Commission's review at their May 12, 2021 meeting. **At that meeting, the Commission confirmed their approval of the changes and voted unanimously to recommend approved of the revised draft of the code and associated regulating plan, which will serve as the new zoning map for the Downtown Character District.**

After a public hearing, the Commission also voted to recommend approval of a rezoning of all property within the boundaries of the Downtown Character District Regulating Plan to CD-DT, Downtown Character District.

The updated zoning regulations are an important step in implementing the *Imagine Downtown! Vision Plan*, which was adopted by the Cedar Falls City Council in November 2019. The plan was the result of public workshops and a variety of public outreach events that took place in 2019, where community members were invited to share their feedback and ideas for the future of Downtown and surrounding neighborhoods. The adoption of new zoning regulations will encourage development that is consistent with the community's vision.

Consultants from Ferrell Madden will present the Planning and Zoning Commission's recommended draft of the code and associated administrative procedures and land use classification regulations at your Committee of the Whole Meeting on May 17, 2021. We will distribute a bound hard copy of the draft code and regulating plan to each Council member at the meeting for ease of reference and review, along with a copy of P&Z's decision matrix. A work session is scheduled for June 7th to discuss and answer any questions you have about the code and the regulating plan. We anticipate there will be a need for some additional cross-referencing and updates to definitions in the larger zoning ordinance to integrate the new sections into the City Code. We anticipate these will be brought forward from the Commission in late June. Dates for public hearings on the draft code, associated text amendments, and rezoning of property will follow, with potential adoption anticipated in late August.

26-191 Introduction to Character Districts & Definitions

How to Use the Character Districts

Look at the adopted ZONING MAP to determine if property is located within a Character District with an adopted REGULATING PLAN.

If no:

These standards are not applicable.

If yes:

I want to know what is allowed for my property:

1. Find the specific property in question on the adopted REGULATING PLAN. Identify the REQUIRED BUILDING LINE and the PARKING SETBACK LINE. The color of the fronting STREET-SPACE determines the applicable BUILDING FORM STANDARD (see the key located on the REGULATING PLAN).
2. Find the applicable BUILDING FORM STANDARD in Section 26-193. Building Form Standards. The standards in Section 26-193.1 General Provisions that apply to all properties in the Character Area Districts. The BUILDING FORM STANDARD describes the parameters for development on the site in terms of placement, height, elements, and use.
3. Additional regulations regarding architecture, streets and other public spaces, parking requirements, and permitted building functions are found in Sections 26-194 to 26-197.
4. See Section 26-62 for information on the development review process.

I want to modify an existing building:

Determine whether your intended changes would trigger a level of code compliance by looking at Section 26-193 Building Form Standards and the Proportionate Compliance Table in Section 26-63.

If yes, follow the process delineated therein (and the indicated portions of steps 2-4, above).

I want to establish a new use in an existing building:

Find the property on the REGULATING PLAN and determine the applicable BUILDING FORM STANDARD. Determine whether the use is allowed by looking at the Permitted Use Table in Section 26-197. If the use is listed with a cross-reference in the right-hand column, refer to those specific performance standards.

I want to change the REGULATING PLAN regarding my property:

Minor adjustments to an adopted Character District REGULATING PLAN are permitted according to Section 26-192.H. A Character District REGULATING PLAN is amended through a Rezoning Process. See Section 26-4 Amendments to Chapter.

I want to subdivide my property:

Property may be subdivided in accordance with the procedures of Chapter 20 Subdivisions. Any subdivision of a property within a Character District shall also meet the applicable standards of Sections 26-192 to 197.

Character Districts: Sections 26-191 to 26-198

26-191. Introduction & Definitions

26-192. Regulating Plans

26-193. Building Form Standards

26-194. Architectural Standards

26-195. Public Realm Standards

26-196. Parking & Loading

26-197. Building Functions

26-198. Reserved

26-199. Reserved

A. Purpose & Intent

This section establishes the Character Districts. *Sections 26-192 through 26-198* provide the rules for development in these districts.

The Character Districts are established to implement adopted community vision plans. They focus on community character, through an emphasis on development character, intensity, and physical form and patterns, rather than solely on land uses. They emphasize the relationship between private development and the public realm to promote an overall sense of place within the designated areas of Cedar Falls, while allowing a wide variety of land uses.

A Character District is a defined geographic area in a specific location (rather than a land use designation on a single parcel) that accommodates a mix of uses—either within the same building, on the same parcel, or within close proximity—in a pedestrian-oriented, transit-supportive, compact, walkable form. Each Character District is developed around an existing or new interconnected street network. These Districts are intended to maintain or create traditional urban design and preserve and enhance community character. All Character Districts provide a range of housing options and include, and/or are within walking distance of, a mixed-use center.

New Character Districts may be designated or created. The City or the property owner shall plan, design, and construct any new Character Districts to be integrated with the larger community and accessible by all modes of transportation—private automobile, public transit, bicycle, and pedestrian.

The District regulations establish requirements related to form, character and design that will complement the established pattern, promote compatible infill and redevelopment, and create an environment where people can live, work, learn, worship, and relax within a compact urban setting. The standards foster a system in which buildings are oriented toward the street or public realm, and organized around perimeter blocks,¹ ideally with rear lot service access via alleys or shared drives.

B. Organization

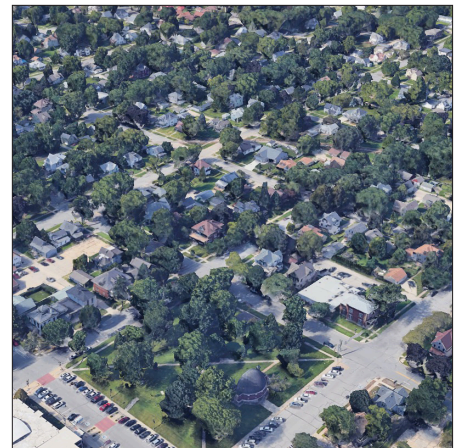
Each Character District is mapped by a REGULATING PLAN and divided into two or more building frontages. Each building frontage is defined primarily by a common scale, character, and intensity, rather than land use category (although uses are broadly regulated).

The Character District regulations include a set of BUILDING FORM STANDARDS that establish a hierarchy of development forms, within which the scale and intensity can be tailored for each designated Character District. The goal of the BUILDING FORM STANDARDS is to create a vital and coherent public realm

¹ Certain terms in the Character District Sections of this Code are used in specific ways, often excluding some of the meanings of common usage. Wherever a word is in SMALL CAPITALS format, consult Section G. Key Character District Concepts (below) or this Section G and H for its specific and limited meaning within the Character Districts.



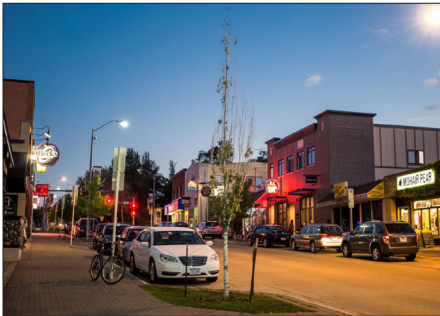
Birds-Eye Downtown Cedar Falls



Aerial photo Cedar Falls Neighborhood

through the definition and shape of the STREET-SPACE—the specific physical and functional character—of the Character Districts.

1. The regulations on building forms are applied at the parcel level and put primary emphasis on the building frontage—the relationship between the building and the STREET-SPACE. The regulations work together to frame the PUBLIC REALM throughout each Character District.
2. The BUILDING FORM STANDARDS are tailored to the existing or desired physical context of each Character District, using a range of scales and intensities, as identified by the adopted plan.



College Hill, mixed-use core area.

C. Applicability

1. Where an adopted REGULATING PLAN is shown on the zoning map, these Character District standards immediately apply at the parcel level.
2. The process for developing or redeveloping within a Character District is delineated in *Section 26-62. Site Plan.*

D. Other Applicable Regulations

Where apparent conflicts exist between the provisions of the Character Districts and other existing ordinances or approvals, these Character District standards shall govern within a Character District.

E. Minimum Requirements

In interpreting and applying the provisions of the Character Districts, they are the minimum requirements for development under this Code.

F. Components

The Character District standards are included in the following sections:

1. *Section 26-191 Introduction & Definitions* instructs on the use and organization of the Character District Code. It's *Definitions* component includes those terms that are used in the Character District regulations in specific ways, often excluding some of the meanings of common usage. Wherever a word is in SMALL CAPITALS format, consult *G. Key Character District Concepts*, below, or *H. Definitions* for its specific and limited meaning. Where there is an apparent contradiction between the definitions in the Character Districts and those elsewhere in the Cedar Falls Zoning Ordinance, the definitions in this section shall prevail. Words used but not defined in the Character Districts, but that are defined elsewhere in the Cedar Falls Zoning Ordinance, shall have the meanings set forth therein.
2. *Section 26-192 Regulating Plans:* The REGULATING PLAN is the application map for each Character District. The REGULATING PLAN provides specific information on the rules for development within the parcel. The REGULATING PLAN makes the development standards place-specific, by designating the BUILDING FORM STANDARD frontages and delineating the public spaces.

The REGULATING PLAN identifies: the boundaries for the Character District; existing and new streets; the REQUIRED BUILDING LINE; and the PARKING SETBACK LINE throughout the Character District; and may identify additional regulations and/or special circumstances for specific locations.



Downtown, Parkade area.

3. *Section 26-193 Building Form Standards* sets out the rules for building siting, scale, and massing that control how buildings frame and relate to the STREET-SPACE or public realm. The BUILDING FORM STANDARDS establish the parameters for development on each site in terms of building placement, height, elements, and uses.
4. *Section 26-194 Architectural Standards* provide parameters for a building's exterior elements, with an emphasis on FACADES. These standards govern materials, configurations, and techniques for development under all BUILDING FORM STANDARDS. They are established in order to ensure a coherent and high-quality building character that is complementary to the best traditions of Cedar Falls.
5. *Section 26-195 Public Realm Standards* include standards for the public realm: streets and sidewalks, and SQUARES, CIVIC GREENS, and other public open spaces. They are established in order to ensure a vital and complete public realm with a high level of walkability.
6. *Section 26-196 Parking and Loading Standards* provide goals and requirements to promote a “park once” environment through shared parking and encourage pedestrian-friendly, walkable Character Districts.
7. *Section 26-197 Building Function Standards* define the uses allowed and/or required on ground floors and in upper floors, correlated with each BUILDING FORM STANDARD. Because the Character Districts emphasize form more than use, these standards include fewer, broader categories than those provided elsewhere in the Cedar Falls Zoning Ordinance.

G. Key Character District Concepts

The following list of concepts are important components of the Character District regulations and are provided here for quick reference. These and other terms in the Character District sections are used in specific ways, often excluding some of the meanings of common usage. Wherever a word is in SMALL CAPITAL format, consult below or *H. Definitions* for its complete specific and limited meaning

<p>Attic Story: Habitable space situated within the structure of a pitched roof and above the uppermost STORY that does not count against the ultimate building or STORY height if constructed within the prescribed standards.</p> <p>Block: An increment of land comprised of lots, ALLEYS, and parcels circumscribed and not traversed by streets (PEDESTRIAN PATHWAYS excepted). BLOCKS are measured at the REQUIRED BUILDING LINE (RBL).</p> <p>Buildable Area: The area of the lot that structure(s) may occupy, which generally includes the area of the lot behind the REQUIRED BUILDING LINE and excluding any required setbacks, as designated in the individual BUILDING FORM STANDARD. Any building additions shall be within the specified BUILDABLE AREA.</p> <p>Clear Sidewalk: The portion of a sidewalk that must remain clear of obstructions (furniture, signage, trees, lighting, etc.) to allow for unimpeded public passage.</p> <p>Clearly Visible from the Street-Space: Some requirements of the Character Districts apply only where the subject is "clearly visible from the STREET-SPACE." (Note the definition of STREET-SPACE below.) A building element more than 30 feet from a REQUIRED BUILDING LINE OR STREET-SPACE is by definition <u>not</u> CLEARLY VISIBLE FROM THE STREET-SPACE. Common or party walls are by definition <u>not</u> CLEARLY VISIBLE FROM THE STREET-SPACE.</p> <p>Dooryard: The area within the STREET-SPACE, extending across the entire frontage of the lot, between the building FAÇADE (the REQUIRED BUILDING LINE) and the CLEAR SIDEWALK. This area may be hard-surfaced or planted according to Section 195.2.A <i>Public Realm Standards, General, Dooryards</i>.</p> <p>Façade (building face): The building elevation facing the STREET-SPACE OR REQUIRED BUILDING LINE. Building walls facing private interior courts, COMMON LOT LINES, and ALLEYS are not FAÇADES (they are elevations).</p>	<p>Fenestration: Openings in a wall, including windows and doors, allowing light and views between the building and/or lot interior (private realm) and exterior (PUBLIC REALM).</p> <p>Parking Setback Line: A line or plane, generally parallel to the REQUIRED BUILDING LINE, that extends vertically up from the ground STORY floor level (unless otherwise noted on the REGULATING PLAN), behind which parking may be located.</p> <p>Private Open Area: An occupiable area within the BUILDABLE AREA, generally only accessible to occupants of the particular building or site, and (primarily) open to the sky. The permitted location(s) for the PRIVATE OPEN AREA is designated in the individual BUILDING FORM STANDARD.</p> <p>Public Realm: See STREET-SPACE</p> <p>Required Building Line (RBL): A line or plane indicated on the REGULATING PLAN, defining the street frontage, that extends vertically and is generally parallel to the street, at which the building FAÇADE shall be placed. It is a requirement, not a permissive minimum, such as a setback. (The minimum length and height of FACADE that is required at the RBL is shown on the applicable BUILDING FORM STANDARD.)</p> <p>Street-Space (Public Realm): The space between fronting FAÇADES OR REQUIRED BUILDING LINES, including streets, SQUARES, GREENS, sidewalks, DOORYARDS, and parks—but not within ALLEYS.</p> <p>Street Wall: A primarily masonry wall which assists in defining the STREET-SPACE, filling in the gaps between adjacent building FAÇADES.</p> <p>Tree Lawn (tree trench/planting strip): A continuous strip of soil area—typically covered with bridging pavement, tree grates, porous pavers, or grass and other vegetation—located between the back of curb and the CLEAR SIDEWALK, and used for planting STREET TREES and configured to foster healthy STREET TREE root systems. TREE LAWN configurations are specified in the <i>Public Realm Standards, Section 195.5</i>.</p>
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H. Definitions

The following terms are defined for the purpose of the Character Districts. Terms not defined here may be defined elsewhere in the zoning ordinance. In such case, the definition contained in the zoning ordinance shall be used. Certain terms in these districts are used in very specific ways, often excluding some of the meanings of common usage. Where there is an apparent conflict or contradiction, the definition herein shall prevail.

ALLEY. The public right-of-way or public access easement for vehicles and pedestrians within a BLOCK that provides service access to the rear or side of properties, vehicle parking (e.g., garages), loading docks, utility meters, recycling containers, and garbage bins.

ATTIC STORY. See *G. Key Character District Concepts*.

AWNING. A solid or fabric-on-frame roof-like element attached to the FAÇADE OR REQUIRED BUILDING LINE side of a building to provide shelter or shade.

BALCONY. An exterior platform attached to the upper STORIES of the building FAÇADE (generally forward of the REQUIRED BUILDING LINE).

BAY WINDOW. Generally, a U-shaped enclosure extending the interior space of the building forward of the FACADE/ REQUIRED BUILDING LINE (along its STREET-SPACE side).

BLOCK. See *G. Key Character District Concepts*.

BLOCK CORNER. The outside corner of a BLOCK at the intersection of any two REQUIRED BUILDING LINES. Inside corners, where the resulting angle formed by the BLOCK FACE is less than 180 degrees (concave) are not considered BLOCK CORNERS for the purposes of the Character Districts.

BLOCK FACE. The REQUIRED BUILDING LINE frontage between BLOCK CORNERS.

BUILDING CORNER. The outside corner of a building where the primary building mass is within an angle less than 180 degrees. Inside corners, where the exterior space of the building mass forms an angle of more than 180 degrees are not considered BUILDING CORNERS for the purposes of the Character Districts.

BUILDABLE AREA. See *G. Key Character District Concepts*.

BUILDING FORM STANDARDS (BFS). The part of the Character District standards that establish basic parameters regulating building form, including: the envelope (in three dimensions); placement on the lot; and certain permitted and required building elements, such as SHOPFRONTS, BALCONIES, and FENESTRATION.

CANOPY. The solid or fabric-on-frame roof-like element, covering an entry door(s), attached to the FAÇADE OR REQUIRED BUILDING LINE side of the building to provide shade or shelter.

CIVIC BUILDINGS. Those buildings designated on the REGULATING PLAN that are or were designed to house strictly civic or cultural assembly uses or are historically and urbanistically significant structures. These may include meeting halls; libraries; schools; police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; courthouses; and other similar community uses. Public ownership alone does not constitute a CIVIC BUILDING. CIVIC BUILDINGS and publicly-owned public art are not subject to the BUILDING FORM STANDARD prescriptions of the Character Districts unless specifically noted otherwise.

CLEAR HEIGHT. Within a structure, the habitable distance between the floor and ceiling. For entrances and other external building features, the unobstructed distance from the ground/sidewalk to the lowest element above. CLEAR HEIGHT is not applicable to parking structures.

CLEAR SIDEWALK. See *G. Key Character District Concepts*.

CLEARLY VISIBLE FROM THE STREET-SPACE. See *G. Key Character District Concepts*.

COMMON LOT LINES. Lot lines shared by adjacent private lots.

COTTAGE. The building form used for a COTTAGE COURT.

COTTAGE COURT. The configuration of small single unit buildings/houses around a shared COURTYARD green space that is open to the STREET-SPACE.

CORNER LOT. A lot that has frontages on two intersecting STREET-SPACES. Special building placement, fencing and landscape requirements may apply.

COURTYARD. The shared central area, that is open to the STREET-SPACE in a COTTAGE COURT configuration.

DUPLEX A two-unit dwelling, built according to the Neighborhood Medium or Neighborhood Small frontage standards, with the two units arranged either side by side or one above the other in the same structure, each having substantially the same exposure to the street frontage.

DOORYARD. See *G. Key Character District Concepts*.

EQUIVALENT OR BETTER. A building material or construction technique that has been determined, by the Zoning Administrator in consultation with the Zoning Review Committee, to be at least equal to, in appearance, durability, etc., or surpassing those expressly permitted herein.

ENGLISH BASEMENT. A habitable floor level below the first floor that is partially above and below grade. The ceiling of an ENGLISH BASEMENT is at least 3 feet above sidewalk grade with windows and an entry with direct STREET-SPACE access. ENGLISH BASEMENT units do not count against the story height limit but do count against the maximum height measurement. An ENGLISH BASEMENT unit is considered an accessory dwelling unit.

FAÇADE COMPOSITION. The arrangement and proportion of materials and building elements (windows, doors, columns, pilasters, bays) on a given FAÇADE.

FENESTRATION. See *G. Key Character District Concepts*.

FORECOURT. A building FACADE configuration where a central portion of the FACADE is set back from the REQUIRED BUILDING LINES to form a space that is enclosed on 3 sides by building elevations, with the entry door on one of the three elevations. Forecourts are limited in size and must satisfy all their frontage standards.

FIRST FLOOR. See GROUND STORY.

FRONT PORCH. An entry platform attached to the GROUND STORY FAÇADE OF REQUIRED BUILDING LINE side of the building.

GREEN OR SQUARE. A public open space designated on the REGULATING PLAN. The term GREEN is used to describe a small public lawn, playground, or other public open area that is primarily unhard-surfaced. The term SQUARE is generally used to describe spaces that have more hard-surfaced area. See *Section 26-195 Public Realm Standards* for the specific controls on GREENS and SQUARES.

GROUND STORY. The first habitable level of a building at or above grade. The next STORY above the GROUND STORY is the second STORY or floor.

MEZZANINE. An intermediate level between the GROUND STORY and the second STORY that may be in the form of a platform, podium, or wide balcony.

MUNTIN. A strip of wood or metal separating and holding panes of glass in a window, less than 1" in thickness. Muntins divide a single window sash or casement into a smaller grid system of panes of glass.

PARKING SETBACK LINE. See *G. Key Character District Concepts*.

PEDESTRIAN PATHWAY. A publicly accessible interconnecting hard-surfaced way, open to the sky, providing pedestrian and bicycle passage through BLOCKS running from a STREET-SPACE to another STREET-SPACE, ALLEY, or an interior BLOCK parking area.

PRIVACY FENCE. An opaque fence generally along ALLEYS, PEDESTRIAN PATHWAYS, and COMMON LOT LINES. See the *Section 26-193 Building Form Standards* for height and placement specifications and *Section 26-194 Architecture* for material and configuration standards.

PRIVATE OPEN AREA. See *G. Key Character District Concepts*.

PUBLIC REALM. See *G. Key Character District Concepts*.

REGULATING PLAN. The implementing plan for development within the Character Districts. REGULATING PLANS designate the BUILDING FORM STANDARDS for private development and may provide specific information for the disposition of each building site. The REGULATING PLAN also shows how each site relates to adjacent STREET-SPACES, the overall district, and the surrounding neighborhoods.

REQUIRED BUILDING LINE (RBL). See *G. Key Character District Concepts*.

ROWHOUSE. A single-unit multi-story attached building, sharing one or more common walls with at least one other unit, and with a direct STREET-SPACE FACADE entry and no principal dwelling unit above another principal dwelling unit.

SHARED PARKING. Automobile parking that is visible and accessible to the public for a minimum portion of each day.

SHOPFRONT. The area of the frontage running, vertically from the sidewalk up to the bottom of the second STORY floor structure and horizontally, the full width of the interior shop or store space. This is comprised of the various architectural elements including kneewalls, transoms, window panes, mullions, muntins, posts, pilasters, columns, and any roofs, cornices or eaves—all of which shall comply with the standards of *Section 26-193.3 Building Form Standards, Storefront Frontages*, and *Section 26-194.4.F Architectural Standards, Shopfronts*.

SIDEWING. The portion of a building attached to and behind the primary structure extending along a COMMON LOT LINE toward the ALLEY or rear of the lot.

SMALL APARTMENT. A multi-unit dwelling built according to the Neighborhood Medium or Neighborhood Small frontage standards.

SQUARE. See GREEN.

STOOP. An entry platform on the FAÇADE of a building. (See the individual BUILDING FORM STANDARDS for specifications.)

STORY. That space within a building and above grade that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above.

STREET-SPACE. See *G. Key Character District Concepts*.

STREET-SPACE FRONTAGE. That portion of the lot or building that is coincident with the REQUIRED BUILDING LINE as required by the Character Districts.

STREET TREE. A tree required in the Character Districts that is used to define the STREET-SPACE or pedestrian realm and listed in the Street Tree List in *Section 26-195 Public Realm Standards*. STREET TREES are large enough to form a shade canopy with sufficient clear trunk to allow traffic to pass under unimpeded.

STREET WALL. See *G. Key Character District Concepts*.

TREE LAWN. See *G. Key Character District Concepts*.

USES. See *Sections 26-132 and 26-133* for categories and definitions.

ZONING REVIEW COMMITTEE (ZRC). An internal staff committee established to review development proposals for compliance with applicable Character District regulations and to interpret the ordinance in such a way as to carry out its purpose and intent. The committee shall consist of the Zoning Administrator, the Building Official, and a Planner designated by the Zoning Administrator.

Section 26-192 Regulating Plan

A. Purpose and Intent

The REGULATING PLAN is the controlling document and principal tool for identifying the applicable regulations in each Character District. Each Character District will have its own REGULATING PLAN.

1. The REGULATING PLAN is the mandatory base zoning for the Character District.
2. The REGULATING PLAN makes the Character District development standards place-specific by:
 - a. Identifying the boundaries of the district;
 - b. Laying out a specific street and BLOCK configuration, including any new streets;
 - c. Designating the building frontage for each STREET-SPACE (regulated in *Section 26-193, Building Form Standards*);
 - d. Identifying any CIVIC BUILDINGS; and
 - e. Delineating any new or existing GREENS OR SQUARES.
3. The REGULATING PLAN also specifies the REQUIRED BUILDING LINE and PARKING SETBACK LINE. *See also the Placement page in the individual building frontage in Section 26-193 Building Form Standards.*
4. The REGULATING PLAN may identify:
 - a. Specific characteristics assigned to a lot or a section of street frontage;
 - b. Additional regulations for lots in specific locations;
 - c. Exceptions to the BUILDING FORM STANDARDS or other Character District standards related to unique context or urban design.
5. Changes to an adopted REGULATING PLAN beyond those specifically allowed in this section will require a rezoning process. *(See H Amending Regulating Plans below.)*

B. REGULATING PLAN Configuration Standards

1. Building form frontages on the REGULATING PLAN
 - a. The applicable building form frontages for private parcels are designated on the REGULATING PLAN by their street frontage.
 - b. The BUILDING FORM STANDARDS—which define the form and character of the district—are allocated based on the adopted Vision Plan.
2. Streets
 - a. Generally, connectivity of the street grid throughout the Character Districts, specifically intersection alignments, is regulated by these standards. An interconnected street grid is fundamental to creating a compact, walkable, and bikeable environment that is transit-supportive. These standards are intended to preserve and establish that connectivity, whether it is constructed immediately or in a phased manner. The REGULATING PLAN delineates the street network that creates a pattern for growth while providing flexible opportunities for infill.
 - b. Streets on an adopted REGULATING PLAN shall be considered mandatory when developing under this district: if proposed they shall be included, if existing they shall not be removed.

Character District Sections: 26-191 to 26-198

- 191. Introduction & Definitions
- 192. Regulating Plans**
- 193. Building Form Standards
- 194. Architectural Standards
- 195. Public Realm Standards
- 196. Parking & Loading
- 197. Building Functions
- 198. Reserved
- 199. Reserved

- c. No STREET-SPACE may be gated.
 - d. All lots shall share a frontage line with, and all principal buildings shall directly front, a STREET-SPACE and/or a REQUIRED BUILDING LINE - as designated on the approved REGULATING PLAN. Phased projects may meet this requirement for each phase of development, satisfying it in increments.
 - e. Where a new street or a street stub-out is shown on the REGULATING PLAN, no other curb cut and/or intersecting street is permitted within 100 feet.
3. New Streets designated on the REGULATING PLAN
- a. Any new streets will require subdivision and a new plat. Consult the Zoning Administrator.
 - b. In addition to the street connectivity requirements in 2. *Streets* above, the following standards apply to those streets constructed after the adoption of the Character District REGULATING PLAN.
 - (i) New streets designated on the REGULATING PLAN may or may not be immediately constructed.
 - (ii) Any new streets that create frontage on a parcel being developed shall be constructed at the time of development.
 - (iii) New streets shall be public.
 - c. If constructed within 50 feet of the center line location in an adopted REGULATING PLAN, the street repositioning will not require a rezoning, provided the resulting configuration meets these street configuration standards and that any other properties with frontage are not adversely affected. All regulatory elements of the street, such as the REQUIRED BUILDING LINE, PARKING SETBACK LINE, and the building form frontage designation, shall move with any street repositioning.
 - d. Additional new streets or ALLEYS may be added to an adopted REGULATING PLAN by an applicant to create a smaller BLOCK pattern; however, no streets or ALLEYS may be deleted without being replaced and the result shall meet all the prescriptions of the Character District standards.

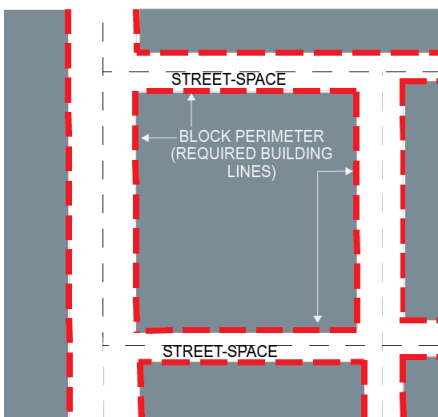


Diagram A.

C. Blocks

1. BLOCKS are measured at the REQUIRED BUILDING LINES or, where a REQUIRED BUILDING LINE is not present, along public rights-of-way, or other public, conservation, and/or property outside of the Character District. All lots and/or contiguous lots shall be considered to be part of a BLOCK for this purpose. (see Diagram A)
2. Within an approved REGULATING PLAN: no BLOCK FACE shall have a length greater than 360 feet without an ALLEY, public access easement or PEDESTRIAN PATHWAY of not less than 24 feet in width, providing through-access to another STREET-SPACE, or ALLEY. If a BLOCK does not meet this standard, then at the time of development, the following standards apply:
 - a. Individual lots with less than 100 feet of STREET-SPACE frontage are exempt from this requirement.

- b. Lots from 100 through 200 feet in frontage shall, in coordination with the Zoning Review Committee, reserve a public access easement at least 12 feet wide, unless already satisfied within that BLOCK face.
- c. Lots with over 200 feet of street frontage shall meet the through-access requirement within their lot, unless already satisfied within that BLOCK face.
- d. New lots shall not be platted in order to avoid/circumvent the through-access requirement

The Zoning Administrator in consultation with the ZRC shall determine which type of through-access must be implemented.

- 3. Where a new REGULATING PLAN is being created, or an approved REGULATING PLAN is being amended that involves a change to the number of streets or BLOCKS, the following standards apply:
 - a. No BLOCK FACE shall have a length greater than 360 feet.
 - b. The average perimeter of the BLOCKS within the developed area shall not exceed 1100 feet.
- 4. Curb Cuts: No new curb cuts are permitted unless otherwise specified below. The creation and retention of curb cuts in the CHARACTER DISTRICT shall be dependent on their providing access to, and circulation for, ALLEYS as per the following:
 - a. For lots with ALLEY access, existing or in a redevelopment plan, existing curb cuts other than those necessary for ALLEY circulation, shall be eliminated or vacated at the time of redevelopment.
 - b. For lots without ALLEY access, existing curb cuts may be maintained or required to be relocated, subject to the standards of this section.
 - c. For lots without a curb cut or ALLEY access, new curb cuts for shared driveways have priority over those for single access. No new curb cut may be within 100 feet of another curb cut except where the new curb cut provides needed access for existing or planned ALLEY circulation.
 - d. All curb cuts are subject to Zoning Review Committee approval. (See Section 26-196.C.5)
- 5. Where a parking structure or surface lot with more than 20 spaces, existing or planned, is being provided with at least 40% of its spaces available to the general public, existing curb cuts that provide access to the public parking may be retained or relocated even if the lot has ALLEY access. Such parking must meet the requirements of Section 26-196.C.5 for shared parking.

D. Alleys

ALLEYS provide internal BLOCK circulation and shared access to rear parking and service areas. They may also serve as fire lanes.

- 1. Existing ALLEYS shall be maintained.
- 2. Access to parking and service areas shall be from ALLEYS or public access easements as set forth in this section. ALLEYS or public access easements shall, at the time of redevelopment, provide access to the rear of all lots. The Zoning Administrator may waive or approve alternative access to parking and service areas where the absence of the ALLEY would not deprive an adjacent lot/neighbor of rear lot access, and:
 - a. The lots are on a perimeter common to non-developable or conservation lands, or
 - b. A lot has streets on three sides.
- 3. ALLEYS may be incorporated into parking lots as standard drive aisles. Access from ALLEYS to all adjacent properties shall be maintained.
- 4. In Storefront, Urban General, and Urban General 2 frontages, vehicular access between adjacent parking lots and across property lines is encouraged.
- 5. In Storefront, Urban General, and Urban General 2 frontages, where an ALLEY does not exist and is not feasible to construct at the time of development of any property, the applicant is required to preserve rear service access and maintain the area within the rear setback by, at a minimum:
 - a. Providing routine landscape maintenance to the area.
 - b. Keeping the area clear of debris, stored materials, and stored or parked vehicles.

E. Public Open Space

Standards for structures and plantings in public open spaces are provided in *Section 26-195 Public Realm Standards*.

F. Sample Regulating Plan Key

Each REGULATING PLAN contains a key explaining the plan designations. The key below, *Illustration B*, is provided as an example.

UNDERSTANDING THE REGULATING PLAN

Color and Symbol Key

 Urban General	 Storefront	 Public Open Space
 Urban General 2	 Req'd Building Line (RBL)	 Civic Structure
 Neighborhood Medium	 Parking Setback	 Downtown Character Study Area Bounds
 Neighborhood Small	 New Streets	 Railway

BUILDING FRONTAGE DESIGNATION
The color filling the right-of-way indicates the relevant BUILDING FORM STANDARD (BFS) rules governing your site.

REQUIRED BUILDING LINE (RBL)
This red dashed line indicates the RBL for your site. The building must be *built-to* the RBL.

PARKING SETBACK LINE
Vehicle parking (above ground) is not allowed forward of this blue dashed line unless otherwise noted on the REGULATING PLAN or in this section.

GREEN or SQUARE
Public Open Space. Refer to the City for details.

SPECIAL CONDITION
Specific limitation or allowance regarding the BUILDING FORM STANDARD for this frontage or site.

SPECIAL SITE CONDITIONS

*1.

*2.

Illustration B.

G. Example Regulating Plan

Each Character District has its own REGULATING PLAN. The REGULATING PLAN below is provided as an example. See the City for the REGULATING PLAN for a specific Character District.

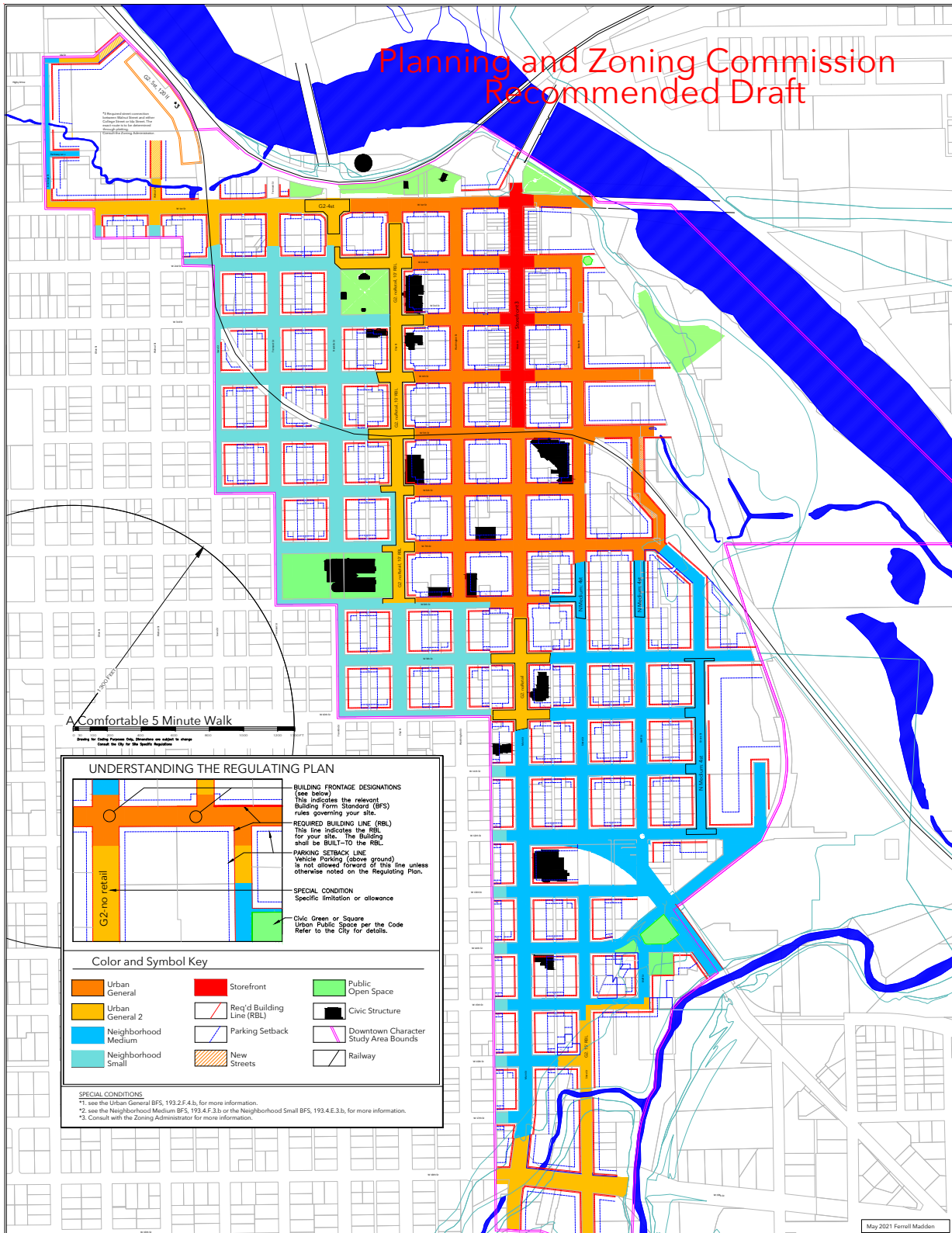


Illustration C. This image of the REGULATING PLAN for the Downtown Character District is shown for illustrative purposes only; refer to the City for the REGULATING PLAN specific to your Character District.

H. Amending Regulating Plans

1. Certain minor reconfigurations to the street alignments shown on an adopted REGULATING PLAN may be allowed, subject to re-platting and the design standards in *Sections B.3.c and d above*, without triggering a rezoning. Any other changes to an adopted REGULATING PLAN shall meet all the criteria of this chapter and will require a rezoning.
2. Certain minor adjustments to the frontage designation shown on the REGULATING PLAN are permitted within the parameters of *Section 26-193. Building Form Standards D.5 Frontage Designation Flexibility*.
3. REQUIRED BUILDING LINE location or new street alignments may be reconfigured by the Zoning Review Committee, without triggering a rezoning, if the presence of a flood plain or wetland on the parcel prohibits development envisioned by the code.

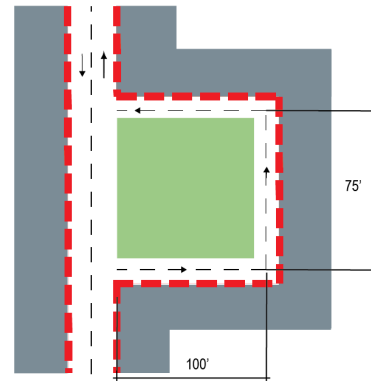


Diagram E.

4. Street Connectivity
 - a. Any proposals to reconfigure the street network in the adopted REGULATING PLAN shall be configured such that:
 - (i) Street connectivity is maintained; cul-de-sacs and other dead-end streets are not permitted except as specified here; and
 - (ii) No street intersection occurs within 100 feet of another street intersection; and
 - (iii) The BLOCK configuration meets the standards defined in *Section B, Blocks above*; and
 - (iv) The average perimeter of the resulting BLOCKS within the area of change does not exceed 1,100’.
 - b. Streets that do not connect to other streets, as part of an interconnected network, are not permitted except:
 - (i) Where configured with a one-way loop around the perimeter of an open area, having a maximum depth (perpendicular to the primary street centerline) of 100 feet and a minimum width (dimension parallel to the primary street) of 75 feet (see Diagram E);
 - (ii) Where less than 130 feet long and configured as a stub-out designed for connection to future streets/development (see Diagram F);
 - (iii) Where less than 130 feet long and connected to an ALLEY, providing rear lot access, and ending at designated conservation lands. (see Diagram G).

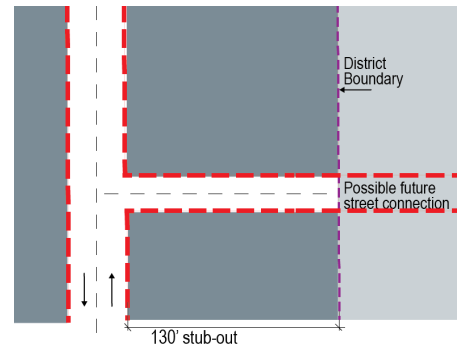


Diagram F.

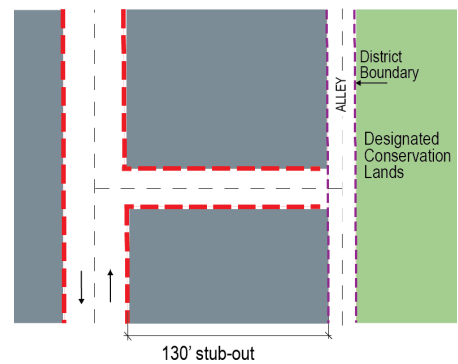


Diagram G.

Section 26-193. Building Form Standards

The BUILDING FORM STANDARDS (BFS) establish the rules for development and redevelopment on private lots. They work through form and function controls on building frontages to frame the STREET-SPACE and foster a vital public realm.

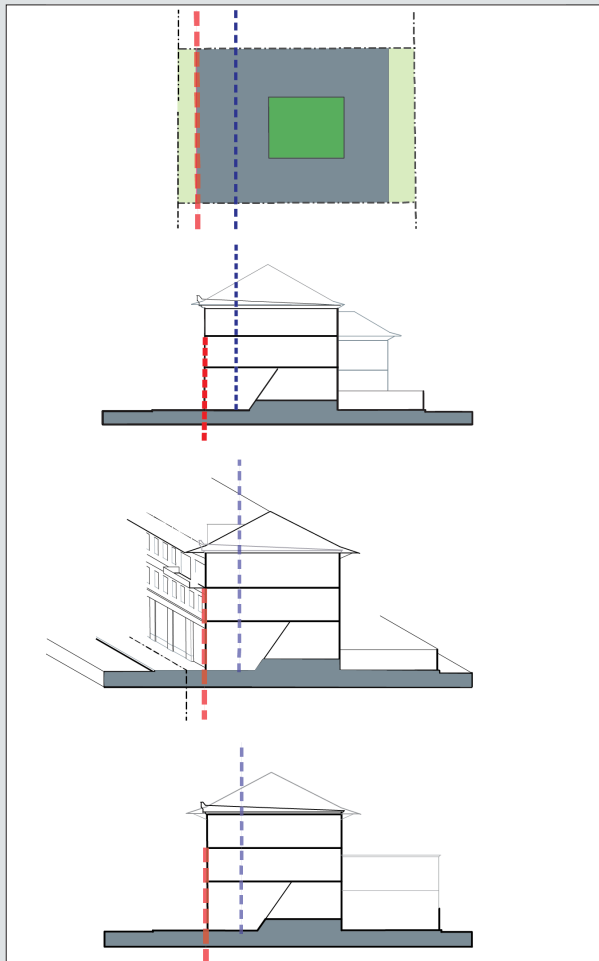
The building frontage designations are denoted on the REGULATING PLAN by the color filling the STREET-SPACE fronting the parcel. The same colors are shown in the section for each frontage designation that follows. The BUILDING FORM STANDARDS set the basic parameters governing building form, including building placement, the building envelope (in three dimensions), and certain required or permitted functional elements. These standards allow change-over-time and promote lasting and contributing buildings

Character District Sections: 26-191 to 26-198

- 191. Introduction & Definitions
- 192. Regulating Plans
- 193. Building Form Standards**
- 194. Architectural Standards
- 195. Public Realm Standards
- 196. Parking & Loading
- 197. Building Functions
- 198. Reserved
- 199. Reserved

HOW TO USE THE BUILDING FORM STANDARDS (BFS):

The BUILDING FORM STANDARDS are divided into General Standards, that apply to all frontage designations, and Individual BUILDING FORM STANDARDS that only apply where a frontage has been designated. Standards include required minimums, allowed maximums, and some permissive parameters for specific building or lot features. The individual BUILDING FORM STANDARDS (BFS) are organized into four categories: *Placement*, *Height*, *Elements*, and *Use*. You should review both the General and Individual BUILDING FORM STANDARD before planning your project.



PLACEMENT: These standards set the BUILDABLE AREA of your lot. Note the REQUIRED BUILDING LINE (RBL) and the minimum percent required for building along the lot frontage. Next, look for specifics about the depth and breadth of the BUILDABLE AREA relative to the RBL and any side and rear setbacks. You should also note any requirements for open area. Then you will know where on your lot you may build—as well as where your building must be placed (the RBL).

HEIGHT: These standards set the minimum and maximum height for the building. Note also any specifications for floor elevations, and fence or wall heights. Heights are primarily measured relative to the fronting sidewalk.

ELEMENTS: These standards regulate important details of the building, like FRONT PORCHES, BALCONIES, and FENESTRATION (windows and doors). These standards apply primarily to the front of the building (as it faces the street)—with much less emphasis on what happens behind the FACADE.

USE: These standards define the broad categories of use that are permitted, often differentiating between the ground floor and the upper STORIES. The standards are typically less specific in the regulation of use than conventional zoning.

Summary Frontage Descriptions

The frontages are designated on the REGULATING PLAN by color filling their right-of-way.

Urban General Frontage

Urban General 2 Frontage

Urban General is the basic urban building form. These frontages produce multi-story buildings placed directly at the sidewalk or behind small DOORYARDS, with windows across the FACADE, and one or more entrances. The uses range from commercial to residential, institutional to ground-floor retail and restaurants—and combinations of all of the above. This frontage has two levels of intensity, with an **Urban General 2** for less intense areas.

Storefront Frontage

Storefront is a subset of the Urban General frontage, with more specific requirements at the street level, that of the prototypical ground floor SHOPFRONT with large windows and frequent doors along the sidewalk. Ground floor uses are limited to retail or other active commercial uses along the frontage, creating a vibrant pedestrian realm. Upper STORY uses are flexible.

Neighborhood Small

Neighborhood Medium

Neighborhood frontage includes detached and attached houses up to small apartment buildings. The buildings may be placed close to the sidewalk with a small DOORYARD, or farther back with a small front yard. STOOPS or FRONT PORCHES are required for new buildings in this frontage. This frontage has two levels of intensity, Medium and Small, its character and intensity will vary depending on this designation.



Illustration: Urban General - Typical Frontage



Illustration: Storefront - Typical Frontage



Illustration: Neighborhood Medium - Typical Rowhouse form



Illustration: Neighborhood Small - Single Unit Detached form



Illustration: Neighborhood Small - Typical Two Unit form

193.1 General Provisions

These provisions apply to all building frontage designations, unless expressly stated otherwise within the BUILDING FORM STANDARDS for an individual frontage designation or on the REGULATING PLAN.

A. Placement

1. REQUIRED BUILDING LINE (RBL)
 - a. Building FACADES shall be *built to* the REQUIRED BUILDING LINE as prescribed in the individual BUILDING FORM STANDARD.
 - b. The REQUIRED BUILDING LINE includes an offset area (or depth) of 5 feet behind that line (into the BUILDABLE AREA) allowing for jogs and FACADE articulation. Therefore, where the FACADE is placed within that 5-foot zone, it is considered to be built to the REQUIRED BUILDING LINE.
 - c. The building FACADE shall be built to the REQUIRED BUILDING LINE within 30 feet of a BLOCK CORNER. (See *Diagram B. BLOCK CORNERS*)
 - d. For CORNER LOTS, the REQUIRED BUILDING LINE is continuous around the BLOCK CORNER (not broken into separate frontages or REQUIRED BUILDING LINES).
 - e. All lots, including CORNER LOTS and through lots, shall satisfy the requirements of their individual BUILDING FORM STANDARD for both frontages. (See *Diagram C Through Lots*.)
 - f. Where a through lot has frontages with different height limits, the greater of the 2 maximum height limits shall not come within 60 feet of the RBL of the lower height frontage. (See *Diagram C Through Lots*.)
2. BUILDABLE AREA (See *Table A. Facade Projection Limitations*)
 - a. Buildings may only occupy that portion of the lot specified as the BUILDABLE AREA: the area behind the REQUIRED BUILDING LINE and excluding any required setbacks, as prescribed in the BUILDING FORM STANDARD.
 - b. No part of any building may be located outside of the BUILDABLE AREA except projecting eaves, AWNINGS, SHOPFRONTS, BAY WINDOWS, STOOPS, steps, or BALCONIES.
 - c. Accessibility ramps approved by the Zoning Administrator in consultation with the ZRC may be located within the DOORYARD area.
 - d. Rear and side lot setbacks, where required, are specified in the individual BUILDING FORM STANDARD and/or *Section 193.1.F. Neighborhood Manners*.
3. DOORYARDS

See *Section 195.2.A Public Realm Standards*. (See also *Illustration A. Key Character District elements*.)
4. PRIVATE OPEN AREA

Private or semi-private usable open area is required on every lot, measured as a specified percentage of the BUILDABLE AREA. This requirement may be satisfied in a variety of at or above-grade configurations, as prescribed in each BUILDING FORM STANDARD.

 - a. The PRIVATE OPEN AREA must be improved and available for safe and convenient access to all occupants of the building.
 - b. The PRIVATE OPEN AREA must be open to the sky except for pergolas and porches, decks.

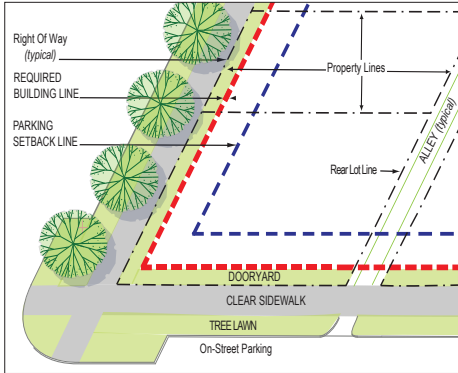


Illustration A. Key Character District elements

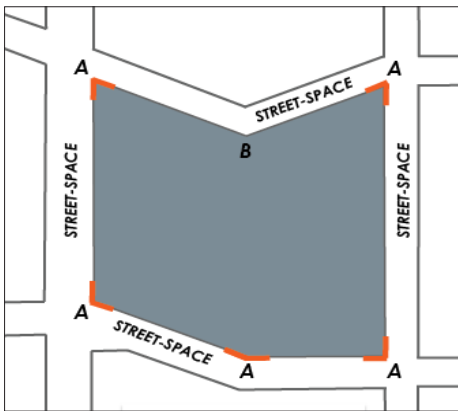


Diagram B. BLOCK CORNERS

A. BLOCK CORNER

B. not a BLOCK CORNER

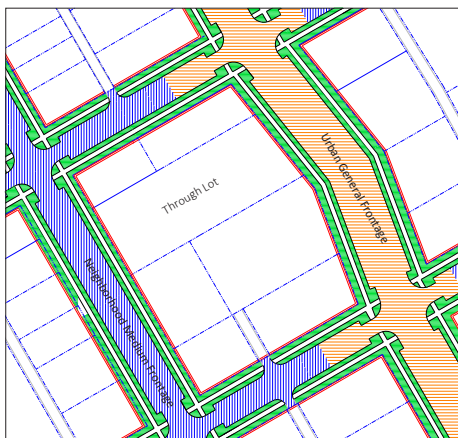


Diagram C. Through Lots

- c. The PRIVATE OPEN AREA, when located at grade, must be not more than 33% impervious surface area and shall be designed with green features.
- d. Any PRIVATE OPEN AREA located at grade or below the third STORY shall not encroach into any required side or rear set-backs. See the individual building frontage standards for additional parameters.
- e. Any shared PRIVATE OPEN AREA located above the second STORY (excluding BALCONIES) shall be designed with green features, such as planters or functional green roofs, contain outdoor seating and other appropriate amenities, be free of any obstructions, be screened from rooftop mechanical equipment, and be located and configured to prevent views into adjacent dwelling units.
- f. The PRIVATE OPEN AREA may be distributed among separate areas, but at least 67% shall be in no more than two separate areas.
- g. The PRIVATE OPEN AREA is not to be used to satisfy minimum stormwater Best Management Practice area (if thereby excluding active tenant use), parked, or driven upon.
- h. Any development on a lot that is exclusively reusing existing structures is exempt from the PRIVATE OPEN AREA requirement.

5. STREET WALLS and PRIVACY FENCES

- a. Unless otherwise indicated in the individual BUILDING FORM STANDARD, a STREET WALL is required along any REQUIRED BUILDING LINE (RBL) frontage that is not otherwise occupied by a building. (See *Illustration D. STREET WALL at RBL*) Note that a building is required along any RBL within 30 feet of a BLOCK CORNER.
- b. Any STREET WALL above four feet in height shall meet the FENESTRATION requirements of the applicable BUILDING FORM STANDARD.
- c. PRIVACY FENCES may be constructed along COMMON LOT LINES, behind the REQUIRED BUILDING LINE, and along ALLEYS.
- d. PRIVACY FENCES have a maximum height of eight feet.

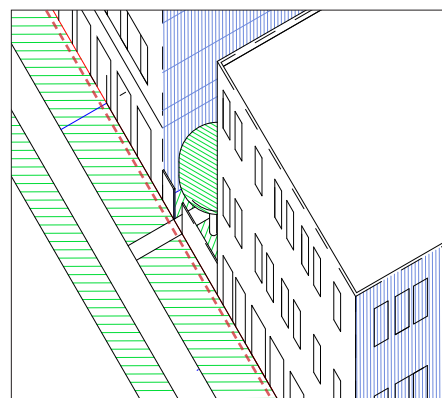


Illustration D: STREET WALL at RBL

6. On-Site/Off-Street Vehicle Parking and Access (curb cuts)

In Character Districts, off-street vehicle parking and access should have minimal intrusion on the public realm. Off-street parking should not be CLEARLY VISIBLE FROM THE STREET-SPACE. Access should be provided from ALLEYS, or shared access lanes, minimizing potential vehicular-pedestrian points of conflict. Properties within a Character District are exempt from any parking standards not in Sections 26-191 through 26-197. The following standards apply.

- a. The PARKING SETBACK LINE is designated on the REGULATING PLAN, with additional specifications in the applicable individual BUILDING FORM STANDARD.
- b. The PARKING SETBACK LINE extends vertically, as a plane, from the first-floor level.
- c. Vehicle parking must be located behind the PARKING SETBACK LINE, with the following exceptions.
 - (i) Parking may be forward of the PARKING SETBACK LINE where it (see *Diagram E*):
 - (a) is beneath a habitable first floor and completely within the building envelope;

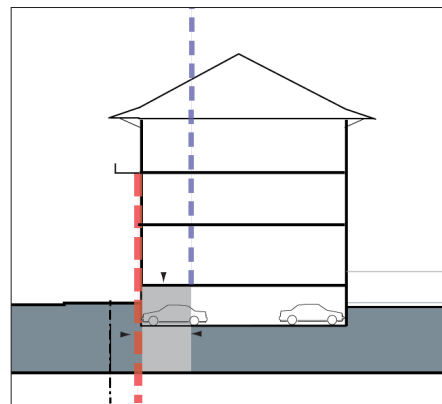


Diagram E: Parking allowed forward of the PARKING SETBACK LINE.

- (b) has a floor level at least four feet below grade; and
 - (c) has FENESTRATION not greater than 15% (from the average fronting sidewalk elevation to the finished first floor level.
 - (ii) Parking may be forward of the PARKING SETBACK LINE only where designated on the REGULATING PLAN:
 - (a) at the rear of lots with ALLEY/REQUIRED BUILDING LINE intersections, as prescribed in the individual building frontage standard; or
 - (b) above the floor level specified on the REGULATING PLAN.
 - d. Curb cuts and driveways shall be located at least 75 feet away from any BLOCK CORNER, other curb cut, or parking garage entry on the same BLOCK FACE. These requirements are not applicable along ALLEYS.
 - e. No project may create any new curb cuts where ALLEY or shared access exists or is designated on the REGULATING PLAN – unless it is created to provide access to publicly-available parking.
 - f. If ALLEY or shared access is not available, an applicant may request direct driveway access from a street, subject to approval by the Zoning Administrator in consultation with the ZRC.
7. Publicly accessible parking structures:
- a. Built according to this code are not included in or subject to the calculation of the maximum building footprint in the individual BUILDING FORM STANDARD, but shall meet all other applicable standards.
 - b. Parking spaces on the top level of a parking structure shall not count as an additional STORY against the height limits of this code. Shading and solar structures that are not CLEARLY VISIBLE FROM THE STREET-SPACE are permitted.
 - c. Any portion of any parking structure within 25 feet of a building constructed under this code shall not exceed that building's primary ridge or parapet height,
 - d. All parking structures are subject to *Section 193.1.F. Neighborhood Manners*.
 - e. Openings in any REQUIRED BUILDING LINE for parking garage entries shall have a maximum CLEAR HEIGHT of 16 feet and a maximum clear width of 22 feet.
 - f. Parking structures may have parking beyond the PARKING SETBACK LINE at and above the second STORY provided that:
 - (i) the parking is clearly identified and accessible to the public; and
 - (ii) no less than 90% of the parking spaces are available to the public; and
 - (iii) at least 12 hours of public parking are provided in any 24-hour period; and
 - (iv) that at least 8 of those hours are provided during either business or nighttime hours depending on whether the Zoning Administrator in consultation with the ZRC determines that the primary use will be for commercial or residential uses.

B. Height¹

Heights are specified in the individual BUILDING FORM STANDARD. CIVIC BUILDINGS are exempt from these standards.

1. Heights in Character Districts are generally measured from the average fronting CLEAR SIDEWALK elevation.
2. Building height is measured in STORIES, with an ultimate building height limit in feet.
 - a. Building heights are measured to the top of the wall plate or top of the parapet, whichever is higher. (See *Diagram F*)
 - b. Finished floor elevation and minimum building height requirements shall be satisfied from the REQUIRED BUILDING LINE back to a minimum depth of 30 feet.
3. CLEAR HEIGHT is measured from the finished floor elevation to the finished ceiling directly above.² For external

¹ Note of intent: This is not the way height is typically measured. The datum is intentionally set relative to an occupant of the STREET-SPACE.. This is also to incentivize the use of pitched roofs, adding variety to the rooflines without arbitrarily requiring it. This will allow additional habitable space (see ATTIC STORY in C. Elements. 3) while maintaining a smaller scale appearance.

² Note of intent: The minimum CLEAR HEIGHT is a value preservation and quality-of-life-over-time measure.

building features, it is measured as the unobstructed distance from the ground/sidewalk to the lowest element above.

4. The prescribed minimum CLEAR HEIGHT shall be met by at least 75 percent of the floor area for the specified STORY.
5. A single ATTIC STORY, constructed according to the Character District standards, is not included in any building height measurement, whether in STORIES or feet. (see *Elements C.3* below).
6. MEZZANINES (See *Diagram G*):
 - a. with a floor area greater than 1/3rd of the floor area of the STORY in which it is located will count as an additional full STORY in the building height measurement;
 - b. below the second STORY shall be set back from the REQUIRED BUILDING LINE at least 15 feet; and
 - c. GROUND STORY MEZZANINES are not included in the CLEAR HEIGHT measurement.
7. PARKING STRUCTURES
 - a. are limited by the maximum height in feet of their frontage, not by STORIES; and
 - b. are exempt from the CLEAR HEIGHT prescriptions.

C. Elements

1. FENESTRATION
 - a. FENESTRATION is regulated, on a STORY by STORY basis, as a percentage of the FAÇADE between floor levels. It is measured as glass area (including MUNTINS and similar window frame elements with a dimension less than one inch) and/or the open (void) area in the wall surface.
 - b. Lengths of wall exceeding 20 linear feet (horizontal) with no FENESTRATION are prohibited on all STREET WALLS, and FACADES below the 4th STORY. This measurement includes the entire STORY, from floor to floor.
 - c. Each FACADE shall have at least one functioning entrance.
 - d. The maximum distance between functioning entrances in the same building FACADE is specified in the BUILDING FORM STANDARD.
 - e. Windows should not direct views into or across an adjacent private lot. COMMON LOT LINES with a General, Storefront, or Neighborhood Medium frontage may be built with zero or minimal setback. Any views directed into or across a private lot are specifically not protected. (See *Illustration H.*)
 - f. Windows shall not direct views into an adjacent private lot where the COMMON LOT LINE is less than 10 feet away. (See *Diagram I.*) Specifically, the window opening and its window panes shall be at an angle of greater than or equal to 90 degrees to/with the COMMON LOT LINE unless:
 - (i) that view is contained within the lot (e.g. ground or first STORY window views blocked by a privacy fence, opaque glass, or garden wall), or
 - (ii) the window's sill is at least 6 feet above its finished floor level; or
 - (iii) otherwise specified in the individual BUILDING FORM STANDARD.

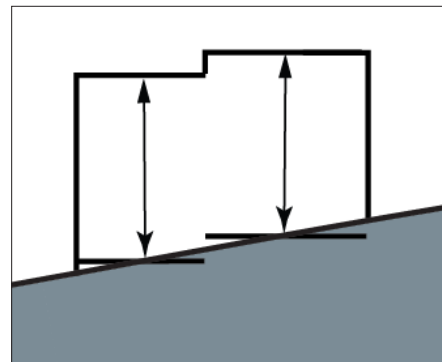


Diagram F. Building FACADE view
 Building height measurement:
 Large floorplates along significantly sloped frontages need to 'step' the building in order to maintain the proper relationship with the sidewalk.

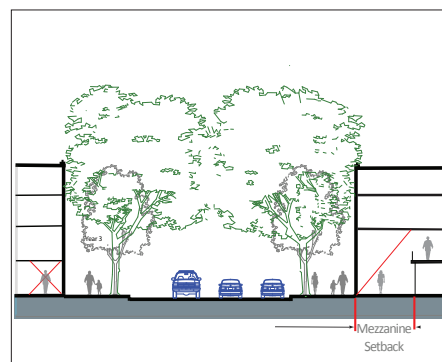


Diagram G. Mezzanine GROUND STORY setback

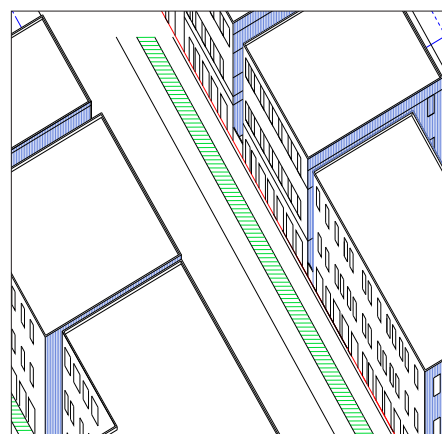


Illustration H. Caution: In an Urban context FENESTRATION along COMMON LOT LINES may be blocked by adjacent buildings.

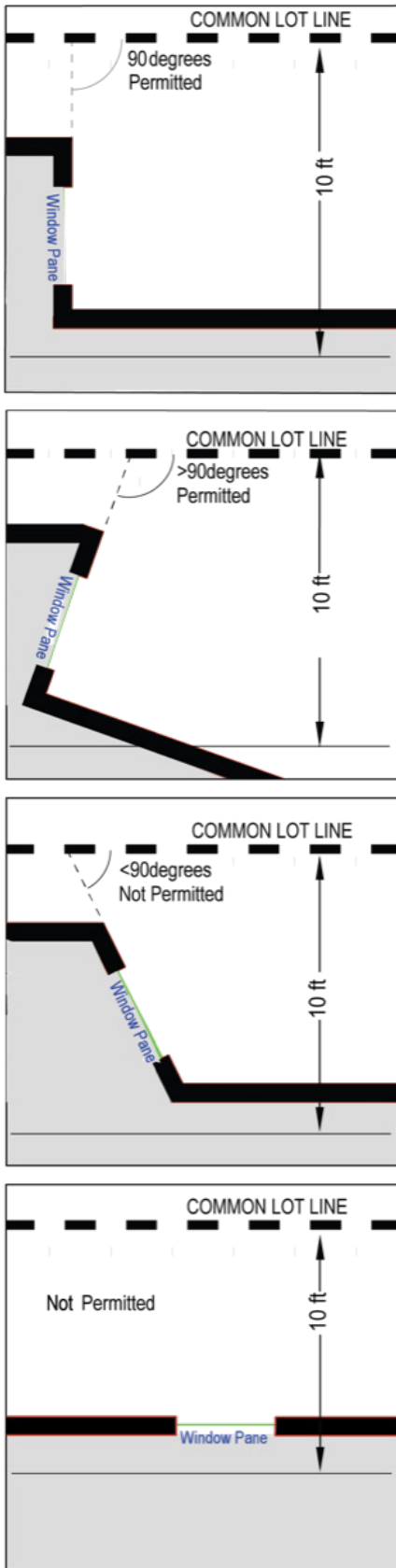


Diagram I. Permitted orientation for windows within 10 feet of a COMMON LOT LINE.

2. FACADE Projections

- a. No part of any building may project forward of the REQUIRED BUILDING LINE except for: overhanging eaves, AWNINGS, SHOPFRONTS, signs, BAY WINDOWS, steps for STOOPS and FRONT PORCHES, BALCONIES, or accessibility ramps approved by the Zoning Administrator in consultation with the ZRC. (See Table A.)
- b. Any encroachment over the CLEAR SIDEWALK and/or the right-of-way requires an encroachment agreement with the City, except for signs, overhanging eaves, and AWNINGS, as set forth herein. (See Table A. Facade Projection Limitations)
- c. STOOPS OR FRONT PORCHES:
 - (i) All required FRONT PORCHES shall be completely covered by a roof.
 - (ii) FRONT PORCHES may be screened (insect screening) when all architectural elements (columns, railings, etc.) occur on the outside of the screen.
 - (iii) STOOPS must be fully covered by a roof or CANOPY.
 - (iv) Finished floor height shall be no more than 8 inches below the first interior finished floor level of the building.
 - (v) See the individual BUILDING FORM STANDARDS for additional dimensional standards.
 - (vi) See Section 194.J Architectural Standards, for design standards for FRONT PORCHES and STOOPS.
- d. Ground STORY AWNINGS and CANOPIES
See Section 194.G Architectural Standards, for design standards for AWNINGS and CANOPIES.
- e. BAY WINDOWS:
 - (i) shall have an interior clear width of between four and eight feet at the FACADE;
 - (ii) at the ground STORY shall project no more than 24 inches beyond the REQUIRED BUILDING LINE;
 - (iii) at the second STORY and above, shall project no more than 42 inches beyond the REQUIRED BUILDING LINE; and
 - (iv) shall not project into the right-of-way or over the CLEAR SIDEWALK.

Table A. FACADE Projection Limitations	Reference	Limit
ADA Ramps		ROW
AWNINGS, CANOPIES, ground floor	2.(d)	
BAY WINDOWS	2.(e)	ROW
BALCONIES	2.(f)	ROW
Eaves		ROW
SHOPFRONTS	per BFS	ROW
Steps / STOOPS / FRONT PORCHES	per BFS	ROW
PROJECTING SIGNS	26-194.I	
Consult the Zoning Administrator and ZRC for all encroachments into the ROW; additional requirements may apply.		

- f. **BALCONIES¹:**
Where an individual BUILDING FORM STANDARD permits, BALCONIES being used as a method for achieving the required PRIVATE OPEN AREA shall:
- (i) meet all prescriptions in its BUILDING FORM STANDARD,
 - (ii) be enclosed by balustrades, railings, or other means that are not less than 50% opaque;
 - (iii) not otherwise be enclosed above a height of 42 inches, except with insect screening and/or columns/posts supporting a roof or connecting with another BALCONY above; and have either:
 - (a) a recess in the FACADE behind the BALCONY of at least 18";
 - or
 - (b) must be fully covered by, and posted up to, a roof.
 Alternately, where a BALCONY aligns with a BALCONY on a different STORY, it may post up to the BALCONY above.

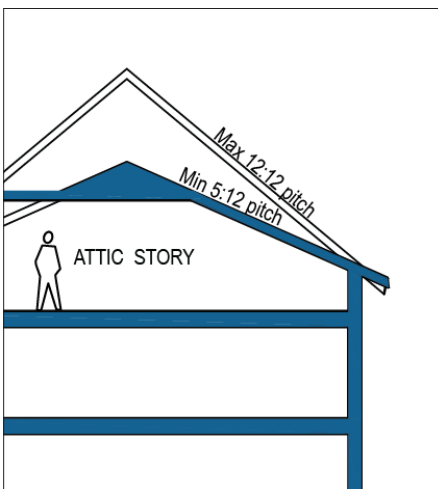


Diagram J. ATTIC STORY

3. An ATTIC STORY does not count against the maximum height in feet or STORIES, provided it meets the following standards:
 - a. There is not more than one floor level within the roof.
 - b. ATTIC STORY windows fronting the REQUIRED BUILDING LINE may only be located in DORMERS.
 - c. DORMERS for ATTIC STORIES are permitted so long as they do not break the primary eave line, are individually less than 15 feet wide, and their collective width is not more than 60 percent of the FACADE.
 - d. The habitable area in an ATTIC STORY is restricted by the limitations on roof pitch.
4. Roof configurations are regulated in 194. *Architectural Standards, D. Roofs and Parapets.*

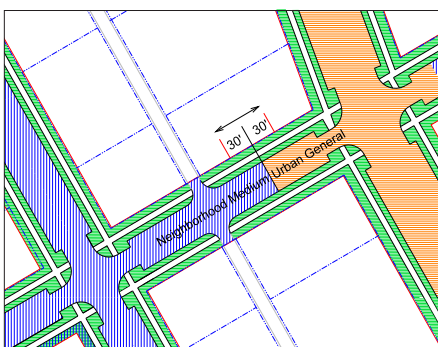


Diagram K. Frontage designation flexibility

D. Frontage Designation Flexibility

When the building frontage designation shown on the REGULATING PLAN changes along a property's REQUIRED BUILDING LINE (RBL), the applicant has the option of applying either BUILDING FORM STANDARD for a maximum additional distance of 30 feet in either direction, for that parcel only, from the transition point shown on the REGULATING PLAN. This flexibility is limited by the configuration of the REGULATING PLAN (including the parcel lines) at the time of its adoption. An adjustment greater than 30 feet requires a rezoning. (See Diagram K)

E. Civic Buildings

When CIVIC BUILDINGS, existing or proposed, are designated on the REGULATING PLAN, they are exempt from the BUILDING FORM STANDARD provisions except those that relate to F. *Neighborhood Manners* and/or R-1 and R-2 districts.

¹ Note of Intent: These standards are to ensure suitability for use as PRIVATE OPEN AREA. They do not apply to other balconies or decks.

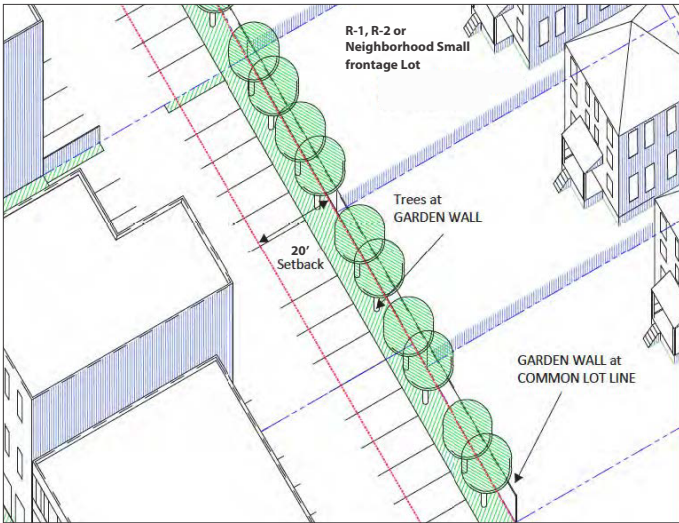


Illustration L. Neighborhood Manners Context

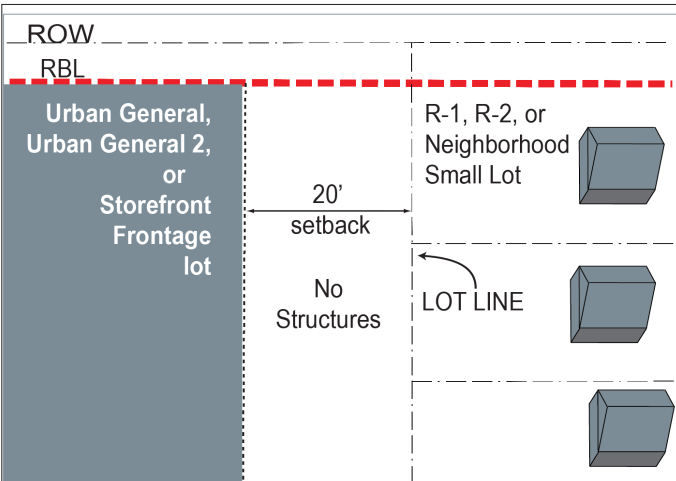


Diagram M. Neighborhood Manners Setback

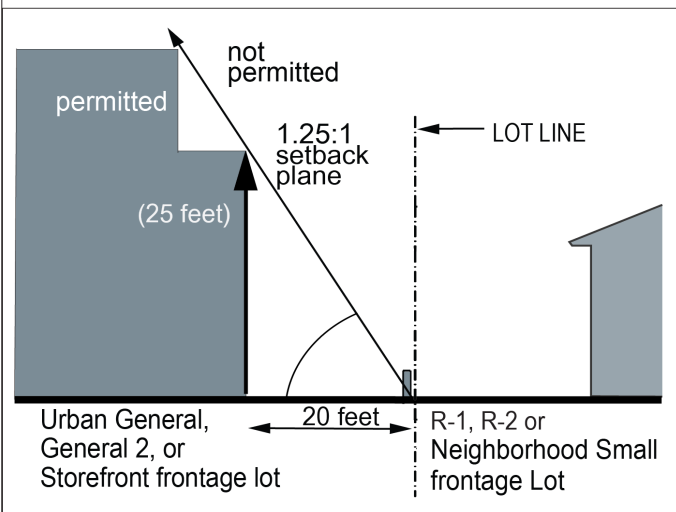


Diagram N. Neighborhood Manners Setback Plane

F. Neighborhood Manners

Where Urban General, Urban General 2, and Storefront frontage lots share a COMMON LOT LINE with a Neighborhood Small or Medium frontage lot, or an R-1 or R-2 district, the following standards apply (See Illustration L.).

1. A masonry wall, 4 to 8 feet in height, shall be constructed within one foot of the COMMON LOT LINE.
2. Trees from the *Street Tree List* (see Section 195 *Public Realm Standards*) shall be planted, on maximum 30-foot centers, between 5 and 10 feet from the wall. At planting, trees shall be at least 2.5 inches in diameter at designated breast height (DBH) and at least 8 feet in overall height.
3. Neighborhood Manners Setback (See Diagram M):
 - a. There shall be a 20 foot setback from the lot line shared with the R-1 or R-2 or Neighborhood Small or Medium frontage lot. There shall be no structures within this area.
 - b. There shall be a setback plane, beginning at the R-1 or R-2 or Neighborhood Small or Medium frontage lot line, extending at a slope of one and one quarter to one (1.25: 1), beyond which no building or structure (including parking structures) is permitted. (See Diagram N.)
 - c. Balconies or rear decks above the first STORY level are not permitted on building elevations facing and within 40 feet of a Neighborhood Manners Setback¹.
4. The Neighborhood Manners Setback shall be adjusted with any frontage change per D. *Frontage Designation Flexibility* above.

¹ Note of Intent: This standard is purposefully not written as "BALCONIES". It addresses privacy concerns, to ensure balconies are not overlooking private space/back yards

G. Accessory Dwelling Units (ADU)

1. ACCESSORY DWELLING UNITS are permitted for owner-occupied detached or attached single-unit dwellings only. Properties with ADUs shall not be considered duplexes.
 - a. ADUs may take the form of ENGLISH BASEMENTS or in the BUILDABLE AREA at the rear of the lot (often called a Granny Flat or, when above a garage, a Carriage House).
 - b. ADUs have the following maximums:
 - (i) a 600 square foot footprint (this does not apply to ENGLISH BASEMENT units); and
 - (ii) one bedroom;
 - (iii) rental occupancy, no more than two adults; and
 - (iv) no more than one ADU per lot.

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193.2 Urban General Frontages

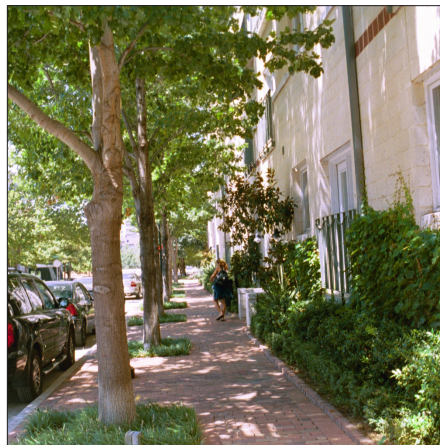
A. Illustrations and intent

The Urban General frontage is the basic American “downtown” building frontage, once typical in towns and cities across the United States. Multi-story buildings with closely spaced entrances and windows are lined up shoulder to shoulder behind the sidewalk, filling out the BLOCK-face.

This frontage is for street-oriented, downtown-type buildings. These building forms can accommodate a range of uses, allowing retail shopfronts, office or residential buildings, and/or mixed-use buildings, with service access and parking lots in the BLOCK interior, accessed from the ALLEY.



Note: These photos and statements are provided as illustrations of intent and are advisory only. They are not regulatory. Refer to the standards on the following pages for the specific standards of the Urban General Building Form Standard.



B. Example Building Configurations and Placement

Note: These diagrams illustrate some of the building configurations possible under the Placement standards on the following page. They do not represent fully designed buildings nor do they fully address issues such as parking or the International Building Code. Refer to the following pages for the specific standards of the Urban General Frontage.

The Urban General frontage standards provide a great deal of flexibility. Once the minimum height and frontage build-out requirements are met, the building behind the FACADE can take most any configuration. These diagrams, aligned above the Placement Diagram from the standards on the following pages, illustrate a few of the possible configurations a building can take under the General Urban BUILDING FORM STANDARDS. The green area represents the required PRIVATE OPEN AREA—which in Urban General frontages may be on or above ground, including on the roof.

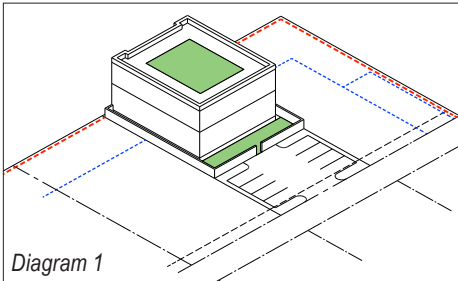


Diagram 1 shows a simple bar building. The FACADE meets the required percentage build-out and minimum height and has a STREET WALL spanning the unbuild REQUIRED BUILDING LINE. The PRIVATE OPEN AREA is provided on the roof, with additional rear yard area. The building is likely configured with units facing the street or the rear yard. A surface parking lot is accessed from the ALLEY.

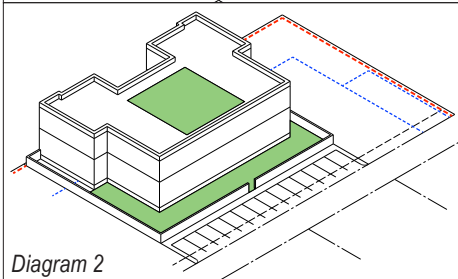


Diagram 2 shows a building with a forecourt entry. The FACADE spans most of the REQUIRED BUILDING LINE to meet its build-out requirement—the forecourt takes advantage of the percentage of the frontage not required to have a building on it. The PRIVATE OPEN AREA is provided on the roof, with additional rear yard area. Parking for the building is directly off the ALLEY.

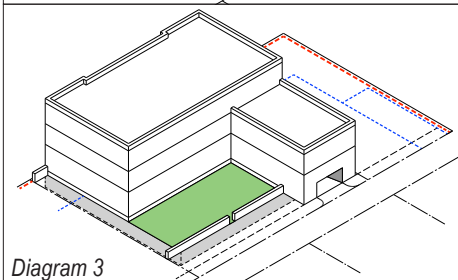


Diagram 3 shows a building with a lower, rear "L" section. The PRIVATE OPEN AREA requirement is met with a rear yard. This diagram suggests basement-level parking, accessed from the ALLEY. Larger buildings may have to meet parking requirements with a combination of inside/under the building, and/or off-site arrangements.

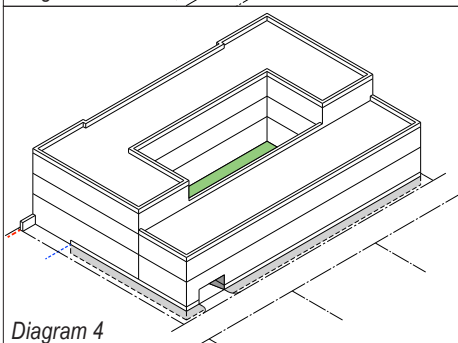


Diagram 4 shows a building with a central courtyard, providing a shared PRIVATE OPEN AREA for its occupants. This diagram also suggests semi-basement level parking, under the elevated first floor and accessed from the ALLEY.

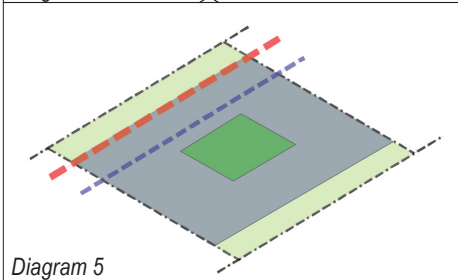
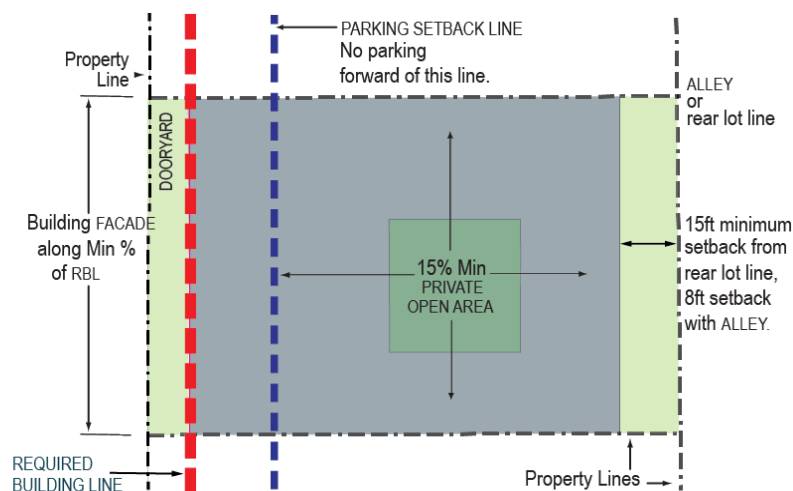


Diagram 5. This is a re-oriented *Placement Diagram* for the Urban General frontages, provided for reference. The red dashed line is the REQUIRED BUILDING LINE, the blue dashed line is the PARKING SETBACK LINE, the gray area is the BUILDABLE AREA, and the green rectangle within it represents the PRIVATE OPEN AREA. This is more fully explained in the frontage standard itself, located on the following pages.

193.2 Urban General & Urban General 2 Frontages



C. PLACEMENT

1. FACADE

- On each lot the building FACADE shall be built to the REQUIRED BUILDING LINE (RBL) for at least:
 - Urban General: 80% of the RBL length.
 - Urban General 2: 70% of the RBL length.
- A STREET WALL is required on any unbuilt REQUIRED BUILDING LINE.
- Within 12 feet of the BLOCK CORNER, the GROUND STORY FAÇADE may be chamfered to form a corner entry.
- A FORECOURT configuration may be used within the minimum build-to parameters provided:
 - All elevations facing the FORECOURT are regulated as FACADES;
 - the FORECOURT depth is no more than 20' and the width between 15' and 30';
 - the FORECOURT may not be used for parking, drop-off driving area or storm-water management;
 - the FORECOURT opening does not require a STREET WALL.
- In case of conflict, these standards shall supersede vision triangle requirements in the Code of Ordinances.

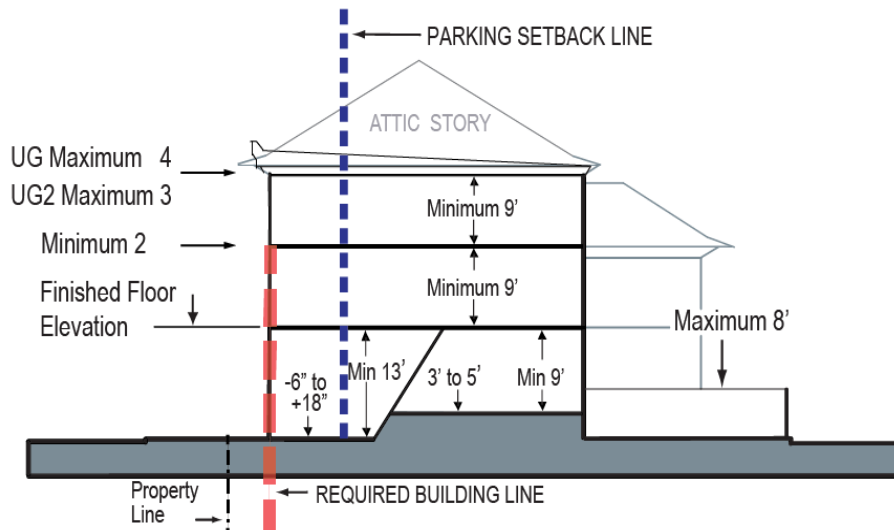
2. BUILDABLE AREA

- The BUILDABLE AREA is delineated by the gray area in the diagram above.
- The REQUIRED BUILDING LINE is indicated on the REGULATING PLAN. It is generally located 1' off the ROW/property line for Urban General and 5' off for Urban General 2. The exact position of the RBL should be confirmed in consultation with the Zoning Administrator and ZRC.
- Setbacks: there are no required side setbacks; rear setbacks are: 8' from an ALLEY and 15' if no ALLEY.
- The maximum building footprint is 25,000 Sq Ft.
- A PRIVATE OPEN AREA equal to at least 15% of the BUILDABLE AREA must be provided on every lot.
- The minimum PRIVATE OPEN AREA dimension is 18'
- Up to 33% of the required PRIVATE OPEN AREA may be satisfied by the BALCONIES of individual units which are exempt from the minimum dimension in f. above, and PARKING SETBACK LINE restrictions in h. and i. below. (See 193.1. General Standards, C. Elements, 2.f. Balconies, for qualifying BALCONY requirements.)
- The PRIVATE OPEN AREA must be located behind the PARKING SETBACK LINE when it is below the third STORY.
- Where provided at or above the third STORY, the PRIVATE OPEN AREA may be located forward of the PARKING SETBACK LINE (such as in a raised courtyard configuration) only if:
 - it opens onto no more than one STREET-SPACE, and
 - is set back at least 30' from any BLOCK CORNER or BUILDING CORNER.
- When on the building's highest roof level, the PRIVATE OPEN AREA may be located anywhere on the roof.

3. Other

- The PARKING SETBACK LINE is indicated on the REGULATING PLAN, generally 30' behind the REQUIRED BUILDING LINE, with limited exceptions at ALLEY/RBL intersections. See F.4. Rear Lot Area below.
- A PRIVACY FENCE is permitted and may be required. See Section 193.1.E. Neighborhood Manners.

193.2 Urban General Frontage & Urban General 2 Frontages



D. HEIGHT

See Section 193.1.B. for information about measuring height.

1. Building Height

- a. Urban General: minimum at RBL 2 STORIES, maximum 4 STORIES and 52'
- b. Urban General 2: minimum at RBL 2 STORIES, maximum 3 STORIES and 42'
- c. STORY heights may be different for specific locations; refer to the REGULATING PLAN.

2. Ground floor finished elevation

- a. For Commercial or Retail: -6" to +18"
- b. For Residential units within 30' of the REQUIRED BUILDING LINE: 3' to 5'. Entrances may be at grade, with transitions within the building to meet the minimum finished floor elevation for the units. Support functions such as lobbies, rental offices, and club rooms may be located at grade.

3. Second floor finished elevation

- a. Urban General: 16' to 22'
- b. Urban General 2: 16' to 18'

4. GROUND STORY finished CLEAR HEIGHT

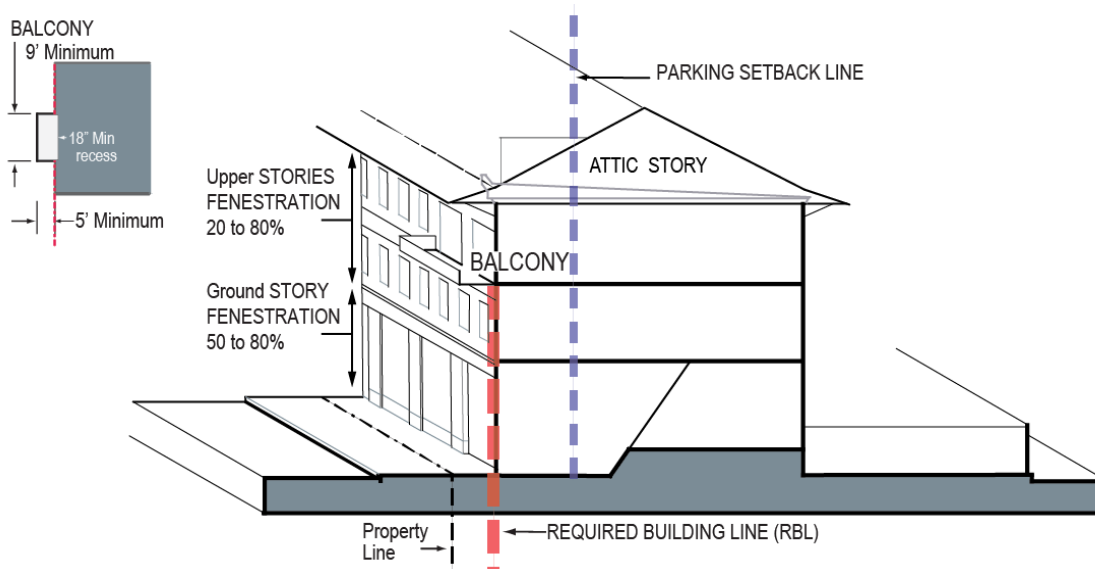
- a. For Commercial or Retail: 13' minimum
- b. For Residential: 9' minimum

5. Upper STORIES finished clear height: 9' minimum

6. STREET WALL: 4' to 8'

7. PRIVACY FENCE: 8' Maximum, measured from adjacent grade.

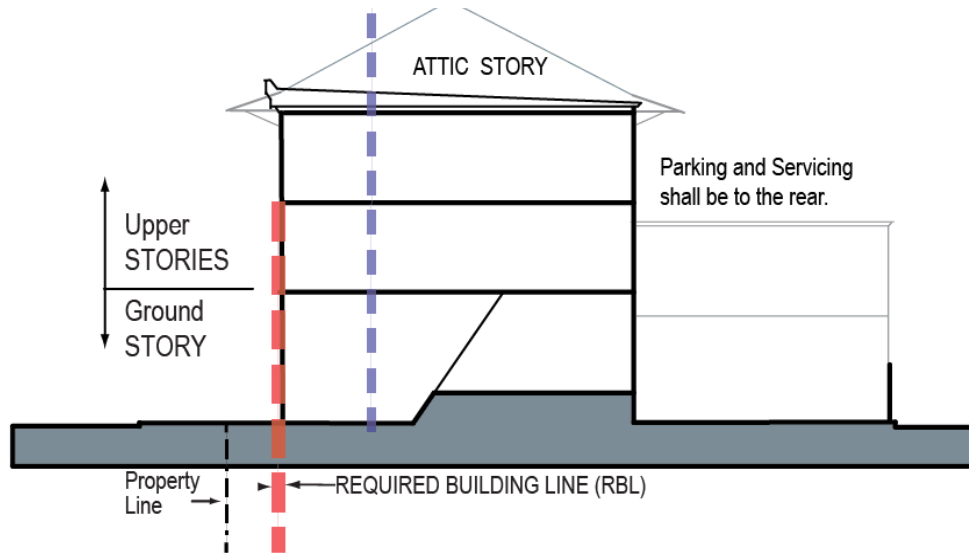
193.2 Urban General Frontage & Urban General 2 Frontages



E. ELEMENTS

1. **FENESTRATION**, GROUND STORY: 50 to 80%
2. **FENESTRATION**, upper STORIES: 20 to 80%
3. **ATTIC STORY**: permitted within the parameters of *Sections 193.C.3.* above and *194.D. Architecture.*
4. **BALCONIES**: (Applicable where a BALCONY is used to contribute to the PRIVATE OPEN AREA calculation): Minimum depth 5', minimum width 9'.
5. **FACADE entry doors**: Maximum door to door distance:
 - a. Urban General: 70'
 - b. Urban General 2: 80'
 - c. All upper STORY uses must be directly accessible from the STREET-SPACE through a FACADE entry. Unenclosed or partially enclosed exterior staircases may not be used to access upper STORY units.

193.2 Urban General Frontage & Urban General 2 Frontages



F. USES

See Section 197. Building Functions for specific parameters and/or performance standards.

1. Ground STORY:

- a. Urban General: Non-Residential or Residential
- b. Urban General 2: Non-Residential or Residential
- c. Residential uses are permitted on all STORIES. See the Height standards, above for specific configuration standards for GROUND STORY Residential.

2. Upper STORIES: Residential or Non-Residential (no Retail).

- a. Non-Residential uses are not permitted above a Residential use.
- b. Retail is only permitted in a second STORY where it is an extension of a GROUND STORY retail business and is no larger in gross floor area than that GROUND STORY retail space.

3. ATTIC STORY: Residential or Non-Residential. Additional habitable space is permitted within the roof where it is configured as an ATTIC STORY

4. Rear Lot Area:

- a. In addition to the other permitted GROUND STORY uses, parking and loading is permitted behind the PARKING SETBACK LINE.
- b. For lots with an ALLEY/REQUIRED BUILDING LINE intersection, where there is an additional parking area designated on the REGULATING PLAN, parking is permitted in this area when:
 - i. it is within a building and under a habitable second STORY;
 - ii. the FACADE of the building enclosing the parking meets all requirements;
 - iii. it is 2' off the front of the REQUIRED BUILDING LINE; and
 - iv. within 62' of the rear lot line.

193.3 Storefront Frontage



A. Illustrations and intent

Note: These photos and statements are provided as illustrations of intent and are advisory only. They are not regulatory. Refer to the standards on this page and the previous pages for the specific rules of the Storefront Building Form Standard.

This is the quintessential American “main street” frontage, with retail and restaurant uses on the ground floor and residences or offices upstairs. The overall building form is the same as the Urban General frontage, but with large display windows across the ground floor FACADE and frequent entrances along the street. Display windows should be large to allow unimpeded views into the interior of the shop. Closely spaced mullions or muntins, punched windows, and horizontal grids should be avoided.

B. Storefront Frontage Specifications

Where the Storefront frontage is designated on the REGULATING PLAN, the ground STORY configuration shall be that of a SHOPFRONT. The BFS standards for Urban General apply with the following exceptions and modifications:

1. **FENESTRATION:** GROUND STORY: 70 to 90%
2. **Frontage Build-To Minimum:** 85%
3. **Ground STORY uses:** Within 30' of the REQUIRED BUILDING LINE, uses are limited to non-residential categories. Frontages on Main Street between 1st and 6th Streets are generally limited to retail sales and service, and eating and drinking establishments. A lobby and/or entry, serving an upper STORY use, is permitted on the GROUND STORY. At the owner's discretion, that lobby or entry portion of the FACADE may be governed by the Urban General or the Storefront frontage standards. *See Section 197. Building Functions for specific parameters and/or performance standards.*
4. **Shopfront Encroachment:** Up to 2'. The SHOPFRONT may encroach beyond the REQUIRED BUILDING LINE into the DOORYARD, but not into the CLEAR WALKWAY or right of way.
5. **FACADE Entry Doors:** Maximum door to door: 50'

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193.4 Neighborhood Medium Frontage

A. Illustrations and intent

The Neighborhood Medium frontage is designed to fit comfortably into an existing neighborhood context, allowing redevelopment with a slightly increased scale and intensity. This frontage allows attached dwellings (rowhouses, duplexes), detached houses, COTTAGE COURTS, and/or small apartment buildings. The character and intensity of this frontage varies depending on the scale of its context. These frontages generally have rear yards and parking accessed from an ALLEY.

Note: These photos and statements are provided as illustrations of intent and are advisory only. They are not regulatory. Refer to the standards on the following pages for the specific standards of the Neighborhood Medium Building Form Standard.



B. Example Building Placement Configurations

Note: These diagrams illustrate some of the building configurations possible under the Placement standards on the following page. They do not represent fully designed buildings nor do they address issues such as parking or the International Building Code. Refer to the following pages for the specific standards of the Neighborhood Building Form Standards.

These diagrams, aligned above the Placement Diagram from the standards on the following pages, illustrate a few of the possible configurations a building can take under the Neighborhood Medium and Neighborhood Small BUILDING FORM STANDARDS. The green area represents the required PRIVATE OPEN AREA.

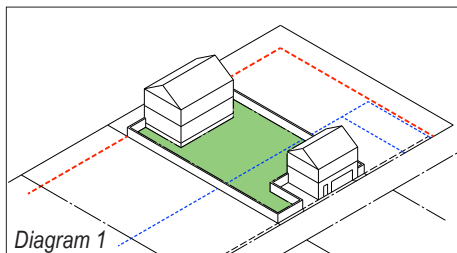


Diagram 1 shows a detached house, single-unit or two-unit. The area at the rear of the lot shows a 2-story building—a garage with an accessory dwelling unit or extra room above it. There could be a sidewing connecting the garage to the main house. The house has its own side and rear yards providing the required PRIVATE OPEN AREA.

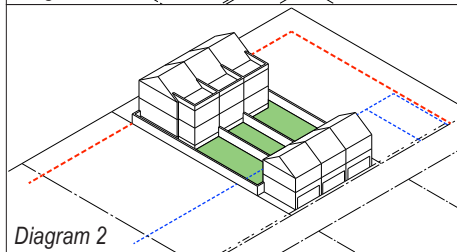


Diagram 2 is a set of three rowhouses. The buildings may be attached single-family units, with each unit on a separate lot, or they may be by a multi-unit building on a single lot. The area at the rear of each rowhouse has 2 ground level parking spaces with an accessory dwelling unit (ADU) or extra room above the garage. Each rowhouse has a DOORYARD, with its PRIVATE OPEN AREA provide by a rear yard and rear terrace.

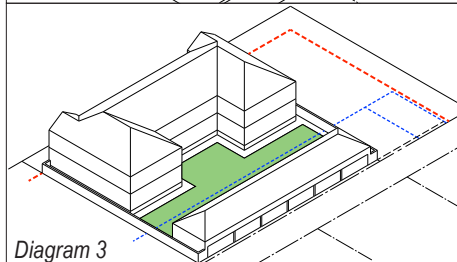


Diagram 3 represents a small apartment building. The building has sidewings that project into the rear yard of the building. The rear of the lot has a parking shed, accessed from the ALLEY. The green area between the parking shed and the main building satisfies the PRIVATE OPEN AREA requirement.

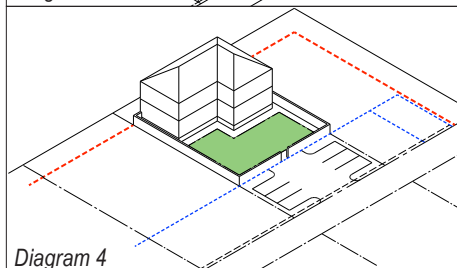


Diagram 4 is a small apartment building on one lot. The building is likely configured as a “double-loaded corridor” building with units facing the street or the rear yard. The green area behind the main building satisfies the PRIVATE OPEN AREA requirement with a shared yard. A surface parking lot is accessed from the ALLEY.

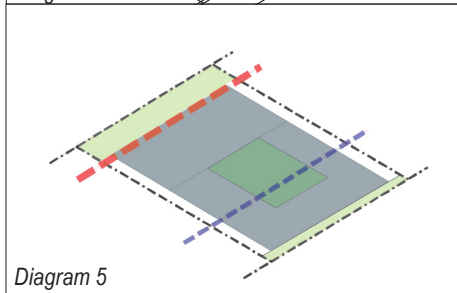
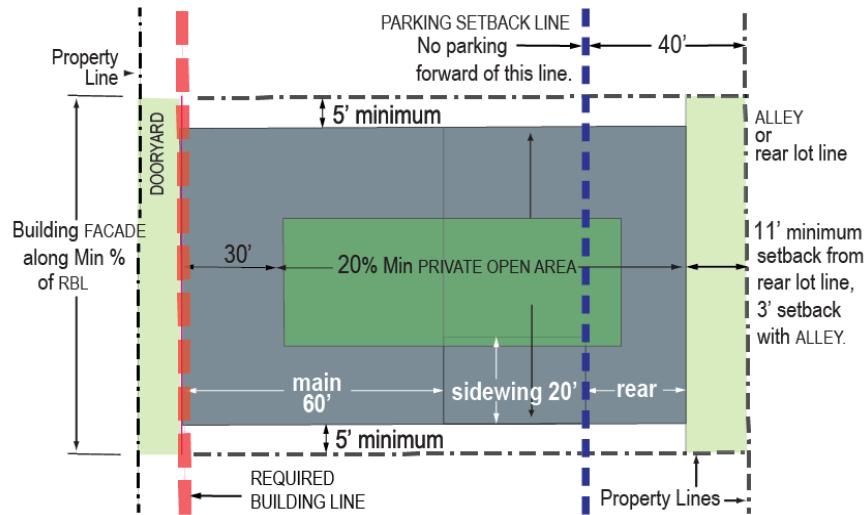


Diagram 5. This is a re-oriented Placement Diagram for the Neighborhood frontages, provided for reference. The red dashed line is the REQUIRED BUILDING LINE, the blue dashed line is the PARKING SETBACK LINE, the gray area is the BUILDABLE AREA, and the green rectangle within it represents the PRIVATE OPEN AREA. This is more fully explained in the frontage standard itself, located on the following pages.

193.4 Neighborhood Medium Frontage

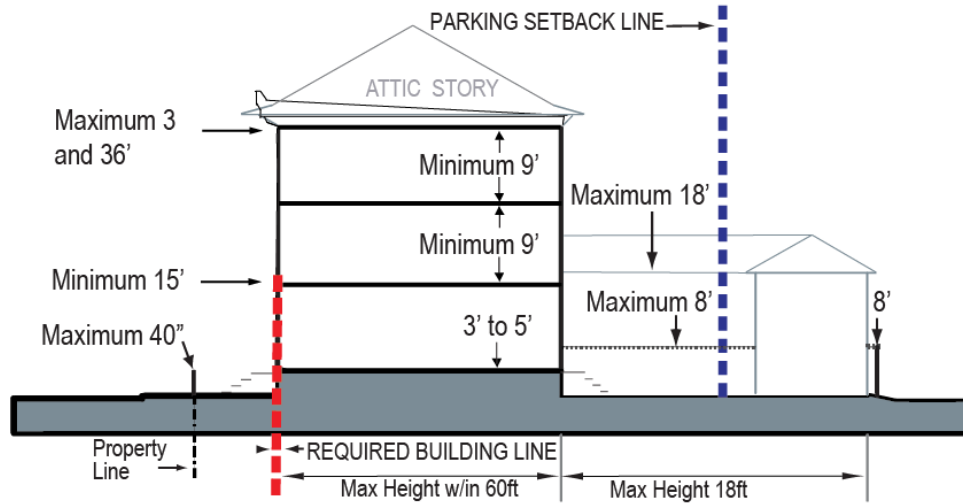


C. PLACEMENT

1. **FAÇADE** On each lot the building FAÇADE shall be built to the REQUIRED BUILDING LINE (RBL) for at least 66% of the RBL length.
2. **A STREET WALL** or PRIVACY FENCE is permitted on any unbuilt REQUIRED BUILDING LINE.
3. **Maximum FAÇADE width:** No individual structure or attached set/group of ROWHOUSES may exceed a maximum FAÇADE frontage length of 80 Ft. A gap of at least 10' is required between each building or set of ROWHOUSES.
4. **BUILDABLE AREA**
 - a. The BUILDABLE AREA is delineated by the gray area in the diagram above. The main portion of the BUILDABLE AREA is within 60' of the RBL. The SIDEWING BUILDABLE AREAS are between the main and rear BUILDABLE AREAS and within 20' of each side setback.
 - b. The REQUIRED BUILDING LINE is indicated on the REGULATING PLAN. It is generally located 15' off the ROW/property line for Neighborhood Medium. The exact position of the RBL should be confirmed in consultation with the Zoning Administrator and ZRC.
 - c. Setbacks: 5' each side lot line¹; 3' from an ALLEY and 11' from rear lot line where there is no ALLEY.
 - d. A PRIVATE OPEN AREA equal to at least 20% of the BUILDABLE AREA must be provided on every lot.
 - i. The minimum PRIVATE OPEN AREA dimension is 18'.
 - ii. The PRIVATE OPEN AREA must be located at least 30' behind the REQUIRED BUILDING LINE.
 - iii. The PRIVATE OPEN AREA must be at grade, except BALCONIES and extremely shallow lots, as specified in v. below;
 - iv. Up to 33% of the required PRIVATE OPEN AREA may be satisfied through the BALCONIES of individual ROWHOUSES and/or units, which are exempt from *i* and *ii* above.
 - v. The PRIVATE OPEN AREA for lots with less than 70' from the REQUIRED BUILDING LINE to the rear setback, may be above grade.
5. **Other**
 - a. The PARKING SETBACK LINE is indicated on the REGULATING PLAN, generally 40' from the rear lot line, with limited exceptions at ALLEY/RBL intersections and for other special conditions, see *F.3. Rear Lot Area*, below. The side setback for parking is 3' from any COMMON LOT LINE.
 - b. The minimum ROWHOUSE width, measured parallel to the RBL, is 18'.
 - c. A PRIVACY FENCE is permitted, at or behind the REQUIRED BUILDING LINE, on COMMON LOT LINES, and on rear lot lines.

¹ This setback does not prohibit sets of attached houses (ROWHOUSES) whose combined width does not exceed the maximum FAÇADE width listed above. It is a setback from other sets of rowhouses and/or adjacent lots.

193.4 Neighborhood Medium Frontage



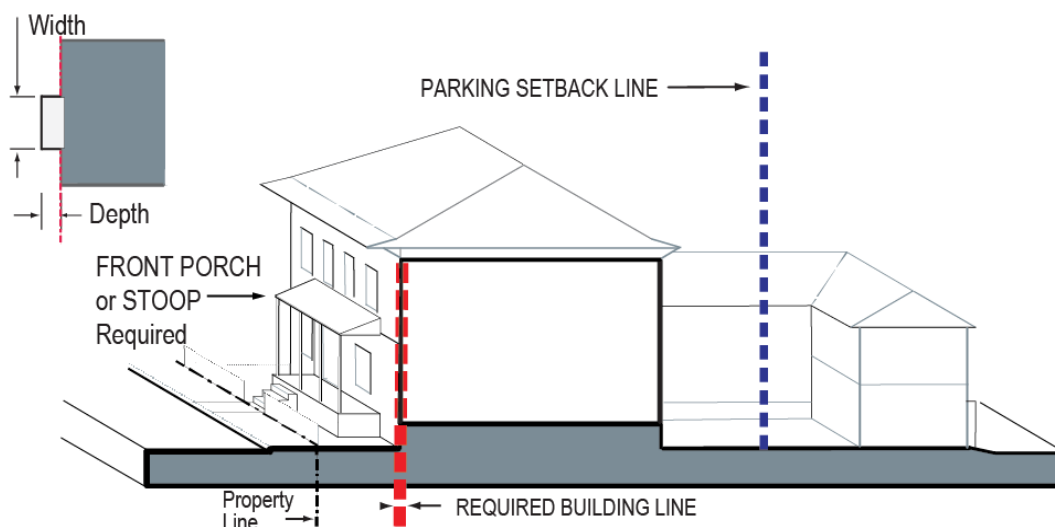
D. HEIGHT

1. Building Height:

- a. At and within 60' of the RBL: minimum 15' at RBL, maximum 3 STORIES and 36 feet.
- b. SIDEWING and rear lot area: maximum 18'.

- 2. **Ground floor finished elevation:** within 30' of the REQUIRED BUILDING LINE, 3' to 5'. Entrances may be at grade, with transitions to meet the minimum finished floor elevation within the building interior. This this does not prohibit an ACCESSORY UNIT in an ENGLISH BASEMENT form.
- 3. **All STORIES clear height:** 9' minimum
- 4. **STREET WALL:** permitted, 4' to 8'
- 5. **DOORYARD wall or fence:** permitted, maximum 40". This is an optional low garden wall or fence surrounding the DOORYARD area. See Section 194. Architectural Standards, I. Street Walls and Fences.
- 6. **PRIVACY FENCE:** permitted, 6' maximum, measured from adjacent grade.

193.4 Neighborhood Medium Frontage



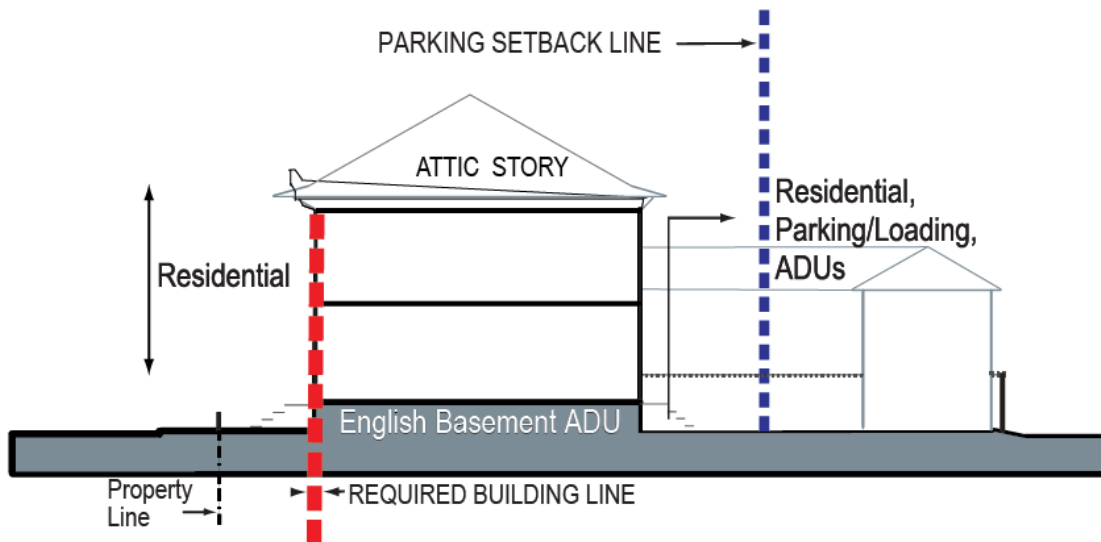
E. ELEMENTS¹

1. **FENESTRATION, all STORIES:** 25 to 70%
2. **A STOOP or FRONT PORCH²** is required:
 - a. FRONT PORCH: minimum width 10', minimum depth 8'
 - b. STOOP: for SMALL APARTMENTS, width 10' to 15', depth 6' to 8'; for all others, width 4' to 6', depth 3' to 5'
 - c. For ROWHOUSE or duplex configurations this requirement applies to each ROWHOUSE or to each unit for a duplex.
3. **BALCONIES:**
Required on the upper STORIES of SMALL APARTMENTS with more than 45' of frontage width. ROWHOUSES are not subject to this requirement. Where used to satisfy this requirement, or as part of the PRIVATE OPEN AREA calculation, the below dimensions are required:
 - a. BALCONIES shall cumulatively be a minimum 1/3rd the FACADE width for each upper STORY.
 - b. Minimum depth 5', Minimum width 7';
4. **ATTIC STORY:** permitted within the parameters of *Section 194.D*.
5. **FACADE Entries:** All dwellings must have at least one entry in the FACADE that provides direct access to the STREET-SPACE, whether through a shared lobby or their own entry door. ADUs are exempt but must have a clear access to the STREET-SPACE.
6. **Upper STORY Access:** Unenclosed or partially enclosed exterior staircases may not be used to access upper STORY dwelling units.

¹ See Section 194. Architectural Standards, for specific FACADE materials & configuration requirements.

² STOOPS and FRONT PORCHES, by definition, encroach into the DOORYARD.

193.4 Neighborhood Medium Frontage



F. USES

See Section 197. Building Functions for specific parameters and/or performance standards.

- 1. **All STORIES:** Residential.
- 2. **Accessory Dwelling Units:** permitted for owner-occupied attached and detached single-unit dwellings. (See 193.1 General Standards, G. Accessory Dwelling Units, above.)
- 3. **Rear Lot Area:**
 - a. In addition to the residential use, parking and loading is permitted, behind the PARKING SETBACK LINE.
 - b. For lots with an ALLEY/REQUIRED BUILDING LINE intersection, where there is an additional parking area designated on the REGULATING PLAN, parking is permitted in this area when:
 - i. it is within a building;
 - ii. the FACADE of the building enclosing the parking meets all requirements;
 - iii. it is 2' off the front of the REQUIRED BUILDING LINE; and
 - iv. within 40' of the rear lot line.

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193.5 Neighborhood Small Frontage

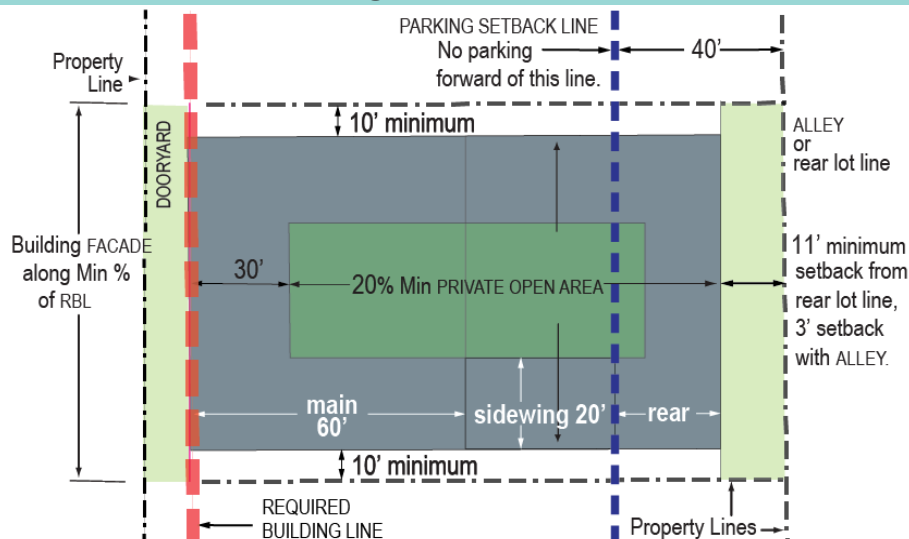
A. Illustrations and intent

The Neighborhood Small frontage is designed to fit comfortably into an existing neighborhood context, allowing redevelopment at a similar or slightly increased scale and intensity. This frontage includes houses (detached and attached), and/or small apartment buildings. The character and intensity of this frontage varies depending on the scale of its context. These frontages generally have rear yards and parking accessed from an ALLEY.

Note: These photos and statements are provided as illustrations of intent and are advisory only. They are not regulatory. Refer to the standards on the following pages for the specific standards of the Neighborhood Medium Building Form Standard.



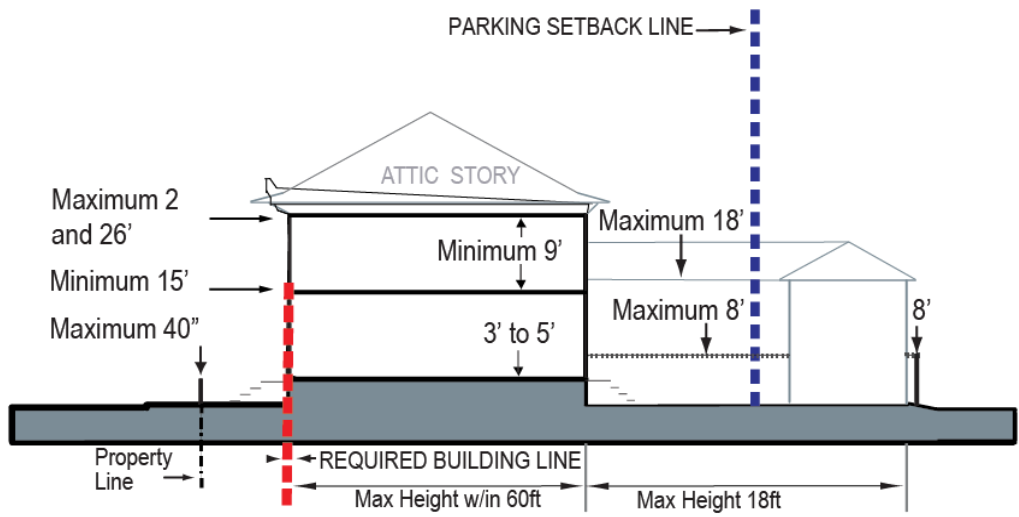
193.5 Neighborhood Small Frontage



B. PLACEMENT

1. **FACADE:** On each lot the building FAÇADE shall be built to the REQUIRED BUILDING LINE (RBL) for at least 50% of the RBL length.
2. **A STREET WALL** or PRIVACY FENCE is permitted on any unbuilt REQUIRED BUILDING LINE.
3. **Maximum FACADE width:** No individual structure or attached set/group of ROWHOUSES may exceed a maximum FAÇADE frontage length of 60 Ft. A gap of at least 10' is required between each building or set of rowhouses.
4. **BUILDABLE AREA**
 - a. The BUILDABLE AREA is delineated by the gray area in the diagram above. The main portion of the BUILDABLE AREA is within 60' of the RBL. The SIDEWING BUILDABLE AREAS are between the main and rear BUILDABLE AREA and within 20' of each side setback.
 - b. The REQUIRED BUILDING LINE is indicated on the REGULATING PLAN. It is generally located 15' off the ROW/property line for Neighborhood Small. The exact position of the RBL should be confirmed in consultation with the Zoning Administrator and ZRC.
 - c. Setbacks: 10' each side lot line; 3' from an ALLEY and 11' from rear lot line where there is no ALLEY.
 - d. A PRIVATE OPEN AREA equal to at least 20% of the BUILDABLE AREA must be provided on every lot.
 - i. The minimum PRIVATE OPEN AREA dimension is 18'.
 - ii. The PRIVATE OPEN AREA must be located at least 30' behind the REQUIRED BUILDING LINE.
 - iii. The PRIVATE OPEN AREA must be at grade, except BALCONIES and extremely shallow lots, as specified in v. below;
 - iv. Up to 33% of the required PRIVATE OPEN AREA may be satisfied through the BALCONIES of individual ROWHOUSES and/or units, which are exempt from *i* and *ii* above.
 - v. The PRIVATE OPEN AREA for lots with less than 70' from the REQUIRED BUILDING LINE to the rear setback, may be above grade.
5. **Other**
 - a. The PARKING SETBACK LINE is indicated on the REGULATING PLAN, generally 40' from the rear lot line, with limited exceptions at ALLEY/RBL intersections and for other special conditions, see E.3. *Rear Lot Area below*. The side setback for parking is 3' from any COMMON LOT LINE
 - b. The minimum ROWHOUSE width, measured parallel to the RBL, is 18'.
 - c. A PRIVACY FENCE is permitted, at or behind the REQUIRED BUILDING LINE, on COMMON LOT LINES, and on rear lot lines.

193.5 Neighborhood Small Frontage



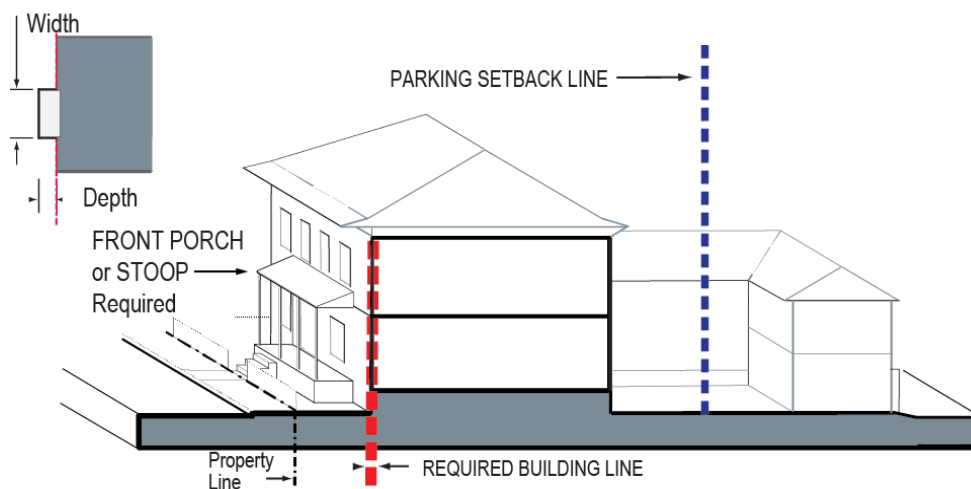
C. HEIGHT

1. Building Height:

- a. At and within 60' of the RBL: minimum 15', maximum 2 STORIES and 26 feet.
- b. Sidewing and rear lot area: maximum 18'.

- 2. **Ground floor finished elevation:** within 30' of the REQUIRED BUILDING LINE: 3' to 5'. Entrances may be at grade, with transitions to meet the minimum finished floor elevation within the building interior. This this does not prohibit an ACCESSORY UNIT in an ENGLISH BASEMENT form.
- 3. **All STORIES CLEAR HEIGHT:** 9' minimum
- 4. **STREET WALL:** permitted, maximum 6'.
- 5. **DOORYARD wall or fence:** permitted, maximum 40". This is an optional low garden wall or fence surrounding the DOORYARD area.
- 6. **PRIVACY FENCE:** permitted, 6' maximum along RBL, 8' maximum along COMMON LOT LINES and rear lot lines, measured from adjacent grade.

193.5 Neighborhood Small Frontage



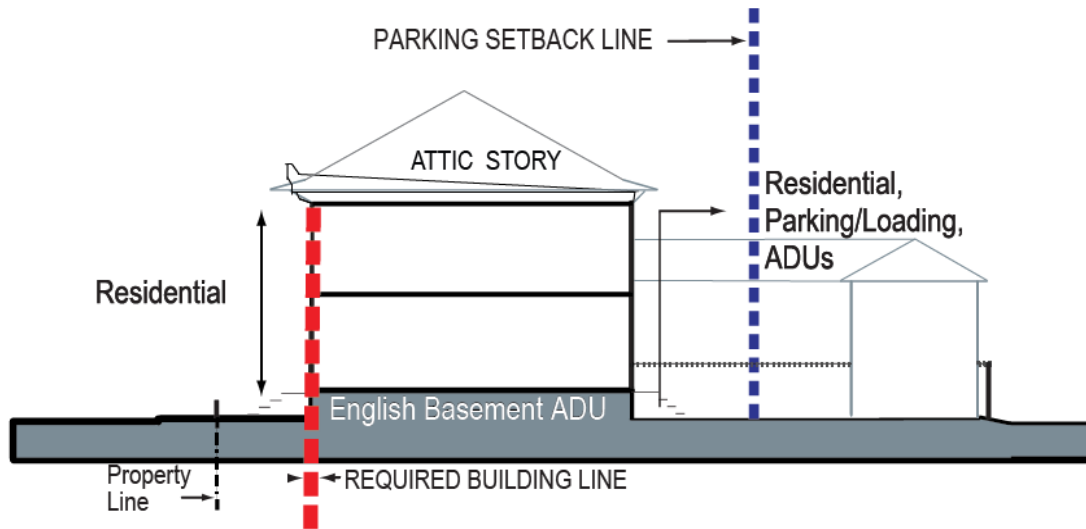
D. ELEMENTS¹

1. **FENESTRATION, all STORIES:** 25 to 70%
2. **A STOOP or FRONT PORCH²** is required:
 - a. FRONT PORCH: minimum width 10', minimum depth 8'
 - b. STOOP: for SMALL APARTMENTS, width 6' to 10', depth 6' to 8'; for all others width 4' to 6', depth 3' to 5'
 - c. For ROWHOUSE configurations, this applies to each ROWHOUSE or to each unit for a duplex.
3. **BALCONIES:**
Required on the upper STORIES of SMALL APARTMENTS with more than 45' of frontage width. Where used to satisfy this requirement, or as part of the PRIVATE OPEN AREA calculation, these dimensions are required:
 - a. BALCONIES shall cumulatively be a minimum 1/3rd the FACADE width for each upper STORY. ROWHOUSES are not subject to this requirement.
 - b. Minimum depth 5', minimum width 7';
4. **ATTIC STORY:** permitted within the parameters of *Section 194.D*.
5. **FACADE Entries:** All dwellings must have at least one entry in the FACADE that provides direct access to the STREET-SPACE, whether through a shared lobby or their own entry door. ADUs are exempt but must have a clear access to the STREET-SPACE.
6. **Upper STORY Access:** Unenclosed or partially enclosed exterior staircases may not be used to access upper STORY dwelling units.

¹ see Section 194. Architectural Standards, for specific FACADE materials & configuration requirements,

² STOOPS and FRONT PORCHES, by definition, encroach into the DOORYARD.

193.5 Neighborhood Small Frontage



E. USES

See Section 197. Building Functions for specific parameters and/or performance standards.

1. **All STORIES:** Residential.
2. **Accessory Dwelling Units:** permitted for owner-occupied ROWHOUSES and detached houses. (See 193.1 General Standards, G. Accessory Dwelling Units, above.)
3. **Rear Lot Area:**
 - a. In addition to the residential use, parking and loading is permitted, behind the PARKING SETBACK LINE.
 - b. For lots with an ALLEY/REQUIRED BUILDING LINE intersection, where there is an additional parking area designated on the REGULATING PLAN, parking is permitted in this area when:
 - i. it is within a building;
 - ii. the FACADE of the building enclosing the parking meets all requirements;
 - iii. it is 2' off the front of the REQUIRED BUILDING LINE; and
 - iv. within 40' of the rear lot line.

193.6 Cottage Courts in Neighborhood Frontages



Note: The photos above are provided as illustrations of intent and are advisory only. They are not regulatory. Refer to the standards below for the specific standards for COTTAGE COURTS.

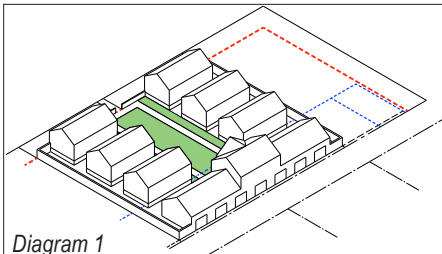


Diagram 1
COTTAGE COURT with a COTTAGE above the parking shed

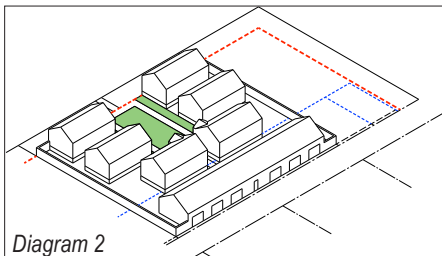


Diagram 2
COTTAGE COURT with 6 COTTAGES

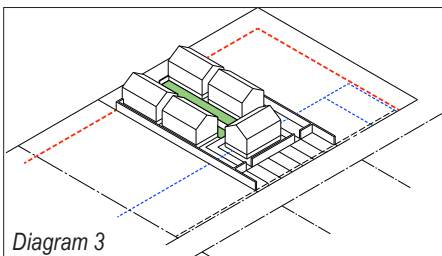


Diagram 3
A small COTTAGE COURT with 5 COTTAGES and a rear parking lot

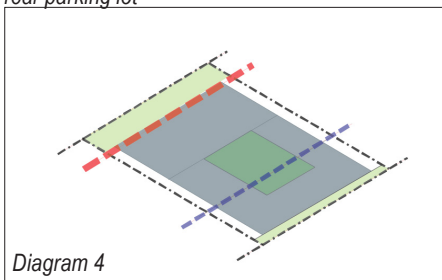


Diagram 4
See 193.4 Neighborhood Medium or 193.5 Neighborhood Small for the base frontage standards.

A. Cottage Court Specifications

Where a COTTAGE COURT configuration is being proposed, all rules of the designated Neighborhood Frontage apply, with the following additions and modifications:

1. The minimum lot width necessary for a cottage court is 66' in Neighborhood Medium frontages and 76' in Neighborhood Small frontages
2. Minimum 5' separation between all buildings (walls).
3. Minimum COTTAGE width and/or length of 18'.
4. Maximum COTTAGE and/or unit footprint of 700 sq ft (parking garages and parking sheds are not limited by this)
5. Maximum height of 1 ½ STORIES or 18'.
6. Maximum 2 bedrooms per cottage.
7. Maximum rental occupancy 2 adults (children are not precluded).
8. The Central Courtyard:
 - a. Must be contiguous with the RBL and open to the RBL not less than 80% of the widest COURTYARD dimension (parallel to the RBL).
 - b. Must be open to the STREET-SPACE, with no wall or fence taller than 40" above the average fronting CLEAR SIDEWALK elevation.
 - c. Must be configured as a simple rectangle,¹ with no more than one width and/or depth variation.
 - d. Must be between 20' and 70' wide and between 40' and 90' deep.
 - e. Must be a green space, not more than 1/3rd paved.²
 - f. Satisfies the PRIVATE OPEN AREA requirement.
9. COTTAGES not on the RBL shall front the central COURTYARD. Elevations fronting the COURTYARD will be regulated as FACADES.
10. At least 15' of each COTTAGE must be contiguous along the COURTYARD.
11. All COTTAGE roofs shall be simple hip or gable roofs with a pitch between 5:12 and 12:12. Shed roofs, minimum pitch 3:12, are permitted on dormers, porches, and parking sheds.
12. A PRIVACY FENCE is required on the side lot lines behind the RBL.
13. Vehicle parking must be behind the PARKING SETBACK LINE.

1. The central COURTYARD for irregular lots may vary to accommodate the shape of the side lot lines, but must maintain a simple shape, as approved by the Zoning Administrator.

2. All paved areas, other than central COURTYARD walkways, must be reviewed by the ZRC.

Section 26-194. Architectural Standards

A. General Purpose and Intent

The primary purposes of the *Architectural Standards*, working in tandem with *Section 26-193. Building Form Standards*, is to complement and reinforce the pedestrian environment and STREET-SPACE of the Character Districts through the application of high quality materials and architectural designs. These standards are intended to result in construction that is simple and functional, includes sustainable elements, and that will result in quality development that uses durable materials and design. A wide range of architectural expressions, from traditional to contemporary, can be achieved through these standards. The character of new building FACADES should complement the materials and general scale of surrounding district buildings and, through application of these standards, create a cohesive ensemble of buildings within the Character District.

These *Architectural Standards* include basic parameters for functional building element configurations and a palette of exterior building materials. In order to establish and maintain a sense of place, these standards specify an architectural aesthetic of load-bearing walls and regional materials. The standards also specify details, such as window proportions, roof or cornice configurations, shopfronts, and overhangs. Buildings should reflect and complement the traditional materials and techniques of the greater Cedar Falls region.

B. General Principles

1. Applicability:

- a. These standards apply to all new construction within the Character Districts, unless otherwise expressly stated in this section. *See Section 26-63 Proportionate Compliance* for specific applicability when remodeling or renovating existing structures.
- b. Where CLEARLY VISIBLE FROM THE STREET-SPACE:
 - (i) Many of these standards apply only where clearly visible from the STREET-SPACE. Note that the definition of STREET-SPACE includes parks, SQUARES, and CIVIC GREENS but NOT ALLEYS.
 - (ii) These controls concentrate on the public realm and views from the public realm, and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a STREET WALL is NOT CLEARLY VISIBLE FROM THE STREET.

2. Materials

- a. All building materials shall express their structural properties. For example, stronger and heavier materials (masonry) should be located below lighter materials (wood). Material changes should occur at logical construction locations (such as at an inside corner).
- b. EQUIVALENT OR BETTER:

Materials, techniques, and product types listed in this Section are prescribed. Where indicated, materials that are EQUIVALENT OR BETTER may be proposed to the Zoning Administrator and ZRC for review according to the Minor Adjustments process established in Section 26-39, not including any materials specifically prohibited in the individual sub-Section. The Zoning Administrator will maintain a list of approved materials containing materials that have met this standard and are therefore permitted under this section.

Character District Sections: 26-191 to 26-198

- 191. Introduction & Definitions
- 192. Regulating Plans
- 193. Building Form Standards
- 194. Architectural Standards**
- 195. Public Realm Standards
- 196. Parking & Loading
- 197. Building Functions
- 198. Reserved
- 199. Reserved

C. Architectural Standards: Building Walls

1. Purpose and Intent

BUILDING FACADES define the **PUBLIC REALM**, or **STREET-SPACE**. All walls should express the construction techniques and structural constraints of their building materials. These standards are intended to achieve simple configurations and solid craftsmanship.

Photographs are provided as illustrations of intent, with no regulatory effect. They shall not imply that every element in the image is permitted. Refer to the standards on the following page for the specific requirements of this section.



Building with stone and brick FACADE



Cast iron SHOPFRONT with brick second STORY



Material change at an interior corner, a logical structural location.



Building with copper FACADE



Recent all-brick townhouses with significant architectural detailing



Stucco building FACADE.

2. Applicability

The standards in this section apply to all building walls that are **CLEARLY VISIBLE FROM THE STREET-SPACE**. Where expressly stated, they also apply to additional building elevations.

3. Primary FAÇADE Materials
 - a. Any of the following building materials shall be used on a minimum of 75% of the FACADE area. This measurement shall be calculated as a percentage of the wall portion of the FACADE, exclusive of FENESTRATION.
 - (i) Brick and terra cotta;
 - (ii) Natural stone;
 - (iii) Stucco (cement plaster); prefabricated stucco panels and sprayed on stucco finishes are prohibited;
 - (iv) Cast iron, copper, stainless steel (18-8 or better), or titanium metal.
 - b. For Neighborhood frontages only:
 - (i) Wood or approved fiber cement siding;
 - (ii) Vinyl siding may be used to replace other types of siding on existing single-unit residential buildings. On other buildings with existing vinyl siding, that siding may be replaced or repaired with vinyl siding and any additions may be clad with vinyl siding.
 - c. Additional materials may be proposed to the Zoning Administrator and ZRC for review under the EQUIVALENT OR BETTER standard, see *Section B.2.b* above.
4. Secondary Materials

Any of the following materials are permitted on a maximum of 25% of the FAÇADE area and on all side and rear elevations.

 - a. All permitted primary materials;
 - b. Metal (heavy gauge & non-reflective);
 - c. Ground- or Split-faced block (integrally colored);
 - d. Glass block;
 - e. Decorative tile;
 - f. Pre-cast masonry;
 - g. Durable foam-based products, such as Fypon, may be used for architectural detailing; and
 - h. EIFS (Exterior Insulation and Finishing System) and other synthetic materials may be used above the second STORY, if on the ZRC Approved Alternate Materials List.
5. Prohibited Materials
 - a. Styrofoam;
 - b. Vinyl (except as noted above for Neighborhood frontages) and aluminum siding.
6. Configurations and Techniques
 - a. When different materials are used on a FACADE, heavier materials shall be used below lighter materials (i.e., stone below brick; brick below metal panel; brick below siding).
 - b. All masonry, including brick, block, and stone, shall be in an apparent load-bearing configuration.
 - c. Where siding, including panels, is not mitered at corners, siding shall incorporate corner boards on the outside building corners to conceal raw edges.
 - d. Wall openings (FENESTRATION) must:
 - (i) have a vertical dimension equal to or greater than the horizontal dimension unless otherwise specifically permitted in these district standards;
 - (ii) correspond to the interior space and shall not span across building structure such as a floor or wall.
 - e. Wood Siding and Wood Simulation Materials
 - (i) Horizontal siding shall be configured with a maximum board exposure of 8 inches.
 - (ii) Board and batten siding shall have a maximum board width of 10 inches.
 - (iii) Siding and shingles shall be smooth, not rough-sawn finish.
 - (iv) Shall not come in contact with the ground surface.
 - f. Stucco:
 - (i) Shall have a smooth or sand finish only; no rough textured finish.
 - (ii) Shall not come in contact with the ground surface.
 - g. All exposed masonry walls (i.e., STREET WALLS, garden and other free-standing walls, and parapets) shall have a cap or coping to protect the top of the wall from weather.

D. Architectural Standards: Roofs, Eaves and Parapets

1. Purpose and Intent

Roofs and parapets are part of the **FACADE** composition (its crown or hat) and contribute to the spatial definition of the **STREET-SPACE**. They should demonstrate common-sense recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to the district. Roof forms are not interchangeable. The roof type is integral to the design of the building and its architectural character and the configuration should be appropriate for the building and its **FACADE**.

Photographs are provided as illustrations of intent, with no regulatory effect. They shall not imply that every element in the image is permitted. Refer to the standards on the following page for the specific requirements of this section.



Projecting cornice



Parapet wall as Dutch Gable



Building with gable eaves and **FACADE** cornice



Parapet wall with projecting cornice



Overhanging eave



Parapet walls with projecting brick corbels

2. Applicability

The standards in this section apply to any roof or parapet that is CLEARLY VISIBLE FROM THE STREET-SPACE.

3. Permitted Roofing Materials

- a. Tile;
- b. Slate, and equivalent synthetic materials or better;
- c. Metal, shingle or standing seam, equivalent or better;
- d. Dimensional architectural grade composition shingles; or
- e. Wood shingles.

3. Prohibited Roofing Materials: corrugated metal

4. Additional Permitted Materials and Elements

- a. Cornices and soffits may be comprised of wood or metal.
- b. Gutters and downspouts may be vinyl and/or metal, in accordance with industry standards.
- c. Parapet wall materials, exclusive of copings, shall match the building wall.

5. Additional materials may be proposed to the Zoning Administrator and ZRC for review under the EQUIVALENT OR BETTER standard, see *Section B.2.b* above.

6. Configurations and Techniques

- a. Flat roofs are allowed except in COTTAGE COURT configurations.
- b. Pitched Roofs
Roof pitch is measured as rise over run. For example, a 4:12 pitched roof increases 4" in height for every 12" of horizontal distance.
 - (i) Roofs that cover the main body of a building shall have a slope of no less than 5:12 and no more than 12:12.
 - (ii) The roofs of FRONT PORCHES, STOOPS, and BALCONIES shall have a slope of no less than 2:12 and no more than 6:12.
 - (iii) The end walls of a Dutch gable or gambrel roof may extend up above the roof line to form a parapet.
 - (iv) Pitched roofs, except those on the FACADE side of the building, may be "cut out" to allow roof access for terraces and mechanical equipment. The cut out area may not be within 18 inches of end of the individual exterior wall nor within 18 inches of the roof ridge.
- c. Overhang Requirements
 - (i) There shall be a 10 to 30 inch overhang near the top of the primary structure, with the exception of parapet walls, which have a minimum overhang of 3". This does not apply to walls on/at COMMON LOT LINES or rear elevations.
 - (ii) Buildings may satisfy the overhang requirement with eaves, a cornice, or similar form projecting horizontally from near the top of the building wall or above the ceiling of the uppermost STORY.
- d. Other Elements
 - (i) Roof-mounted equipment is permitted only when screened from view (from the STREET-SPACE) by the building's parapet wall.
 - (ii) Skylights, solar shingles, and solar panels that are flat and flush to the roof are permitted; however, non-flat/flush panels should be mounted at least 5 feet from the roof outer edge/eaves or behind the parapet wall.

E. Architectural Standards: Windows and Doors

1. Purpose and Intent

The placement, configuration, type, and size of windows and doors on the FACADE greatly influences the scale and character of the STREET-SPACE. For Storefront frontages, windows allow interplay between the ground floor interiors and the sidewalk. Commercial uses (especially restaurants and retail establishments) benefit from exposure to the passers-by and the STREET-SPACE benefits from the visual activity. For residences, windows foster the “eyes on the street” surveillance which provides for the security and safety for the area.

Photographs are provided as illustrations of intent, with no regulatory effect. They shall not imply that every element in the image is permitted. Refer to the standards on the following page for the specific requirements of this section.



Door with transom and sidelight windows



Windows recessed behind FACADE surface



Ground STORY SHOPFRONT and upper story double-hung windows



Grouped windows



SHOPFRONT windows with stained glass transom



Grouped windows

2. Applicability

The standards in this section apply to any window or door that is CLEARLY VISIBLE FROM THE STREET-SPACE. See *Section 26-63* for specific applicability when remodeling or renovating existing structures. Specific requirements and exceptions for SHOPFRONTS are provided in section *F. Shopfronts*, below.

3. Materials

- a. Glass panes must be clear, with low reflectivity and light transmission at the GROUND STORY of at least 75%. SHOPFRONT transoms are excluded from this restriction.
- b. Doors shall be of wood, clad wood, glass, steel, or any combination thereof.
- c. Shutter materials shall be wood or clad wood.
- d. Additional materials may be proposed to the Zoning Administrator and ZRC for review under the EQUIVALENT OR BETTER standard, see *Section B.2.b* above.

4. Configurations and Techniques

- a. All Windows except SHOPFRONTS (see *F. Shopfronts*, below)
 - (i) The horizontal dimension of the opening shall not exceed the vertical dimension except for transom windows above an entrance;
 - (ii) Windows may be grouped horizontally if each grouping is separated by a mullion, column, pier, or wall section that is at least seven inches wide. A group is limited to a maximum of five windows;
 - (iii) Windows should be subdivided to provide a pedestrian scale. The maximum dimensions for glass panes are 60 inches vertical by 36 inches horizontal.
 - (iv) Window panes shall be recessed behind the surface of the FACADE a minimum of three inches, except for BAY WINDOWS and SHOPFRONTS.
 - (v) Windows must correspond to the clear height within a building and may not span across building structure such as floor structural and mechanical thicknesses. Windows on different story levels must be separated by a minimum 24-inch wall or framing element.
 - (vi) Window types: single-, double-, and triple-hung, hopper, awning, casement, clerestory, and transom.
 - (vii) Fixed windows are only permitted as part of a window grouping that includes an operable window.
 - (viii) Egress windows may be installed as required by the applicable building code.
 - (ix) Snap-in mullions and MUNTIN are permitted but not considered in any proportion calculation or measurements for fenestration.
 - (x) Exterior shutters, when used, shall be sized and mounted appropriately for the window (one-half the width).
- b. GROUND STORY Windows and Doors
 - (i) Double-height entryways (those that span more than one STORY) are not permitted.
 - (ii) General and Storefront FACADE doors shall not be recessed more than four feet¹ behind their FACADE and, in any case, shall have a clear view and path to a minimum 45-degree angle past the perpendicular from each side of the door into the STREET-SPACE. Doors may not encroach into the right-of way when opened.
- c. Upper STORY Windows

On all upper STORIES, a minimum of 40% of the window area, per STORY, must be operable.
- d. Garage doors

When a lot is adjacent to an ALLEY, garage doors shall face towards the ALLEY.

¹ *Note of Intent: there may be historic shopfronts in the downtown that do NOT meet this standard. This is done in consideration of the materials, craftsmanship and aesthetic of contemporary construction (new buildings won't be built out of the same materials or with the same kind of craftsmanship as the historic buildings).*

F. Architectural Standards: SHOPFRONTS

1. Purpose and Intent
 SHOPFRONTS enliven the public realm. They improve walkability, with frequent entrances and large display windows providing transparency and connection between the interior activity and the public sidewalk. Display windows should be large to allow unimpeded views into the interior of the shop. Closely spaced mullions or muntins, punched windows, and horizontal grids should be avoided.
2. Applicability
 The standards in this section apply to building frontages designated as Storefront on the Character District REGULATING PLAN. They include more requirements than, and some exceptions to, the standards in *Section E. Windows and Doors*, above. Where there is an apparent conflict, these rules apply. Applicants may use the SHOPFRONT standards for any portion of a General Urban frontage, subject to ZRC approval.
3. Requirements and Configurations
 - a. The bottom of SHOPFRONT window glass shall be between 1 and 3 feet above the sidewalk and shall run from the sill to a minimum of 8 feet above the sidewalk. Materials per *Section C. Building Walls* must be used below the window sill.
 - b. Roll-up garage doors are not permitted for designated Storefront Frontages.
 - c. SHOPFRONT window and door glass shall be clear, with light transmission of at least 75%. Transom glass may be tinted, obscured, stained, or glass block.
 - d. Individual panes of glass in SHOPFRONTS shall be no larger than 11 feet in height and 6 feet in width.
 - e. SHOPFRONT windows and doors may not be made opaque by window treatments, except by operable sunscreen devices within the interior. A minimum of 75% of the FENESTRATION must allow views into the interior for a depth of at least 10 feet.
 - f. Shopfront doors must have at least 60% glass. Solid and opaque doors are prohibited.
 - g. Shopfront doors must be distinguished by features such as: transom windows, AWNINGS or CANOPIES, or a recessed entryway.
 - h. SHOPFRONTS must be differentiated from the FACADE above by a projection or string course, with a minimum relief of one inch and minimum vertical width of three inches, between each SHOPFRONT and the window-sill level of the second STORY.

Photographs are provided as illustrations of intent, with no regulatory effect. They shall not imply that every element in the image is permitted. Refer to the standards on the following page for the specific requirements of this section.



G. Architectural Standards: AWNINGS and CANOPIES

1. Purpose and Intent

AWNINGS and CANOPIES provide protection from the elements and create shade and shadow on the building, enhance the three dimensional quality, add interest, and can help emphasize a primary building entrance. Open ended AWNINGS are preferred to make blade signs and transom windows more visible from the sidewalk.

2. Applicability

The standards in this section apply to any AWNING or CANOPY that is CLEARLY VISIBLE FROM THE STREET-SPACE.

3. Materials

- a. AWNING must be made of commercial-grade fabric and may be either fixed or retractable. High-gloss, plasticized, shiny or reflective materials are prohibited.
- b. CANOPY framing shall be constructed of either metal or wood.
- c. CANOPY roofing materials, where CLEARLY VISIBLE FROM THE STREET-SPACE, may be: metal standing seam (5V crimp or equivalent), slate, glass, or durable fabric.
- d. Additional materials may be proposed to the Zoning Administrator and ZRC for review under the EQUIVALENT OR BETTER standard, see Section B.2.b above.

4. Configurations

- a. AWNINGS and CANOPIES shall not interfere with utilities, street trees, or other important ROW elements.
- b. AWNINGS and CANOPIES shall shade windows with the awning top mounted no more than one foot above the opening below.
- c. AWNING and CANOPY overhangs shall have a minimum of nine feet clear height above the sidewalk and be minimum of four feet deep, measured from the FAÇADE. The maximum depth is to back-of-curb or the TREE LAWN edge, whichever is less. (subject to approval by the Zoning Administrator and ZRC).
- d. Back-lighting or internal illumination through the AWNING or CANOPY is not permitted.
- e. One-quarter cylinder configurations are not permitted.
- f. CANOPIES shall be mounted to the building wall and supported either from below by brackets or from above by cables or chains, or be structurally integrated with the building.

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H. Architectural Standards: FACADE Composition for Large Building Frontages

1. Intent

General and Storefront frontages have additional specific design parameters to ensure that they create a positive pedestrian environment.

2. Applicability

These standards maintain a pedestrian scale, even where the buildings are quite large. They apply to the first four STORIES of the FACADE. This conservatively covers the distance within which one can discern the human face from the street. Building FACADES with 100 feet or more of frontage on a BLOCK FACE are subject to this rule. Lots with street frontage of less than 100 feet on a BLOCK FACE are exempt from this rule for that BLOCK FACE, but shall still include at least one functioning pedestrian street entry and meet all other applicable BUILDING FORM STANDARDS.

3. Facade Composition

The FACADE composition rule is intended to maintain a pedestrian-friendly scale. “FACADE COMPOSITION” is the arrangement and proportion of FACADE materials and elements (windows, doors, columns, pilasters, bays). “Complete and discrete” distinguishes one part of the FACADE from another to give the appearance of distinct FACADES.

a. For each BLOCK FACE, FACADES along the REQUIRED BUILDING LINE shall present a complete and discrete vertical FACADE COMPOSITION for the STREET-SPACE, at no greater than the following average STREET FRONTAGE lengths:

- (i) 60 feet for Storefront frontages;
- (ii) 75 feet for General frontages.

These are average frontage lengths; the FACADE may be composed of bays of different sizes to achieve the average; uniform spacing is not required.

b. Each FACADE COMPOSITION shall include at least one functioning street entry door.

c. The FACADE COMPOSITION requirement may be satisfied by liner shops, which are shallow shops located in front of larger footprint uses such as grocery stores or parking structures.

d. To achieve a complete and discrete vertical FACADE COMPOSITION within a BLOCK FACE the applicant shall demonstrate that at least two of the following features that distinguish one FACADE COMPOSITION from the next are included:

- (i) Different FENESTRATION proportions of at least 20% in height or width or height:width ratio. (See Figure 1.)
- (ii) Different FACADE configurations, through a change in architectural features, such as FACADE elements, bay rhythm, cornice line, articulation, or detailing; change in the wall plane alone is insufficient. (See Figure 2.)
- (iii) Change in wall material; color changes alone are insufficient.
- (iv) Change in total FENESTRATION percentage with a minimum difference of 12%. Ground floor FACADES are not included.
- (v) Clearly different ground story FACADE composition, using framing material and fenestration proportions.

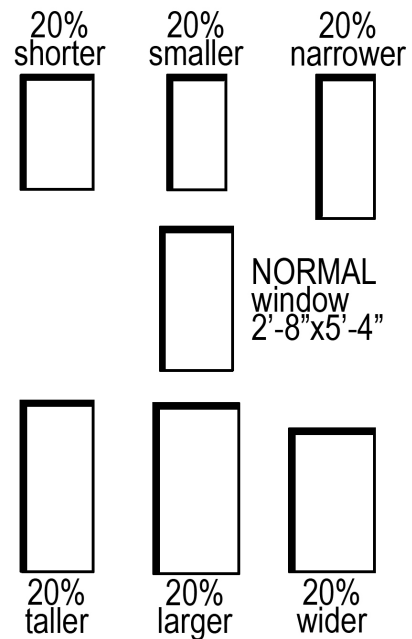


Diagram 1. Illustration of different FENESTRATION proportions

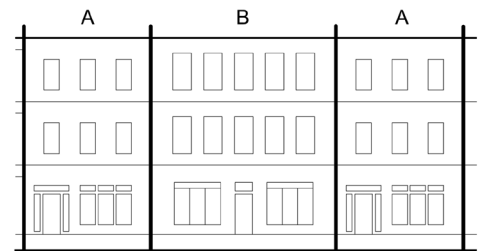


Diagram 2. Illustration of FACADE configurations with a clearly different rhythm

I. Architectural Standards: Street Walls and Fences

1. Purpose and Intent

The STREET-SPACE is physically defined by buildings, walls, or fences. Land should be clearly public or private; in the public view or private and protected.

STREET WALLS establish a clear edge to the STREET-SPACE where there is no building. These requirements include masonry walls that define outdoor spaces and separate the STREET-SPACE from the private realm (e.g. parking lots, gardens, trash cans, and equipment). All STREET WALL faces should be designed as is the building FAÇADE, with the finished side out (i.e. the “better” side facing the STREET-SPACE).

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STREET WALL defining private garden or courtyard



STREET WALL with door



STREET WALL with gate



STREET WALL with gates shielding service area from PUBLIC REALM



Not permitted—no STREET WALL and parking visible from the STREET-SPACE

2. Applicability

The following standards apply to all STREET WALLS and fences that are CLEARLY VISIBLE FROM THE STREET-SPACE.

3. Materials

a. Walls

- (i) Brick;
- (ii) Natural stone
- (iii) Stucco on masonry (such as concrete block or poured concrete)
- (iv) A combination of materials, e.g., stone piers with brick infill panels, masonry with iron or steel.

b. Gates and Fenestration

- (i) Metal, including wrought iron, welded steel and/or electro-plated black aluminum; may also be used for FENESTRATION in the wall itself; or
- (ii) Wood.

c. DOORYARD and Privacy Fences

- (i) Wood;
- (ii) Wrought iron or metal that faithfully imitates wrought iron;
- (iii) Dimensional composite material (synthetic and composite woods); or
- (iv) A combination of any of the above materials with masonry piers.
- (v) Rolled fencing (such as chain link) is prohibited where CLEARLY VISIBLE FROM THE STREET-SPACE.
- (vi) Additional materials may be proposed to the Zoning Administrator and ZRC for review under the EQUIVALENT OR BETTER standard, see Section B.2.b above.

4. Configurations and Techniques

Permitted configurations and techniques (See also Section 26-193. Building Form Standards):

a. STREET WALLS:

- (i) shall be built to the height and length specified in the applicable BUILDING FORM STANDARD.
- (ii) taller than 5 feet are subject to the FENESTRATION requirements of the applicable BFS frontage; those lower than 5 feet may use the FENESTRATION parameters.

b. DOORYARD Fences and Privacy Fences:

- (i) shall be “finished side” facing the street or adjacent property;
- (ii) DOORYARD fences: must be at least 1/3 open and not solid. Wooden picket boards should not be more than 3.75 inches wide and set so that the space between them is not more than 3 inches wide.



STREET WALLS with coping and wrought iron along an unbuilt street frontage.



J. Architectural Standards: Entry Features, FRONT PORCHES, STOOPS and CANOPIES

1. Purpose and Intent

Building entries are the front door of a building and provide a connection between the building interior and the outside, public activity. They also establish a clear hierarchy and focal point for the building. Entries should be scaled appropriately to the size of the building.

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Small Apartment Building with a clear entry



Small Apartment Building with a forecourt entry



Rowhouses with entry stoops



Urban General building entry with STOOP and CANOPY with BALCONY above.



Small Apartment Building with a FRONT PORCH entry

2. Applicability

The standards in this section apply to all building FACADE entries within a Character District.

3. Materials

Permitted materials for FRONT PORCHES, STOOPS, and other entry features: (For AWNING and CANOPY materials, see Section G. Awnings and Canopies, above.)

- a. Foundation walls and piers of stucco, stone, split-faced concrete, poured concrete with a smooth finish, or brick.
- b. Porch posts, piers, columns or pilasters of wood, or approved fiber cement product, stone, stucco, brick, or split-faced block.
- c. Balustrades of: wood, which must be finished (painted or stained, no raw lumber); large section aluminum; or Zoning Administrator approved synthetic, which must be paintable.
- d. Privacy lattice (max 1” openings) enclosing open foundations.
- e. Additional materials may be proposed to the Zoning Administrator and ZRC for review under the EQUIVALENT OR BETTER standard, see Section B.2.b above.

4. Configurations

Entries should be distinguished by variations in FACADE design, materials, and articulation that clearly identifies the entrance.

- a. Spacing between columns, piers or posts shall be no wider than 1.33 times their height (for example, 9’ tall posts can not be more than 12’ apart).
- b. All required FRONT PORCHES or STOOPS shall be roofed, with supporting posts, brackets, piers or columns and railings. STOOPS may alternately have a CANOPY or AWNING covering. The AWNING or CANOPY may be supported as described in a., above, or hung from the FACADE by chains or wires of not less than 3/8” diameter.
- c. The minimum dimension¹ or diameter for single columns or posts is 7”, 4” if paired/doubled, Turned posts are allowed to have portions with a diameter that are as much as 1/3rd below the minimum. Supporting masonry bases have a 8” minimum dimension, and pilasters must be at least 8” wide x 1” in depth from the FACADE.
- d. Pediments, or any other entry architectural detailing, must be at least 4” in depth from the facade and completely span the entry opening.
- e. CANOPIES must completely cover the STOOP they are overhanging.
- f. Balusters and railings shall be a minimum dimension of 1” (max. 4” dimension) with a max. 3” clear space between them. They must sit on and be attached to the FRONT PORCH or STOOP floor/platform’s top surface, they may not be attached to it’s joists or the side of the platform.
- g. FRONT PORCHES or STOOPS with railings/balustrades shall be at least 30” in height above their floor and fully surround the FRONT PORCHES or STOOP excepting a maximum 6 ft wide front opening and (separate) side opening for any side access.
- h. Porch screen frames may only be mounted behind the columns, posts or piers and intermediate screen supports not less than 3 feet apart.

5. Techniques

Required FRONT PORCHES or STOOPS may be open in any direction. The elevation facing the street(s) shall not be enclosed (except by insect screening) above a level of 40” above the FRONT PORCH or STOOP floor.



CANOPIES and AWNINGS



1 Note to Staff: “Nominal” lumber dimensions satisfy these requirements.

K. Architectural Standards: Lighting and Mechanical

1. Purpose and Intent

These standards are intended to enhance the urban pedestrian context. Appropriate lighting is desirable for night-time visibility, safety, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution. Restricting the location of mechanical equipment limits intrusions that would otherwise detract from the public realm. All street lights within a Character District should be pedestrian-scaled. Highway-scale, 'cobra-head,' fixtures are generally not appropriate for true urban contexts and should be limited to intersections where absolutely necessary.

2. Applicability

The standards in this section shall apply to all properties in a Character District. Exceptions may be made to comply with state highway standards where necessary.

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Not permitted, visible from the STREET-SPACE



Not permitted within the STREET-SPACE



Pedestrian-scale street lights



Not permitted, visible from the STREET-SPACE

The illustrations above are examples of mechanical equipment arrangements that are only acceptable away from and/or not visible from a STREET-SPACE (i.e. within an ALLEY or screened from view).

3. Exterior Lighting

a. Pedestrian-scale Streetlights should be:

- (i) coordinated by the Department of Public Works and Cedar Falls Utilities (CFU) and done in accordance with any adopted Streetscape Plan;
- (ii) located on each side of the STREET-SPACE; (See *Section 26-195. Public Realm Standards*) and
- (iii) coordinated with STREET TREE placement and located at least 10 feet apart from one another.

b. Site and Accent Lighting

These standards are intended to prevent light from one property extending beyond the property line onto adjacent properties. Compliance with this subsection is achieved with fixture shielding, directional control designed into the fixture, fixture location, fixture height, fixture aim, or a combination of these methods.

- (i) Site lighting shall be designed to illuminate only the lot. If mounted on poles, lights shall not be mounted higher than 25 feet above grade. An exterior lighting plan shall be approved as consistent with these standards by the Zoning Administrator in consultation with the ZRC.
- (ii) Floodlighting or directional lighting is prohibited except for lighting of loading and service areas, and on CIVIC BUILDINGS or monuments, to highlight architectural features (such as cupolas, towers, or courthouse domes¹), and shall not produce glare into neighboring windows or light trespass into neighboring properties. Floodlights are not permitted for parking lots or outdoor display/storage areas.
- (iii) All under-canopy lights or lights mounted in eaves must either be recessed into the canopy/eave and fully shielded or use flat lenses instead of drop lenses.
- (iv) Lights within ground floor commercial space or SHOPFRONTS shall be used to illuminate the interior space and/or window displays and shall not be directed outward into the STREET-SPACE.
- (v) Light fixtures used to illuminate flags, statues, or objects mounted on a pole or pedestal must use a narrow cone of light that does not extend beyond the illuminated object. Lights that are intended to architecturally highlight a building or its features must use a limited pattern of light that does not extend beyond the wall of the building.
- (vi) Floodlights, when permitted, must be aimed no higher than forty five degrees (45°) from vertical; be located and shielded such that the bulb is not directly visible from any adjacent residential use or public right of way.
- (vii) In Neighborhood Frontages, lighting used to illuminate outdoor private recreational facilities, such as swimming pools, tennis courts, and basketball courts, must be turned off by 10:00 PM. Underwater lighting in swimming pools and hot tubs are exempt from this provision.
- (viii) No lights may exceed 0.5 initial horizontal foot-candle and 2.0 initial maximum foot-candle as measured at any point along a property boundary that is adjacent to or across the street or ALLEY from Neighborhood frontages and properties outside the Character District that are zoned residential.
- (ix) Exterior lights on the building shall be shielded and downcast or must be frosted glass or be installed behind a translucent cover. Exterior lights shall be maximum 100-watt incandescent or maximum 1600 lumens. Lights on the FACADE shall be mounted between 8 feet and 12 feet above the adjacent sidewalk. These fixtures shall illuminate the DOORYARD and CLEAR SIDEWALK area. Lights on the ALLEY shall have a 12 foot maximum height. These fixtures shall illuminate the ALLEY and may also illuminate a portion of their own rear yard area. They shall not direct light or cause glare into neighboring lots.
- (x) High intensity discharge (HID) or fluorescent lights shall not be used on the exterior of buildings.
- (xi) Temporary holiday lighting is exempt from these regulations, in accordance with other City standards.

4. Mechanical Equipment

- a. All mechanical equipment located at grade (serving the building or tenant use) shall be placed behind and away from any REQUIRED BUILDING LINE and screened by a STREET WALL if necessary to prevent its being CLEARLY VISIBLE FROM THE STREET-SPACE.
- b. All mechanical equipment on a roof shall be screened, and all screening and penthouses placed on a roof shall be set back from the roof line by a distance at least equivalent to the height of the screening or penthouse in order to minimize visibility from surrounding streets and shall have a maximum height of 18 feet.

¹ Note of Intent: intent is to allow all CIVIC BUILDING towers such as bell towers, minarets, steeples, etc.

L. Architectural Standards: Signage

1. Purpose and Intent

Signs in Character Districts should be scaled and designed for these mixed-use, pedestrian-oriented areas and not for high speed automobile traffic. Signage along commercial and mixed-use frontages should be durable and is desirable for both informational purposes and as decoration. Signage that is too large creates distraction, intrudes into or lessens the district experience, and creates visual clutter.

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Parapet sign



Neon sign within the shopfront window



Wall sign



Window sign



Horizontal blade sign



Wall sign

2. Applicability

The standards in this section apply to any sign that is CLEARLY VISIBLE FROM THE STREET-SPACE in the frontages designated as General Urban or Storefront. Signs in the Neighborhood frontages are regulated according to the sign standards for the R-1 zoning districts.

3. General Standards for All Signs

All signage shall conform to the requirements of *Article IV of this chapter*, except as provided for below.

- a. Only sign types specified in this section are permitted.
- b. Prohibited: Billboards, roof signs, and mural signs painted on FACADES (except those existing prior to [date of code adoption]). Mural signs are permitted, subject to approval by the Zoning Administrator in consultation with the ZRC, on the other exterior walls (side, rear, and courtyard elevations).
- c. Signs may be illuminated externally from a constant light source. Signs may not be illuminated by flashing, traveling, animated, or intermittent lighting, whether such lighting is of temporary or long-term duration.
- d. Internally illuminated back-lit acrylic-faced cabinet signs and plastic-faced letterform signs are not permitted.
- e. Signs shall not include an Electronic Message Center (EMC) unless explicitly permitted below.

4. Wall Signs

- a. Except for approved 1st Street exceptions, are only permitted within the sign band—the horizontal area on the FACADE between the first floor ceiling and the second STORY floor line. For one-story buildings, the sign band shall be above the windows and below the cornice. In no case shall this band be higher than 20 feet or lower than 11 feet above the adjacent sidewalk.
- b. Shall not exceed 20 feet in length, 90% of the SHOPFRONT width, nor come closer than 2 feet to an adjacent COMMON LOT LINE.
- c. Sign area shall not exceed 1.5 times the SHOPFRONT width.
- d. Shall not extend over the architectural features of the building FACADE, such as cornices, pilasters, transoms, window trim, and similar.
- e. A masonry or bronze plaque may be placed in the building’s cornice or parapet wall or under the eaves, and above the upper STORY windows. Any such plaque shall be no larger than a rectangle of 18 square feet.

5. Projecting Signs are generally perpendicular to the REQUIRED BUILDING LINE. Projecting blade signs, marquee signs, and corner signs are permitted.

- a. One blade sign per SHOPFRONT is permitted. They:
 - (i) may project from the sign band, or be hung from a GROUND STORY overhang, CANOPY, or AWNING;
 - (ii) shall be no more than 6 square feet;
 - (iii) shall project from the building no more than 42 inches;
 - (iv) shall be a minimum of 8 feet clear above the sidewalk;



Wall sign within sign band



Vertical blade sign



Masonry parapet sign



Marquee sign

(v) shall be located no closer than 1 foot from a COMMON LOT LINE or adjacent SHOPFRONT space and no closer than 10 feet from any adjacent blade sign; and

(vi) shall not be internally illuminated.

b. Marquee signs are integrated with an entry CANOPY. They:

(i) are only permitted with a theater use;

(ii) may project to the far edge of the CLEAR SIDEWALK; and

(iii) may include an EMC within the sign band area.

c. Corner signs that are visible from two or more intersecting streets are permitted as long as:

(i) there is no more than one per BLOCK CORNER;

(ii) they are located above the GROUND STORY sign band and below the third STORY, or for a two-story building below the cornice line;

(iii) they do not exceed 40 square feet per sign face; and

(iv) the maximum projection from the corner is 5 feet.

6. Window Signs

a. Windows are measured as glass area including MUNTINS and similar framing elements with a dimension of less than one inch. Glazing separated by framing elements of greater than one inch are considered separate windows.

b. No more than 25% of any GROUND STORY window may be covered by signage, and such signage shall not be placed or adhered to the window in a manner that prevents views into the SHOPFRONT.

c. Neon signs are allowed within SHOPFRONT windows.

d. No more than 10% of any upper STORY window may be covered with signs.

7. Other Signs

a. Temporary sandwich board signs of up to 36" in height are permitted within the DOORYARD area. They may also be considered a permitted encroachment to the sidewalk or right-of-way, with prior approval from the City.

b. Awning signs are permitted. Sign copy on AWNINGS shall be limited to 6 inches in height on the outside edge/vertical face of the AWNING.

c. Canopy signs (not including marquee signs, which are regulated separately) are allowed on the canopy face or mounted upright along the top of the canopy with the bottom of the sign no more than 4" above the canopy. Canopy signs shall extend no more than 90% of the length of the canopy and be no more than 20 inches in height. Signs mounted on the face of a canopy must maintain a minimum of 3" spacing between the sign and the top and bottom of the canopy face. No more than 1 canopy sign is allowed per SHOPFRONT and a canopy sign is not allowed on a SHOPFRONT that has a marquee sign.

d. Directional signage as defined in this chapter is allowed for assisting traffic flow through allowed drive-through facilities.



Corner sign



Awning sign



Awning signs and wall signs

- 8. Freestanding Signs
 - a. No new freestanding signs are permitted after [date of code adoption].
 - b. Any property owner voluntarily removing a legally non-conforming freestanding sign may be allowed a bonus of up to one hundred fifty percent (150%) of the building signs allocated to the property. For example, if a property is allocated 40 square feet of building signs, the property may be allowed 60 square feet of buildings signs if a legally nonconforming freestanding sign is removed.
 - c. Bonus signage will still be required to meet the specific placement standards for the particular sign type(s) requested.

- 9. First Street Exceptions for multi-story buildings in the Urban General and Storefront frontages
An additional wall sign is permitted in a sign band located above the top story windows and below the cornice that has:
 - a. Square footage less than or equal to 1.5 times the length of the sign wall; and
 - b. Length no greater than 90% of the length of the sign wall.

Section 26-195 Public Realm Standards

195.1 Intent

These *Public Realm Standards* are designed to establish environments within Character Districts that encourage and facilitate pedestrian and bicycle activity by creating streets and other parts of the PUBLIC REALM that are comfortable, efficient, safe, and interesting.

- A. Although commonly thought of as just GREENS or parks, the *public realm* includes the complete STREET-SPACE—the space between the building FAÇADES: the sidewalks, street trees, SQUARES, GREENS, and the travel lanes.
- B. The STREET-SPACE is a community’s first and foremost public space and should be just as carefully designed and planned as any GREEN or CIVIC BUILDING. The character of the street—both its scale and its details—plays a critical role in determining the pedestrian quality of a place.
- C. The Public Realm Standards:
 1. Regulate the *pedestrian realm*, from the FACADE to the curb as well as any GREENS or SQUARES, in a Character District.
 2. Serve as guidance for the curb-to-curb street geometry of any new streets or street rebuilding, as well as the maintenance of existing streets in a Character District. Streets within Character Districts should not be thought of as “roads, highways, arterials, or collectors.” They should be developed to create people-oriented places balancing all transportation modes. The majority of streets in a Character District should be designed primarily for walkability and pedestrian comfort.
 3. Contribute to sustainability. Street trees and plants contribute to privacy, the reduction of noise and air pollution, shade, maintenance of the natural habitat, conservation of water, and storm-water management. Good STREET-SPACES promote more sustainable transportation options such as walking and bicycling.
 4. Work in concert with the property frontages. DOORYARDS and FACADES literally form the walls of the STREET-SPACE. They are regulated in *Section 26-193 Building Form Standards*.

D. Components

The Public Realm Standards include the following sections:

1. *195.2 General Standards*
2. *195.3 Public Open Space*
3. *195.4 Street Trees*
4. *195.5 Street Design in Character Districts*

Character District Sections: 26-191 to 26-198

- 191. Introduction & Definitions
- 192. Regulating Plans
- 193. Building Form Standards
- 194. Architectural Standards
- 195. Public Realm Standards**
- 196. Parking & Loading
- 197. Building Functions
- 198. Reserved
- 199. Reserved

195.2 General Standards

The following standards regulate the STREET-SPACE from the FACADE to the curb within a Character District.

A. DOORYARDS

1. All:
 - a. Thorny plants shall not be planted along the CLEAR SIDEWALK or entry walkways.
 - b. Noxious weeds, as defined by city ordinance, and invasive exotic species and are prohibited.
2. Urban General, Urban General 2, and Storefront frontages:
 - a. Must be planted or hard-surfaced with pervious pavers;
 - b. Any plantings/vegetation may not block any FENESTRATION nor extend over the CLEAR SIDEWALK.
3. Neighborhood (Medium and Small) frontages:
 - a. Must be planted at a minimum with grass, ground cover, or flowering vines that do not exceed a height of 8".
 - b. Shrubs or hedges (maximum height 40") may be planted within the DOORYARD.
 - c. Trees may be planted within the DOORYARD, but must be "limbed up" as they gain appropriate maturity so as to be minimum 7' clear over the CLEAR SIDEWALK.
 - d. Hard-surfaced walkway(s) must be provided between the CLEAR SIDEWALK and the building entry(s) in the FACADE. Such walkways are limited to 6' in width (perpendicular to the RBL) per FACADE entry.

B. The developer is required to install sidewalks that meet all City (and ADA) standards and specifications at the time of development. They shall provide a minimum CLEAR SIDEWALK as follows: 6' for all Urban General and Storefront frontages, 5' for all Urban General 2, and 4' for all Neighborhood frontages.

C. Tree Lawn: the area between the CLEAR SIDEWALK and the curb is used as the planting area for STREET TREES. It may also be used, in more intense pedestrian situations, as a pedestrian area with seating and cafe tables. The TREE LAWN is regulated in Section 195.4.

D. Street lighting:

1. At the time of development, the developer is required to install pedestrian-scale streetlights per City specifications according to any adopted streetscape plan, on any Urban General, Urban General 2, and Storefront frontage being developed.
2. ALLEY lighting: all lots with ALLEY access may have lighting fixtures illuminating the ALLEY, see the *Architectural Standards, Section 194.K.3.b.(v)*.

E. Street furniture is an element of the overall STREET-SPACE design. Street furnishings should be simple, functional, and durable. Placement will generally be within the TREE LAWN area. Any specific GREEN or SQUARE designs may specify different placement. All street furniture must meet City standards.

F. Private mechanical and electrical equipment is prohibited within any STREET-SPACE including the DOORYARD. This includes, but is not limited to, air compressors, pumps, exterior water heaters, water softeners, and private garbage cans. Public sidewalk waste bins and water pumps for public fountains or irrigation are not included in this prohibition. (Temporary placement of private garbage cans within the STREET-SPACE is allowed to accommodate scheduled pick-up.)

G. Public bicycle parking shall be provided in the STREET-SPACE, located in the TREE LAWN or DOORYARD area. (Bicycle racks must be either a city-specified model or be approved by the Zoning Administrator.)

195.3 Public Open Space

SQUARES and GREENS within a Character District are designated on the REGULATING PLAN.

A. Intent

Public Open Space is a key element of the quality of life within a Character District. Its trees and plants provide a landscape and civic architecture that complement the surrounding private building architecture. The SQUARES and GREENS will foster places for the social interaction, community gathering and family recreation of all age groups, all within a comfortable walking distance.

1. SQUARES are active pedestrian centers; GREENS are intended for less intensive foot traffic. Surface treatment is regulated accordingly.
2. Pervious paving materials (to allow oxygen for tree roots and absorb stormwater run-off) are encouraged, and the percentage of impervious paving material is limited. (See B.3. *Materials and Configurations*.)
3. These standards apply to those spaces that are designated on the REGULATING PLAN whether publicly owned or publicly accessible through an access easement.

B. General Standards

GREENS and SQUARES must be designed, planted and maintained according to the following requirements:

1. SQUARES and GREENS shall have at least 60 percent of their perimeter fronting public rights-of-way and they shall be surrounded by STREET TREES. Their dimensions shall be no narrower than a 1:5 ratio and no width or breadth dimension shall be less than 20’.
2. A clear view through the public open space (from 2’ to 7’ in height) is required, both for safety and urban design purposes. The foliage of newly planted trees may intrude into this area until the tree has sufficient growth to allow such a clear trunk height.
3. Materials and Configurations
 - a. The street frontages of SQUARES and GREENS within a Character District shall be configured consistently with the street or BLOCK which they are fronting in accordance with this section. However, the species of the trees surrounding a SQUARE or GREEN may be of a different species than the connecting streets.
 - b. The ground surface elevation shall be between -18” and +24” of the top of any curb within 10 feet.
 - c. The slope across any public SQUARE or GREEN shall not exceed ten percent.
 - d. SQUARES and GREENS shall not include active / formal recreation structures such as ball fields, but may include playground equipment.
 - e. Trees within a public open space may be selected from outside the Street Tree List but must be approved by the City Arborist (see 195.G. *Street Tree List* in this section).
 - f. Asphalt is prohibited within a SQUARE or GREEN.

C. Greens

GREENS should be designed with a low percentage of hard-surfaced area, appropriate to their less pedestrian-intensive character. Surface treatment and materials (within the area back-of-curb to back-of-curb area excluding any CIVIC USE building, public art or monument footprint) shall be a minimum 50 percent unpaved pervious surface area (such as turf, ground cover, soil or mulch).

D. Squares

SQUARES incorporate a higher percentage of hard-surfaced area, appropriate to their more pedestrian-intensive character. Surface treatment and materials (within the back-of-curb to back-of-curb area, excluding any CIVIC BUILDING, public art or monument footprint) shall be between 20 percent and 40 percent unpaved pervious surface (turf, ground cover, soil or mulch).

E. Pedestrian Pathway

A PEDESTRIAN PATHWAY shall be a public access easement or right-of-way and open to the sky. The width for these pathways must be not less than 20 feet with a hard-surfaced walkway not less than ten feet providing an unobstructed view through its entire length, except where otherwise specified on the REGULATING PLAN.

F. Parks and Preserve Areas

Any existing or newly created parklands and/or natural preserve areas larger than 2.5 acres should be located outside of, or at the edge of, neighborhoods within a Character District. Neighborhood GREENS and/ or SQUARES should be within a few minutes walk of all parts of a Character District.

195.4 Street Trees and Tree Lawns

STREET TREES are part of an overall STREET-SPACE plan designed to provide both canopy and shade and to give special character and coherence to each street.

A. Each STREET-SPACE must have STREET TREES planted generally in the centerline of the TREE LAWN or not less than 3' from the back of the curb, unless otherwise specified on the REGULATING PLAN, and at an average spacing not greater than 30' on center (average calculated per BLOCK face). Spacing allowances may be made to accommodate curb cuts and infrastructure elements; however, at no location may STREET TREE spacing exceed 45' on center except where necessary for ALLEYS, driveways, or transit stops.

B. Required STREET TREE planting area minimum specifications are as follows:

1. They shall be at grade or not greater than 6" above the sidewalk.
2. Soil surface area shall be no less than 110 square feet per isolated tree or 90 square feet per tree for connected (TREE LAWN) situations. (See *Diagrams A and B* at right).
3. No dimension of the soil surface area may be less than 5' unless otherwise specified in this ordinance.
4. A pervious paving strip, maximum 18" wide, may be placed at the back of the curb for access to on-street parking.
5. Neither the paving strip per 4 above, nor a City Arborist approved tree grate, will be measured against the minimum soil surface area in 2 and 3 above.

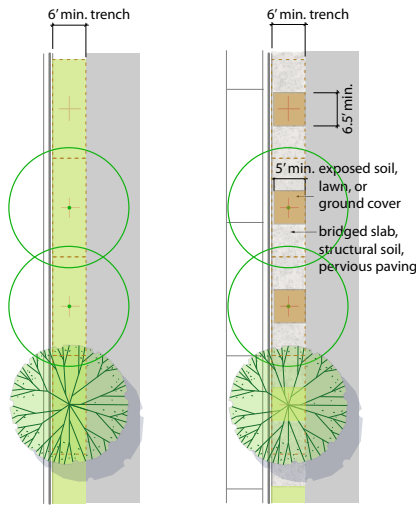
C. Street construction designs should incorporate street tree trenches (connected soil areas). The requirements in *B*, above may be met through the use of bridged slab, structural soil, or other techniques that clearly exceed these standards in the fostering of vital and long-lived STREET TREES.

D. At planting, STREET TREES shall be at least 3½" caliper, measured 4 feet above grade and at least ten feet in overall height. Species shall be selected from the *G. Street Tree List*, below. Consult with the Zoning Administrator/ City Forester for any designated tree species for a particular STREET-SPACE.

E. Any unpaved ground area shall be planted with ground cover, or flowering vegetation, not to exceed 8" in height unless approved by the Zoning Administrator as part of a streetscape plan. STREET TREES should be "limbed up" as they gain appropriate maturity so as to not interfere with pedestrian or truck travel (minimum 7' clear over the sidewalk and 14' over any travel lanes) and to maintain visibility.

F. Street Tree Specifications

1. Species in the Street Tree List are selected for their physical characteristics: size, habit of growth, and hardiness. The use of alternate species may be permitted, if approved by the City Arborist.
2. Noxious weeds, as defined by city ordinance, and invasive exotic species are not permitted and may not be used anywhere on private lots or other areas.



Continuous Tree Lawn Continuous Soil Area
Diagram A. Connected Situation

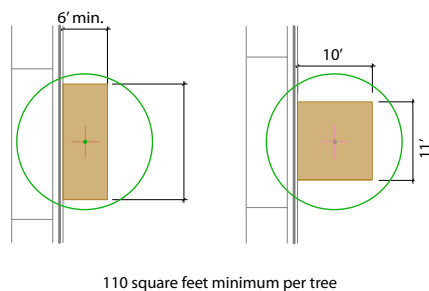


Diagram B. Isolated Tree Situation

3. The Street Tree list should be periodically reviewed and updated by the City Arborist. These are appropriate species, but there are many regional disease patterns over time, and this list will need to evolve with those changes. Inclusion in this list shall be based on the following criteria:
 - a. Structural – STREET TREES shape and subdivide the STREET-SPACE, increasing pedestrian comfort and adding (literal) value to the street/community. These are primarily “canopy shade tree” species that grow to heights in excess of 60’ and have a broad canopy—enabling them to clear auto and pedestrian traffic, form a ceiling-like enclosure, and open a clear view of the STREET-SPACE at eye-level.
 - b. Survivability – proper planting techniques and configurations provide a healthy environment in which the tree can thrive—this will ensure that the trees increase their value to the community as they grow.
 - c. Form and color – consistent species should be planted along a given STREET-SPACE to provide it with a distinct form and character. Species diversity is important, and a variety of appropriate STREET TREE species should be planted within the Character District, to provide a healthy bio-diversity.

G. Street Tree List

The following list contains all species approved for use as STREET TREES in a Character District. The list may include additional native and/or proven hardy adapted species approved by the City Arborist. Other species may be used for planting within a private lot. Species may also be placed within larger soil area locations such as parks, GREENS, or SQUARES.

Street Tree List	
(Large Canopy Trees – mature height 60 feet and above)	
Acer saccharum ‘Bailsta’	Fall Fiesta Maple
Acer saccharum ‘Green Mountain’	Green Mountain Maple
Betula nigra	River Birch
Celtis occidentalis	Common Hackberry
Carpinus caroliniana	American Hornbeam
Cercidiphyllum japonicum	Katsura Tree
Ginkgo biloba	Ginkgo (male only)
Gleditsia triacanthos var. inermis	Thornless Honey Locust
Gymnocladus dioicus	Kentucky Coffeetree
Liquidambar styraciflua “Rotundiloba’	Seedless Sweetgum
Liriodendron tulipifera	Tulip Tree
Nyssa Sylvatica	Black Tupelo
Ostrya virginiana	Eastern Hophornbeam
Platanus occidentalis	London Plane tree
Quercus bicolor	Swamp White Oak
Quercus coccinea	Scarlet Oak
Quercus falcata	Southern Red Oak
Quercus palustris	Pin Oak
Quercus rubra	Red Oak
Quercus shumardii	Shumard Oak
Quercus velutina	Black Oak
Tilia cordata ‘Greenspire’	Greenspire Littleleaf Linden
Tilia euchlora	Crimean Linden
Tilia tomentosa	Silver Linden
Ulmus americana - resistant to DED	various Elm
Ulmus ‘Morton Glossy	Triumph Elm
Ulmus ‘Morton	Accolade Elm

195.5 Street Design in Character Districts

A. Intent and Principles

1. In order to encourage and support pedestrian and bicycle activity in Character Districts, this section serves as guidance for the curb-to-curb street geometry of any new streets or street rebuilding, as well as the maintenance of existing streets.
2. Streets within Character Districts should not be thought of as “roads, highways, arterials, or collectors.” They should be developed to create people-oriented places balancing all transportation modes.
3. Street design should consider the needs of all forms of traffic—auto, transit, bicycle and pedestrian—to maximize mobility and convenience for all residents and users. Street character will vary depending on location: some streets will carry a large volume of traffic and provide a more active and intense urban pedestrian experience while others will provide a less active and more intimately scaled STREET-SPACE.
4. The majority of the streets within a Character District will have a lower intensity, and should be configured such that in-lane bicycle travel is encouraged and appropriate.

B. Principles for Street Design in Character Districts

The appropriate design of streets is one of the most important elements for a vital urban environment.

- Designing for continuous free-flowing traffic creates situations where vehicles will travel at speeds greater than desirable for pedestrians.
- With appropriate street designs, drivers choose slower speeds and less aggressive behavior, a feat typically not achieved through basic speed limit signage/postings.
- An interconnected street network allows traffic capacity to be diffused and maintained across numerous streets.
- Differences between “requirements” and “preferences” can be significant—increased lane width and the accompanying increased vehicle speed more often than not decreases the overall safety for pedestrians.
- On-street parking slows passing vehicular traffic and acts as a buffer between moving vehicles and pedestrians.
- Overall function, comfort, safety and aesthetics of a street are more important than efficiency alone.
- In a Character District, non-vehicular traffic should be provided with every practical advantage so long as safety is not adversely affected.
- Street design should take into consideration what is reasonably foreseeable, not every situation that is conceivably possible.
- Designing a street to facilitate (rather than accommodate) infrequent users may actually be the wrong design for the frequent users of the space.
- When the street design creates a conflict between the vehicular and non-vehicular user, it should be resolved in favor of the non-vehicular user.
- Emergency vehicle access must be maintained. With an interconnected street network, there will always be at least two routes of access to any lot or parcel.

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26-196. Character District Parking and Loading

A. Intent

1. Promote a “park once” environment within each Character District that will enable people to conveniently park and access a variety of commercial, residential, and civic enterprises in pedestrian friendly environments by encouraging SHARED PARKING.
2. Reduce fragmented, uncoordinated, inefficient, reserved single-purpose parking.
3. Avoid adverse parking impacts on neighborhoods adjacent to Character District mixed-use areas.
4. Utilize on-street parking.
5. Provide flexibility for redevelopment of small sites and for the preservation or reuse of historic buildings.
6. Increase visibility and accessibility of publicly available parking.
7. Support and encourage a multi-modal, bicycle and pedestrian-friendly environment.

**Character District Sections:
26-191 to 26-198**

- 191. Introduction & Definitions
- 192. Regulating Plans
- 193. Building Form Standards
- 194. Architectural Standards
- 195. Public Realm Standards
- 196. Parking & Loading**
- 197. Building Functions
- 198. Reserved
- 199. Reserved

B. Other Applicable Regulations

Pervious surfaces approved by the City Engineer are encouraged for surface parking lots.

C. General Urban, General Urban 2, and Storefront Frontages – Minimum Parking Requirements

1. Existing buildings fronting Main Street between 1st Street and 6th Street at the time of the Downtown Character District adoption are exempt from these minimum parking requirements, regardless of use.
2. There is no minimum parking requirement for:
 - a. ground floor commercial space;
 - b. the re-use or renovation of an existing structure, in addition to those on Main Street identified in Item C. 1. above, in which there is no gross floor area expansion and the use [is/remains] non-residential.
3. Minimum Reserved Parking
Reserved parking includes all parking that is NOT SHARED PARKING.
 - a. Commercial/civic uses: There is no minimum requirement for reserved parking.
 - b. Residential uses in mixed-use or multi-unit buildings—minimum reserved parking spaces per dwelling unit:

(i) Efficiency/1-bedroom	0.5 spaces/unit
(ii) 2 or more bedroom units	additional .5 spaces per bedroom

Note: In calculating the total number of minimum reserved spaces per building, any partial spaces .5 or above are rounded to the next whole number.
 - c. Residential uses in single-unit attached and detached, multi-unit ROWHOUSE, and two-unit configurations—minimum reserved parking spaces per dwelling unit:

(i) Owner-occupied	1 space/unit
(ii) Renter-occupied	1 space/unit + one space/per bedroom for each bedroom above 2
4. Minimum SHARED PARKING:
 - a. Commercial UPPER STORIES
 - (i) Under 5,000 square feet non-residential Gross Floor Area (GFA) has no minimum SHARED PARKING requirements.
 - (ii) 5,000 square feet or greater, non-residential GFA shall provide a minimum of 1.25 spaces per 1,000 square feet as SHARED PARKING.

- b. Residential uses—dwellings in mixed-use or multi-unit buildings
A minimum of .25 parking space per bedroom shall be provided as SHARED PARKING.
 - c. SHARED PARKING shall be accessible to the public and designated by appropriate signage and markings as determined by the Zoning Administrator in consultation with the ZRC.
5. Achieving parking requirements:
- a. Parking shall be located and configured in compliance with the PARKING SETBACK LINE or other regulations for the site on which it is located, as indicated on the applicable Character District REGULATING PLAN and/or BUILDING FORM STANDARD. (See Section 26-193.)
 - b. Required reserved parking spaces for General Urban, General Urban 2, and Storefront frontages shall only be permitted on-site or as an accessory use on an adjacent parcel or a parcel directly across an ALLEY from the development it is serving, if that parcel is also designated as a General Urban, General Urban 2, or Storefront frontage. Such reserved parking shall be subject to a long-term agreement acceptable to the City. Any such off-site surface spaces shall be located and configured as per Item a. above.
 - c. Minimum SHARED PARKING requirements may be met either on-site or within a 600-foot walking distance of the development.
 - d. Any time or hour of the day restrictions on SHARED PARKING shall be subject to approval by the Zoning Administrator in consultation with the ZRC. The Administrator may give approval based on a finding that:
 - (i) the parking is visibly designated and accessible to the public;
 - (ii) at least 12 hours of public parking are provided in any 24-hour period; and
 - (iii) that at least 8 of those hours are provided during either business or nighttime hours depending on whether the Administrator determines that the primary use will be for COMMERCIAL or RESIDENTIAL uses.
6. Bicycle Parking:
- a. For COMMERCIAL, the developer must provide 1 employee bicycle parking rack (2-bike capacity) per 5,000 square feet of commercial floor area and 1 visitor/customer bicycle parking rack (2-bike capacity) per 10,000 square feet of commercial floor area. The employee and visitor racks may be co-located.
 - b. For RESIDENTIAL, the developer must provide 1 tenant bicycle parking rack (2-bike capacity) per 5 units and 1 visitor bicycle parking rack (2-bike capacity) per 10 units. Projects under 5 units shall have no requirement. Required minimum tenant parking may be located within the building (but not within individual units) or in an otherwise secure location on-site.
 - c. Bicycle parking facilities shall be visible to, or clearly identified for, intended users. The bicycle parking facilities shall not encroach on the CLEAR WALKWAY nor shall they encroach on any required fire egress.
 - d. Bicycle parking spaces within the public right-of-way (typically along the street tree alignment line) may be counted toward the minimum visitor bicycle parking requirement. (For areas with constrained STREET-SPACE, an optional approach is to consolidate public bicycle parking in a single dedicated on-street parking space per BLOCK FACE. See Figure 26-196. A.)



Figure 26-196. A. Consolidated public bicycle parking

7. Permissive parking and loading facilities. Nothing in this ordinance shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use of land or buildings, in accordance with all regulations herein governing the location, design, and operation of such facilities.

D. Neighborhood Frontages – Minimum Parking Requirements

1. Minimum Reserved Parking:
Reserved parking includes all parking that is not SHARED PARKING.
 - a. Minimum reserved parking spaces for multi-unit residential buildings:
 - (i) Efficiency/1-bedroom units 0.75 spaces/unit
 - (ii) 2 or more bedroom units additional .75 spaces per bedroom

Note: In calculating the total number of minimum reserved spaces per building, any partial spaces .5 or above are rounded to the next whole number.
 - b. Minimum reserved parking spaces per dwelling unit in single-unit attached and detached, multi-unit ROWHOUSE, two-unit, and COTTAGE COURT configurations:
 - (i) Owner-occupied 1 space/unit
 - (ii) Renter-occupied 1 space/unit + one space/per bedroom for each bedroom above 2
 - c. Minimum reserved parking spaces for non-residential uses is 1 space per 300 square feet.
2. Minimum SHARED PARKING for multi-unit residential buildings is .25 per unit.
3. Off-site parking is not permitted for any required reserved parking in Neighborhood frontages.

E. Special Parking Standards

1. On-Street Parking in all Character Districts
 - a. A parking space located on a public street may be included in the calculation of SHARED PARKING requirements if it is adjacent to the building site (where more than 50% of the space is located within the street fronting the development parcel).
 - b. Each on-street parking space may only be counted once.

F. Parking Lot Plantings for New Development

1. For any surface parking lot not separated from the STREET-SPACE by a building, the space between the REQUIRED BUILDING LINE and the PARKING SETBACK LINE shall be planted with canopy shade trees from the Tree Lists in Section 26-195. Public Realm Standards. Trees shall be planted at an average distance not to exceed 30 feet on center and aligned parallel 3 to 7 feet behind the REQUIRED BUILDING LINE/STREET WALL.
2. The edge of any General Urban or Storefront frontage surface parking lot adjacent to a Neighborhood frontage lot shall be screened according to the standards in Section 26-193.1.F. Neighborhood Manners.

G. Loading Facilities

1. No loading facilities are required.
2. Where loading facilities are provided, they shall be located to, and accessed from, the rear and/or ALLEY side of buildings.

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Section 26-197. Building Functions

A. Permitted Uses

1. All uses are classified and defined in *Sections 26-140*.
2. Permitted uses by BUILDING FORM STANDARD frontage are shown in *Section C. Use Table*, below. All uses not expressly permitted are prohibited.
3. All uses must meet the standards of the applicable BUILDING FORM STANDARD in *Section 26-193*. Any additional development or performance standards are indicated in the *Section C. Use Table* and provided in *Sections D.-H.* below.

B. Accessory Uses and Structures

1. Home occupations, as defined in this chapter, are permitted.
2. The following accessory uses are limited to owner-occupied single-unit dwellings, regardless of the applicable BUILDING FORM STANDARD frontage.
 - a. Accessory dwelling units (ADUs)
 - b. Bed & Breakfast Establishments
 - c. Day Care Homes
3. Accessory structures are permitted within the BUILDABLE AREA of the lot, as designated in the applicable individual BUILDING FORM STANDARD.
4. Parking is permitted within the location parameters identified on the REGULATING PLAN and applicable individual BUILDING FORM STANDARD.

Character District Sections: 26-191 to 26-198

- 191. Introduction
- 192. Regulating Plans
- 193. Building Form Standards
- 194. Architectural Standards
- 195. Public Realm Standards
- 196. Parking & Loading
- 197. Building Functions**
- 198. Reserved
- 199. Reserved

C. Use Table

This table identifies the categories of uses allowed in the GROUND STORY and upper STORIES for each BUILDING FORM STANDARD frontage; however, some specific uses may be restricted or prohibited. All uses must comply with any other applicable standards in this Zoning Code. Additional regulations specific to the Downtown Character District are referenced in the right-hand column.

DOWNTOWN CHARACTER DISTRICT USE TABLE											
USE CATEGORY	BUILDING FORM FRONTAGES										Additional Regulations
	General Urban		Storefront		General Urban 2		Neighborhood Medium		Neighborhood Small		
	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	
RESIDENTIAL											Section E.
Household Living	X	X	X	X	X	X	X	X	X	X	Sec. D. and E.1-4
Group Living	X	X	X	X	X	X	X	X	X	X	Sec. D. and E.1-6
COMMERCIAL											Section F.
Amusement & Recreation	X	X		X	X	X					Sec. D. and F.1.
Animal Sales & Service	X	X		X	X	X					Sec. D. and F.2.
Commerical Assembly	X	X	X	X	X	X					Sec. D. and F.1.
Eating & Drinking Establishments	X	X	X	X	X	X					Sec. D. and F.3.
Financial Services	X	X	X	X	X	X					Sec. D. and F.4.
Gas Station/Accessory Repair	X				X						Sec. D. and F.5.
Heavy Commercial	X	X	X	X	X	X					Sec. D. and F.6.
Lodging	X	X	X	X	X	X	X	X	X	X	Sec. D. and F.7.
Office	X	X	X	X	X	X					Sec. D. and F.8.
Parking, Commercial	X	X	X	X	X	X					Sec. D. and F.9.
Retail Sales & Service	X	X	X	X	X	X					Sec. D. and F.10.
Self-service storage		X		X		X					Sec. D. and F.5.
Vehicle Sales & Service	X	X		X	X	X					Sec. D. and F.4.
CIVIC & INSTITUTIONAL											Section G.
Civic & Cultural Assembly	X	X	X	X	X	X	X	X	X	X	Sec. D. and G.1.
Community Services											Sec. D.
Colleges & Universities											Sec. D.
Day Care	X	X		X	X	X	X	X	X	X	Sec. D. and G.2.
Educational	X	X		X	X	X	X	X	X	X	Sec. D.
Government & Public Safety	X	X		X	X	X					Sec. D.
Health Care	X	X		X	X	X					Sec. D.
INDUSTRIAL, WHOLESALE, & STORAGE	X										Sec. D. and H.

Key: X= Permitted, Additional Regulations Apply Blank Cell = Not Permitted

D. General Development and Performance Standards

The following standards apply to all Character District frontages and use categories.

1. All permitted uses shall meet the *Section 26-193. Building Form Standard General Provisions* and those standards specified in the applicable individual BUILDING FORM STANDARD (BFS) pages.
2. No civic, commercial, or institutional use is permitted above a residential use.
3. Businesses providing drive-through services shall not have a drive-through lane or service window that abuts or faces a STREET-SPACE.
4. Drive-through services are prohibited in Storefront frontage sites.
5. For duplexes, multi-unit dwellings, and dwellings in mixed-use buildings, no more than three bedrooms are permitted per unit.
6. Notwithstanding the provisions of any other section of this article, no existing single-unit residential structure located in the Character District shall be converted or otherwise structurally altered or expanded for the purpose of accommodating the creation or establishment of a second separate dwelling unit within, around or adjacent to the original single-unit residential structure, except for ADUs, as defined and permitted herein.
7. All use-specific state or local certifications, permits, and licenses apply.
8. No smoke, radiation, vibration or concussion, excessive noise, heat or glare shall be produced that is perceptible outside a building, and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced.

E. Residential Uses – Development and Performance Standards

1. See the General Urban and General Urban 2 BUILDING FORM STANDARD frontages for configuration requirements for GROUND STORY Residential uses.
2. A lobby serving an upper STORY Residential use is permitted on the GROUND STORY within the SHOPFRONT space of a Storefront frontage site.
3. Residential dwelling units are not permitted within the required minimum depth for the SHOPFRONT space in a Storefront frontage site.
4. Mobile home parks are prohibited.
5. Fraternity and Sorority uses are prohibited.
6. Group Homes and Assisted Group Living uses are subject to all Iowa law requirements and certifications.

F. Commercial Uses – Development and Performance Standards

1. Amusement and Recreation, Commercial Assembly
 - a. Only Indoor Amusement and Recreation uses are permitted.
 - b. Adult Entertainment is prohibited.
 - c. Theater, Auditorium, and Arena uses shall meet the GROUND STORY FENESTRATION requirements of the applicable BUILDING FORM STANDARD, but are exempt from the upper STORY FENESTRATION requirements.
 - d. The lobby serving a Commercial Assembly or Indoor Amusement and Recreation use is permitted in the SHOPFRONT area of a Storefront frontage.
2. Animal Sales and Service
No outdoor kennels, play, or exercise areas are permitted.
3. Eating and Drinking Establishments

- a. A restaurant use is permitted in the second STORY of a Storefront or General Urban frontage site provided it is an extension of the same restaurant and the second STORY floor area is equal to or less than the GROUND STORY floor area of the same use.
 - b. Outdoor areas for eating and drinking shall be allowed on the public sidewalk and in private outdoor service areas in General Urban and Storefront frontages, subject to the issuance of all applicable permits and licensing.
 - c. An Eating/Drinking Establishment is permitted on the top floor level or the rooftop of a Storefront frontage site or where otherwise designated on the REGULATING PLAN, where:
 - (i) the use is set back from any COMMON LOT LINE by at least 20 feet;
 - (ii) it is not above a residential use;
 - (iii) no amplified sound in outdoor seating area, except by special use permit;
 - (iv) the hours of operation of any rooftop seating area are limited to 8 a.m. to 10 p.m.; and
 - (v) subject to all applicable permits and licenses.
 - d. The sale and consumption of beer, wine, and liquor shall be subject to all existing permitting and licensing provisions, as applicable.
 - e. Live entertainment and drinking establishments are prohibited if the walls of the facility are within 100 feet of a Neighborhood frontage site within the Character District or a residentially zoned property which is outside of the Character District.
4. Financial Services
Only the retail banking services are permitted within the required minimum depth for the SHOPFRONT space in a Storefront frontage site.
5. Consumer Gas Stations, Vehicle Sales and Services
- a. Gas Stations are limited to two paired pumps within a single island with a single drive aisle allowed on either side of the island, all of which must be separated from the STREET-SPACE by a building.
 - b. Surface parking lots for vehicle sales or rental shall only be located and configured in compliance with the PARKING SETBACK LINE or other regulations for the site on which it is located, as indicated on the applicable Character District REGULATING PLAN and/or BUILDING FORM STANDARD. (See Section 26-193.)
 - c. Auto repair services are not allowed except as accessory to a gas station or vehicle sales, subject to the following:
 - (i) The property shall be at least 100 feet from any solely residential lot;
 - (ii) Overnight vehicular storage is not permitted, unless within an enclosed building;
 - (iii) The use shall not include the display and rental of cargo trailers, trucks, or similar vehicles;
 - (iv) Auto body repair is prohibited;
 - (v) The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited; and
 - (vi) Discarded and replacement vehicle parts and accessories shall be stored inside the main structure.
 - (vii) Upon the abandonment of the gas station or vehicle sales, the auto repair service shall terminate and all structures exclusively used in the business (including underground storage tanks), except buildings, shall be removed by the owner of the property. For the purpose of this subsection, the term “abandonment” shall mean non-operation as an auto repair for a period of 6 months after the retail services cease.
6. Heavy Commercial
- a. Self-storage uses are only permitted in the upper stories of the General Urban frontages.
 - b. Outdoor nursery and lumberyards are prohibited.
 - c. Freight-Oriented and Outdoor Display or Storage uses are prohibited.

7. Lodging

- a. GROUND STORY guest rooms are not permitted within the required minimum SHOPFRONT depth in a Storefront frontage site.
- b. GROUND STORY guest rooms abutting any REQUIRED BUILDING LINE (or street frontage) shall meet the configuration standards for GROUND STORY residential uses as specified in the General BFS.
- c. A lobby serving an upper STORY overnight lodging use is permitted on the GROUND STORY of any Storefront frontage site.
- d. Bed & Breakfast establishments are permitted as accessory uses to owner-occupied houses in Neighborhood frontages. No other overnight lodging is permitted in these frontages.

8. Office

- a. Office uses are not permitted within the required minimum depth for the SHOPFRONT space in a Storefront frontage site.
- b. Office uses that exist in Neighborhood frontages as of January 1, 2021 are permitted and considered conforming uses. Changes to existing uses shall be in compliance with the standards and requirements of this chapter. The establishment of new Office uses or structures not in association with an existing conforming use or structure is prohibited.

9. Parking, Commercial

Commercial parking lots and structures are required to meet all BUILDING FORM STANDARDS for the frontage sites on which they are located.

10. Retail Sales and Services

- a. A retail sales use is permitted in the second STORY of a Storefront or General Urban frontage site provided it is an extension equal to or less than the area of the same GROUND STORY use.
- b. No merchandise (including motorcycles, scooters, and automobiles) may be left within the DOORYARD when the business is not open.
- c. Only retail sales or gallery/showroom functions for Cottage Industries are permitted in the required minimum SHOPFRONT space of a Storefront frontage.

11. Vehicle Sales and Service (see Gas Stations, above)

G. Civic and Institutional Uses – Development and Performance Standards

1. CIVIC BUILDINGS designed for civic uses (as defined in *Section 26-191. Definitions*) that are located on sites specifically designated on the REGULATING PLAN are not subject to *Section 26-194. Architectural Standards* or *Section 26-193. Building Form Standards* except for *Section 26-193.1.E. Neighborhood Manners*.
2. Day Care
 - a. All day care facilities are subject to all permitting and licensing requirements under Iowa Law.
 - b. Only Day Care Homes are permitted as accessory uses in Neighborhood frontages.

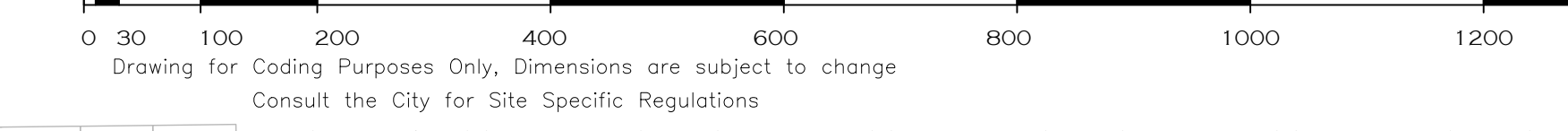
H. Industrial, Wholesale, and Storage Uses – Development and Performance Standards

Industrial Manufacturing, Assembly, or Processing facilities that exist as of January 1, 2021 are permitted and considered conforming uses. Changes to existing uses shall be in compliance with the standards and requirements of this chapter. The establishment of new Industrial, Wholesale, and Storage uses or structures not in association with an existing conforming use or structure is prohibited.

Planning and Zoning Commission Recommended Draft

*3 Required street connection between Walnut Street and either College Street or Ida Street. The exact route is to be determined through planning. Consult the Zoning Administrator.

A Comfortable 5 Minute Walk



UNDERSTANDING THE REGULATING PLAN

BUILDING FRONTAGE DESIGNATIONS
(see below)
This indicates the relevant Building Form Standard (BFS) rules governing your site.

REQUIRED BUILDING LINE (RBL)
This line indicates the RBL for your site. The Building shall be BUILT-TO the RBL.

PARKING SETBACK LINE
Vehicle Parking (above ground) is not allowed forward of this line unless otherwise noted on the Regulating Plan.

SPECIAL CONDITION
Specific limitation or allowance

Civic Green or Square
Urban Public Space per the Code Refer to the City for details.

Color and Symbol Key

Urban General	Storefront	Public Open Space
Urban General 2	Req'd Building Line (RBL)	Civic Structure
Neighborhood Medium	Parking Setback	Downtown Character Study Area Bounds
Neighborhood Small	New Streets	Railway

SPECIAL CONDITIONS

*1. see the Urban General BFS, 193.2.F.4.b, for more information.
 *2. see the Neighborhood Medium BFS, 193.4.F.3.b or the Neighborhood Small BFS, 193.4.E.3.b, for more information.
 *3. Consult with the Zoning Administrator for more information.



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Cedar Falls Downtown Zoning Code Update Administrative Procedures

Planning & Zoning Commission Recommended Draft

May 12, 2021

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Amend **Sec. 26-2. – Definitions**, as follows:

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. The word "used" or "occupied" includes the words "intended, designed or arranged to be used or occupied." All terms that define or name a City department or City office title also include the phrase "or designee."

SEC. 26-36 ADMINISTRATIVE DETERMINATION

(A) APPLICABILITY

The Zoning Administrator shall review and decide upon applications for the following administrative reviews and code adjustments in consultation with the Zoning Review Committee(ZRC) and/or the staff Technical Review Committee, as applicable. Some of these processes have additional review and approval requirements; a cross-reference to those requirements is provided in the right column.

Permit or Adjustment	Additional Review Requirements
Site Plan	Section 26-37.D
Proportionate Compliance	n/a
Minor Adjustment	Section 26-39.E

(B) APPLICATION

- (1) Applications shall not be processed until all materials have been submitted and are deemed sufficient in form and content such that recommendations, as required, and a decision may be made on the application by the Zoning Administrator, or other decision-making body, as specified in this chapter. The Zoning Administrator shall determine application sufficiency.
- (2) If an application is deemed insufficient, the Zoning Administrator shall inform the applicant of the specific submittal requirements that have not been met. The Zoning Administrator may provide notice in writing, electronically, or in conversation with the applicant.
- (3) If an application is deemed insufficient, the applicant must resolve and resubmit the materials required to complete the application within 30 days of the date informed of the insufficiency of the application.
 - a. An insufficient application that has not been revised to meet the completeness requirements shall expire on the 30th day. An expired application shall be returned to the applicant along with any original documents submitted in support of the application.
 - b. The City, at its discretion, may retain the application fee paid. Once an application has expired, the application must be resubmitted in full, including application fee.

(C) REVIEW, REFERRAL, AND RECOMMENDATION

- (1) Upon submission of an application, the Zoning Administrator shall review the application and accompanying documentation to determine whether the information included in the application is sufficient to evaluate the application against the approval criteria of the procedure or permit requested.
- (2) The Zoning Administrator may refer any application to the Zoning Review Committee (ZRC) or Technical Review Committee (TRC) for review and recommendation.

(D) REVIEW AND DECISION-MAKING

- (1) The Zoning Administrator shall review the application for conformance with all applicable provisions of this chapter.
- (2) To be approved, an application shall be fully consistent with the standards of this chapter unless a minor adjustment is concurrently approved to allow specified deviation from applicable standards. An administrative approval may include instructions and clarifications regarding compliance with this Code, but shall not be approved with conditions that require action beyond the specific requirements of the City Code of Ordinances.
- (3) The Zoning Administrator shall approve or deny the application and provide written notification of the decision to the applicant. If an application is denied, the written notification shall include the reasons for denial.

(E) APPEAL

Administrative determinations are appealable pursuant to Section 26-62.

SEC. 26-37 SITE PLAN**(A) APPLICABILITY**

The purpose of this section is to set forth the procedures and criteria for review and approval of site plans. Site plans are technical documents that illustrate how the structure(s), layout of an area, and proposed uses meet the requirements of this chapter and any other applicable ordinances, standards, regulations, and with all previously approved plans applicable to the property.

(B) AUTHORITY

A site plan is required for:

(1) Character Districts

- a. Any application for development in a character district.
- b. All requests for structures, architectural elements or accessory structures (front porch, front yard fence) at or forward of the required building line, and accessory or temporary uses; however, for minor accessory structures not located forward of the required building line, such as sheds, fences, or decks, the site plan shall only be required to show the location of the proposed structure or addition in relation to property boundaries, required setbacks, easements, and terrain changes as more fully detailed in this Code;

(2) Traditional Zone Districts

- a. Any application for a commercial, industrial, institutional, or multi-unit dwelling project;
- b. Any application for development requiring site plan review as set forth elsewhere in this chapter.

(C) APPLICATION PROCEDURES

- (1) A pre-application meeting with the Zoning Review Committee (ZRC) is required prior to the submission of a site plan application for development in a character district. Pre-application meetings are optional and encouraged for all other applications.
- (2) The applicant shall submit the site plan application to the Planning and Community Services Division. Application submittal deadlines and requirements shall be

established on submittal forms available from the Planning and Community Services Division and on the City’s website.

(D) DECISION CRITERIA

The site plan shall be reviewed against the following criteria:

- (1) The site plan is consistent with all applicable adopted plans and policies;
- (2) The site plan is consistent with any prior approvals, including any conditions that may have been placed on such approvals; and
- (3) The site plan conforms with all applicable requirements of the Code of Ordinances, or with all applicable requirements as modified by a request for a minor adjustment.

(E) LIMITATION OF APPROVAL

Zoning Administrator approval of a site plan does not in any way imply approval by any other City department.

(F) EFFECT

- (1) Approved site plans shall be binding upon the property owner(s) and their successors and assigns.
- (2) No permit shall be issued for any building, structure, or use that does not conform to an approved site plan.
- (3) No building, structure, use or other element of the approved site plan shall be modified without amending the site plan, unless it is determined by the City that such modification will not require an amended site plan.
- (4) All buildings, structures and uses shall remain in conformance with the approved site plan or be subject to enforcement action.

(G) POST-APPROVAL ACTIONS

(1) Expiration

- a. Approved site plans shall expire one year after approval if a building permit has not been issued, or the approved use established. In the event that the documents expire due to the passage of this time period, new site plan review documents must be submitted for approval in the same manner as an original application for development review.
- b. An extension not to exceed one year may be granted by the Zoning Administrator.

(2) Modifications to Site plans

The holder of an approved site plan may request an adjustment to the document, or the conditions of approval, by submitting either an application for minor adjustment or an amended site plan, whichever is appropriate, to the Zoning Administrator. An amended site plan shall be filed and processed in accordance with the procedures for an initial site plan submittal.

SEC. 26-38 PROPORTIONATE COMPLIANCE

(A) APPLICABILITY

(1) Purpose

To encourage redevelopment, continuing property investment, and infill development, it may be necessary to determine site appropriate adjustments to applicable development standards that will allow the development to take place while applying

proportional development standards. This section identifies the process for determining specific site compliance with a proportionate standard.

(2) No New or Increased Noncompliance

Any redevelopment of a structure or site shall be designed to either increase conformance with this Code or, at a minimum, not increase an existing nonconformity. Redevelopment shall not establish new nonconformity(ies) with this Code, regardless of the applicability of this section.

(3) Development Standards in Character Districts

A request for proportionate compliance is limited to Character District development standards listed in Table 26-38.1.

(4) Required Parking

The standards of Sec. 26-196, Character District Parking and Loading, shall apply for any new use, change of use, or expansion of a current use within a Character District, and are not subject to adjustment through proportionate compliance.

(B) CALCULATING PROPORTIONATE COMPLIANCE

- (1) Requests for proportionate compliance shall be made through Section 26-37, Site Plan.
- (2) Proportionate compliance for standards applicable to a specific development or structure type may be requested for development changes listed in Table 26-38.1 according to Section 26-38(E), below.
 - a. Standards that must be fully complied with are marked with an /X/.
 - b. Standards that will be applied to the maximum extent practicable based on a site-specific determination are marked with an /S/.
- (3) Applicants shall clearly label all requested adjustments and identify the applicable standard in this section that allows the proposed adjustment.

Table 26-38.1: Proportionate Compliance

ALL FRONTAGE TYPES	BUILDING FORM STANDARDS									ARCHITECTURAL STANDARDS			PUBLIC REALM STANDARDS	
	Placement: Required Building Line	Placement: Buildable Area	Placement: Parking Setback Line	Height: Minimum/Maximum	Elements: Fenestration	Elements: Façade Projections	Uses	Neighborhood Manners	Materials	Configurations	Signs	ROW Frontage Area	Dooryard	
Key: X = compliance with standard is required S = site-specific determination														
Full Compliance: Entire Structure Must Comply with Standards														
New Construction	X	X	X	Both	X	X	X	X	X	X	X	X	X	
Expansion of Building Area														
For buildings < 2000 sf GFA, an expansion > 75%	X	X	X	Both	X	X	X	X	X	X	X	X	X	
For buildings ≥2000 sf GFA, an expansion > 66%	X	X	X	Both	X	X	X	X	X	X	X	X	X	
New, Expanded, or Relocated Parking Area			X											
Changes with No Building Expansion														
Change of use							X				X [3]			
Façade changes [1]					X	X			X	X	X [3]			
Expansion of Building Area (GFA) for Buildings < 2000 sf														
Minimal Change: 0 to 40%		X	X	Max			X	X	X			X	S	
Proportionate Change: 41% to 75% [2]		X	X	Max	X		X	X	X			X	X	
Façade Changes [1]					X	X			X	X	X [3]			
Expansion of Building Area (GFA) for Building 2000 sf or more														
Minimal Change: 0 to 20%		X	X	Max			X	X	X			X	S	
Proportionate Change: 21 to 66% [2]		X	X	Max	X		X	X	X			X	X	
Façade Changes [1]					X	X			X	X	X [3]			
Expansion of Parking Area			X					X						

[1] Major façade changes (as defined in Section 26-62(E)(3)) will trigger compliance with the standards marked in this row.

[2] Expansion area shall comply with identified development standards.

Table 26-38.1: Proportionate Compliance

ALL FRONTAGE TYPES	BUILDING FORM STANDARDS									ARCHITECTURAL STANDARDS			PUBLIC REALM STANDARDS	
	Placement: Required Building Line	Placement: Buildable Area	Placement: Parking Setback Line	Height: Minimum/Maximum	Elements: Fenestration	Elements: Façade Projections	Uses	Neighborhood Manners	Materials	Configurations	Signs	ROW Frontage Area	Dooryard	
Key: X = compliance with standard is required S = site-specific determination														
[3] Where a use or façade change results in new signage, changes to a sign structure, relocation of an existing sign, or changes to the sign area of an existing sign.														

(C) MEASURING REQUIRED COMPLIANCE**(1) New Development**

New development shall comply fully with the applicable development standards.

(2) Façade Changes:

Where development changes are limited to the façade of a structure, the following standards shall apply:

- a. Maintenance or Minimal Change: Normal maintenance and façade changes that do not qualify as major changes shall not be required to comply with the qualified development standards. Individual façade element changes shall be made in compliance with applicable Elements and Architectural development standards applicable to that individual element to the maximum extent possible.
- b. Major Façade Changes: Façade changes that include any of the following are considered major changes and the façade shall be brought into full compliance with the Elements and Architectural development standards:
 1. Removing or changing architectural detailing that is consistent with and integral to the style and period of the building;
 2. Changing or adding architectural detailing that is inconsistent with the standards of this Code;
 3. Change to more than 50% of the surface area of the façade, measured by including all openings such as doors and windows;
 4. Altering, closing, or covering windows, doors, or transoms; or
 5. Any roof or wall structure reframing, including adding fenestration.

(3) Redevelopment:

- a. Minimal Change. Redevelopment that changes or increases the total gross floor area of a structure within the range identified in Table 26-38.1, as determined by the building permit application, shall comply with the standards identified in Row A as applicable to development with minimal change.
- b. Proportionate Change. Redevelopment that changes or increases the total gross floor area of a structure within the range identified in Table 26-38.1, as determined by the building permit application, shall comply with the standards identified in Row B as applicable to development with proportionate change.
- c. Full Compliance. Redevelopment that changes or increases the total gross floor area of a structure within the range identified in Table 26-38.1, as determined by the building permit application, shall be required to fully comply with these standards.
- d. Measurement is based on changes to an individual structure that is subject to improvements, regardless of the total number of structures on the site.

(4) Expansion of Parking Area

Expansion of a parking area is defined as the addition of any parking spaces or the restriping or reconfiguration of more than 50% of the surface area of an existing parking area.

(D) TEN-YEAR TIMEFRAME

Any application by property owners to expand or replace part of an existing structure shall remain on record for 10 years from the date of work completion. Any subsequent application to expand or replace part of an existing structure shall be cumulative to any requests made within the previous 10 years. The total shall be used by the City to determine the property owner's necessary level of compliance.

SEC. 26-39 MINOR ADJUSTMENTS FOR DEVELOPMENT IN CHARACTER DISTRICTS**(A) APPLICABILITY**

- (1) A minor adjustment allows the modification of an existing numeric dimensional standard in a character district to accommodate:
 - a. Anticipatory site-specific issues, or
 - b. Minor construction issues.
- (2) Minor adjustments are applicable to new development, redevelopment, and major façade changes.
- (3) A minor adjustment may be requested either as part of an original application or as a modification to an existing approval.

(B) PROCEDURES**(1) Application**

Applications for minor adjustments shall be submitted on forms required by the City. Supporting materials must be submitted as specified on the application form.

(2) Specific Procedures

All applications for minor adjustment shall identify the specific issue that the minor adjustment is intended to address and how the minor adjustment will resolve that issue:

- a. A request for minor adjustment prior to issuance of a building permit shall be submitted with the project site plan application.
- b. A request for minor adjustment to address a minor construction issue shall be submitted with the approved project site plan, a written description of the minor construction issue, and an amended drawing of that part of the site for which the minor adjustment is requested.

(C) PERMITTED TYPE AND SCOPE OF MINOR ADJUSTMENTS**(1) Specific Building Form Standards**

The Zoning Administrator, after consulting with the ZRC, may grant minor adjustments as necessary up to the following maximum adjustments:

- a. Height

1. Minimum and maximum height - up to 5% for any cumulative increase or decrease in building height.
 2. Street wall/fence requirements – up to 10%.
 3. Finished ground floor elevation – up to 5%; upper floor elevation(s) shall be adjusted accordingly.
 4. Finished ground floor elevation, flood hazard area – minor adjustments to finished ground floor elevation requirements necessary to meet lowest floor elevation requirements according to the applicable floodplain regulations. Upper floor elevation(s) shall be adjusted accordingly. The Zoning Administrator does not have the authority to issue permits for special exceptions or variances to flood hazard regulations.
 5. When the finished ground floor elevation is not subject to adjustment, upper floor finished elevation(s) may be adjusted up to one foot.
- b. Placement
1. Required building line (RBL) – adjust forward up to 6 inches; may not encroach into the public right-of-way.
 2. Required building line minimum percentage built-to – reduction of up to 5% of required length.
 3. Parking setback line – move forward up to 6 feet; provided, the parking setback line remains separated at least 20 feet from the RBL.
 4. Mezzanine floor area – up to 10% additional area.
 5. Street wall requirements – up to 10% of the height/fenestration/access gate requirements.
 6. Entrances (maximum average spacing) – up to 10% increase in spacing.
- c. Elements
1. Fenestration (minimum and maximum percent) – up to 5%.
 2. Other elements (minimum and maximum projections) – up to 5%.
- (2) Section 26-194, Approval of Equivalent or Better Synthetic Materials**
- a. Reflecting that the technology and production of building materials is constantly changing, an applicant may request that a material be added to the applicable approved materials list, provided:
 1. The material is not included in the applicable prohibited materials list; and
 2. The proposed material is similar to a permitted material and is equal to or better than the permitted material in terms of quality, maintenance, and durability as shown by the manufacturer's specifications and industry studies. For example, a new generation of cementitious fiber siding may be substituted for wood clapboard siding.
 - b. The Zoning Administrator shall maintain a list of approved materials. Materials included on the approved list may be used for later projects without further ZRC review.

(3) Section 26-193.1.A.6 Non-Alley Curb Cut

If vehicular access to a rear alley or private rear drive is not available, an applicant may request a minor adjustment to permit driveway access directly from a public street. Shared access or cross access with abutting lots may be required and any driveway spacing requirements shall apply. The width and location of the driveway access point shall be determined by the Zoning Administrator, after consulting with the ZRC and the City Engineer. The pavement width forward of the Parking Setback Line shall be 18 feet or less.

(D) DECISION CRITERIA

The ZRC shall consider the following provisions in making a determination on a minor adjustment request. When the minor adjustment is sought prior to the issuance of a building permit, the application must meet all five criteria in Sections (E)(1) and (E)(2). When a minor adjustment is sought to address a minor construction issue, the application only needs to comply with the criteria in Section (E)(2).

(1) Anticipatory Site-Specific Issues Only

- a. The proposed structure or site feature is permitted in the character district.
- b. The minor adjustment allows development that is consistent or compatible with the intent and purpose of the Character District and the regulation modified.
- c. The impact of the minor adjustment is internal to the subject property and will not impede the normal and orderly development or improvement of adjacent properties.

(2) Anticipatory Site-Specific Issues and Minor Construction Issues

- a. There are special circumstances existing on the property for which the application is made related to size, shape, area, topography, surrounding conditions, and/or location that make it practically difficult to meet the standard or requirement.
- b. The minor adjustment is necessary to permit the applicant the same ability to use the property that is enjoyed under this Code by other properties in the vicinity and Character District, but which are limited or denied to the subject property based on the applicability of the regulation sought to be adjusted.

(E) REVIEW AND DECISION-MAKING

Minor adjustments are processed as an administrative review decided by the Zoning Administrator upon consultation with the ZRC.



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Cedar Falls Downtown Zoning Code Update Use Category Descriptions and Use Definitions

Planning & Zoning Commission Recommended Draft
May 12, 2021

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Section 26-140: Use-Specific Standards

When reference is made to a group of zone districts, the following individual districts shall be included:

District Groupings Used in this Section	
Residential	R-1SU, R-1, R-2, R-3, R-4, R-5, R-P
Mixed-Use	MU
Commercial	S-1, C-1, C-2, C3, MPC, BR, PO-1, HWY-1, PC-2
Character District Frontage Designations	Urban General, Urban General 2, Storefront, Neighborhood Medium, Neighborhood Small
Industrial	M-1, M-2, M-1-P, M-2-P
Overlay	HCG, CHN, HWY-20
Public	P
Agricultural	A1

(a) Use Classification Organization and Interpretation

(1) Organization

- a. Land uses are assigned to the use category that most closely describes the nature of the principal use. Some categories are further divided into subcategories.
- b. A number of the most common uses are listed under the "Examples" subsection for each use category. The examples are generic and may be used in the process of interpreting new uses. Example lists are not exhaustive.
- c. In some cases, developments may have more than one principal use.
 1. When all of the principal uses of a development fall within one use category, then the entire development is assigned to that use category. All uses are subject to any applicable use-specific standards.
 2. When the principal uses of a development fall within different use categories, each principal use is classified into the applicable use category and each use is subject to all applicable regulations for the use category.
 3. A use that is otherwise not permitted in a district may not be included as one of multiple principal uses through interpretation. For example, if colleges and universities are not permitted in a residential district, that

district may not be interpreted to allow both residences and colleges as multiple principal uses.

- d. Developments may have one or more accessory uses or structures.
 1. A list of accessory uses commonly associated with a particular use category is included under a paragraph entitled, "Accessory Uses and Structures." The examples are generic and may be used in the process of interpreting new uses. Accessory uses are subject to all applicable regulations. Example lists are not exhaustive.
 2. Uses are categorized as accessory or principal as determined by the circumstances of the use on the site. A cafeteria may be an accessory use to a principal industrial use, while a restaurant may be a principal use.
- e. Prohibited uses: Some uses are prohibited in individual zone districts, as noted in that district.
- f. Excluded uses: Some of the use categories may contain excluded uses. These are uses that may seem to be part of a particular category, but which are explicitly classified into a different use category.

(2) Use-Specific Standards

- a. All uses shall comply with any applicable use-specific standards.
- b. Uses located in character districts shall comply with the applicable site and structure standards of that district.
- c. When a use is changed on a property, the new use shall comply with all applicable use-specific and site-specific standards. Changing from one use category or use subcategory to another is considered a change of use.

(3) Classification

- a. For uses not listed as examples, the Zoning Administrator shall consider the following list of factors when classifying a use into a particular category, and/or to determine whether the activities constitute principal uses or accessory uses:
 1. How closely the use matches the description of the use category, as stated in Section 26-132(b);
 2. The intensity of the activity or use in comparison to the stated characteristics of a use category and list of examples;

3. Conformance with the currently adopted comprehensive plan and purpose of the zoning district in which the use is proposed;
 4. Types of vehicles, equipment and/or processes to be used;
 5. The amount of site or floor area and equipment devoted to the use or activity;
 6. The hours of operation;
 7. How the use advertises itself;
 8. Number of employees, visitors, or customers generated;
 9. Parking demands associated with the use; and
 10. Special public utility requirements for serving the proposed use type, including, but not limited to, electricity, water supply, wastewater output, pre-treatment of wastes and emissions required or recommended, and any significant power structures or infrastructure and communications towers or facilities;
 11. Whether the use or activity would be likely to be found independent of the other activities on the site;
 12. Whether a use is subordinate in area, extent, or purpose to the principal building or use served;
 13. Whether the use contributes to the comfort, convenience, or necessity of occupants, customers, or employees of a principal use;
 14. Any other relevant evidence regarding use or activity that would help to classify a particular land use.
- b. If, based on the criteria identified above, the Zoning Administrator determines that a use can reasonably be determined to be similar to more than one use or category of uses, the Zoning Administrator in consultation with the Zoning Review Committee or other appropriate city staff shall select the use category that provides the most exact, narrowest, and appropriate fit.
- c. The following categories of uses typically impose substantial impacts on a site, adjacent sites and structures, pedestrians or cyclists, the road network, or public infrastructure. Where a new use, not listed as an example, is proposed that might be categorized into one of these categories, the applicant shall file an application for text amendment to determine if the use will be permitted. Through this process, the City will have the opportunity to review and determine the impacts of the proposed use and establish any prescribed conditions that may be appropriate to allowing the use.

1. Agricultural Uses
 2. Industrial Services
 3. Manufacturing, Processing, and Assembly
 4. Waste and Salvage
- d. Determination of Non-Similarity
1. The Zoning Administrator may determine that a proposed use is not substantially similar to any use identified in Section 26-197 or Table 26-231.1 because either:
 - (i) The potential impacts of the use are significantly more impactful on the site, street, or neighborhood, than other permitted uses in the same use category and that the use would not otherwise be permitted without prescribed conditions or through a public review process, or
 - (ii) There are no similar uses permitted on the site or in the applicable zone district.
 2. When this is the case, the Zoning Administrator shall provide the applicant with a written determination of non-similarity within 15 business days of the request for interpretation.
- e. In cases of dispute, the Zoning Administrator shall issue a zoning determination letter and the proposed use shall comply with any conditions and review procedures that may apply to that use. Such determinations may be appealed to the Board of Adjustment. If an appeal is made, the Board of Adjustment shall determine whether the City has made an error in classifying the subject use based on the facts in evidence and the factors listed in paragraph a. above.
- f. Post-Decision Actions
1. A Zoning Administrator's written determination regarding classification may be appealed to the Board of Adjustment, or
 2. An applicant may apply for a zoning code text amendment.

(b) Use Classification Category Descriptions

(1) Residential Uses

- a. General Description: Residential uses offering habitation of a dwelling on a continuous basis. The continuous basis is established by tenancy with a minimum term of one month or habitation by the property owner.

b. Use Categories

1. **Household Living:** This use category is characterized by residential occupancy of a dwelling unit by one or more persons living together as a single housekeeping unit. A household typically includes four or fewer adults. Each dwelling unit contains its own facilities for living, sleeping, cooking and eating meals. Uses where tenancy may be arranged for a period of less than one month are not considered residential, they are considered to be a form of transient lodging. Household living also include group homes, which is a category of household living that receives equal treatment with single-household residential living pursuant to Iowa and federal law.

(i) Sub-categories

- (a) Group Homes, as defined by Iowa law: elder family homes, elder group homes, and family care homes. Large group care facilities that provide housing for nine or more individuals are considered Group Living Uses.
- (b) Single-unit dwellings, detached: A residential building containing one principal dwelling unit. Each unit is located on a separate, legal lot, except for cottages within a cottage court, as defined and regulated within a character district. Examples include detached houses, zero lot line dwellings, cottages, and manufactured homes,¹ provided the manufactured home complies with the district standards and has been converted to real property and taxed as a site-built dwelling.
- (c) Single-unit dwellings, attached: A residential building containing more than one principal dwelling unit, with each dwelling unit sharing one or more common walls with at least one other dwelling unit, no unit is located above another unit, and each unit is located on a separate, legal lot. Examples include townhome/rowhouse, and bi-attached dwellings.
- (d) Two-unit dwellings (also called duplexes): A residential building containing two principal dwelling units located on one lot.
- (e) Multi-unit dwellings: A residential building containing three or more principal dwelling units located on one lot. Examples include apartment buildings, condominium buildings,

rowhouse/townhome configurations with multiple side-by-side dwelling units on one lot.

- (f) Dwelling(s) in Mixed-Use Structure: A building, or portion of a building, which contains one or more dwelling units in addition to commercial or other non-household living uses. Examples include apartments and condominiums.
 - (ii) Accessory Uses and Structures: bed and breakfast establishments, storage buildings, accessory dwelling units, residential vehicle parking, home occupations, child care home.
2. **Group Living:** This use type is characterized by residential occupancy of a dwelling or associated group of dwellings by a group of people who do not meet the definition of "Household Living". The size of the group residing in the structure is typically larger in size than a single household. Group Living Uses contain individual rooming units with private or shared bathroom facilities and may also contain shared kitchen facilities and/or common dining and meeting areas for residents. The residents may or may not receive any combination of care, training, or treatment, but those receiving such services must reside at the site. Alternatives to incarceration, such as halfway houses, where residents are placed in the facility by court order and are under supervision of the Department of Corrections, are excluded from this category and classified as Detention Facilities.
- (i) Sub-categories
 - (a) Assisted group living: nursing and convalescent homes, assisted living communities; group care facility.
 - (b) Hospice home.
 - (c) Independent group living: rooming or boarding houses.
 - (d) Fraternal group living: fraternities, sororities, monasteries, convents.
 - (ii) Accessory Uses and Structures: Recreational facilities, meeting rooms, offices, storage facilities, food preparation and dining facilities.

(2) Civic and Institutional Uses

- a. General Description: Civic and Institutional Uses are public, quasi-public, and private non-profit uses that provide unique services that are of benefit to the public at-large.

b. Use Categories

1. **Civic and Cultural Assembly and Service:** Civic and cultural assembly and service uses are permanent places where persons regularly assemble for religious worship or secular activities, and which are maintained and controlled by a body organized to sustain the religious or public assembly.
 - (i) Sub-categories:
 - (a) Community Assembly: Places of community assembly, such as libraries, museums, community centers, senior centers, and recreation centers that are open and available to the general public.
 - (b) Human or neighborhood services: Uses that provide non-commercial activities or support services to individuals or groups that are not otherwise defined by this code. Examples include food pantries, literacy and language instruction, counseling and therapy, and other human service agencies. Social service agencies that consist primarily of office and counseling functions and operate in a similar fashion to other office uses are classified as Office.
 - (c) Emergency Shelter: facilities providing emergency temporary shelter operated by a public or nonprofit agency, such as homeless shelters.
 - (d) Religious/Private Group Assembly: Private, non-profit membership organizations that provide meeting space and facilities for their members. Examples include religious institutions and civic and social organizations such as private lodges, clubs, fraternal organizations, and similar private, non-commercial membership organizations.
 - (ii) Accessory uses and structures: Non-commercial recreation, food preparation and dining facilities; maintenance/storage buildings; living quarters for clergy; columbarium; accessory daycare facilities; offices; parking
2. **College and University:** Public or private colleges, universities, business, or technical colleges that offer courses of general or specialized study leading to a formal degree and requiring at least a high school diploma or equivalent general academic training for admission. These uses tend to be in campus-like settings or on multiple

blocks. Non-degree granting business, technical, trade, martial arts, music, dance, and drama schools/studios are excluded from this category and classified as Specialized Educational Facilities.

- (i) Subcategories:
 - (a) Private: Private colleges, universities, professional, and technical schools.
 - (b) Public: Colleges, universities, and professional schools that are under state jurisdiction.
 - (ii) Accessory Uses and Structures: offices; housing for students; food service; laboratories; health and sports facilities; theaters; meeting areas; parking; maintenance facilities.
3. **Day Care:** A non-residential facility that provides less than 24-hour-per-day care or supervision for children and adults according to Iowa statutory requirements. Examples: childcare center, adult daycare center; preschools and latch key programs not accessory to an Educational Facility Use or other principal use. In-home daycare services, which are determined to be accessory to a principal Household Living Use, are not included in this principal use category.
4. **Educational Facilities:** An educational institution that satisfies the compulsory education laws of the State of Iowa for students in the elementary grades, middle school grades, or high school grades, respectively; and schools for specialized activities, such as dance, music, martial arts, business, and technical skills. Business and technical colleges that offer degree programs in campus-like settings are excluded from this category and classified as College and University, Private.
- (i) Subcategories:
 - (a) General Educational Facilities: This definition includes both public schools and private, non-boarding schools that have a curriculum similar to that in the permitted public schools.
 - (b) Specialized Educational Facilities: Schools primarily engaged in offering specialized trade, business, or commercial courses, but not academic training. Also specialized nondegree-granting schools, such as music schools, dramatic schools, dance studios, martial arts studios, language schools and civil service and other short-term examination preparatory schools.

- (ii) Accessory Uses and Structures: Play areas, cafeterias, recreational and sport facilities, auditoriums, preschools, and before- or after-school day care.
5. **Detention Facilities and Community Service:** Facilities for the judicially required detention or incarceration of people. Inmates and detainees are under 24-hour supervision by the Department of Corrections, except when on an approved leave. This category also includes alternatives to incarceration, such as halfway houses, where residents or inmates are placed by and remain under the supervision of the courts.
- (i) Examples:
 - (a) Prison, jail, probation center, juvenile detention home, halfway house for current offenders.
 - (b) Work release: Facilities participating in a work release, or similar programs from a state institution, and under the supervision of a court, state or local agency.
 - (ii) Accessory uses: Offices, recreational and health facilities, therapy facilities, maintenance facilities, hobby and manufacturing activities.
6. **Government and Public Safety Services:** This is a use type for locations and structures that provide a place for the regular transaction of governmental business. This category does not include utilities or industrial-scale public facilities. Examples: Public safety facilities, governmental offices, storage areas and yards, fleet storage, and service areas.
7. **Health Care Facilities:** Larger health care facilities, particularly licensed public or private institutions, that provide principal health services, medical care, emergency care, and surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions. Smaller standalone medical and dental clinics and mental health counseling offices are classified as Office uses.
- (i) Examples:
 - (a) Hospital, hospice center, surgicenter.
 - (b) Treatment facility: A health care facility providing either or both inpatient or outpatient therapy for substance abuse, mental illness, or other behavioral problems.

- (ii) Accessory uses: laboratories, outpatient, or training facilities, and parking, other amenities primarily for the use of facility employees.
8. **Non-Commercial Recreation and Open Space:** This use type includes uses that focus on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. These lands tend to have few structures.
- (i) Examples: Passive and active recreation, parks, playgrounds, community gardens, public squares, cemeteries, conservation lands.
 - (ii) Accessory uses and structures: Clubhouses, playgrounds, maintenance facilities, concessions, caretaker's quarters, and parking for cars and RVs as permitted by the City.

(3) Commercial Uses

- a. General Description: Commercial uses include any retail, consumer service, or office use.
- b. Use Categories
 - 1. **Amusement and Recreation:** This use type includes a broad array of commercial establishments, divided into indoor and outdoor categories, which operate or provide services to meet varied artistic, cultural, entertainment, and recreational interests of their patrons and the community. Restaurants and bars that provide live entertainment in addition to the sale of food and beverages, are excluded from this classification and categorized as Eating and Drinking Establishments.
 - (i) Sub-categories:
 - (a) Adult Business: Any amusement or entertainment establishment, bookstore, massage establishment, motion picture theater, video rental or sales establishment, or other similar use, in which 25% of more of its floor area is customarily not open to the public generally but only to one or more classes of the public excluding any minor by reason of age under Chapter 728, obscenity, Code of Iowa, as amended.
 - (b) Indoor: movie theaters and live theaters; video arcades; pool halls.
 - (c) Outdoor: drive-in movie theater; amusement park or theme park; fairgrounds; miniature golf establishments; golf driving ranges; water slides; and batting cages.

2. **Animal Sales and Services:** This use category groups uses related to animal care, sales, and provision of supplies. Some uses, such as kennels, runs, and outdoor play spaces may not be permitted as principal or accessory outdoor facilities where they are incompatible with adjacent uses.
 - (i) Subcategories
 - (a) Indoor: Pet stores, dog bathing and clipping salons, pet grooming shops, pet clinics, animal hospitals
 - (b) Outdoor: Boarding (kennels and stables), any animal sales and service use that includes outdoor runs and/or play areas.
 - (ii) Accessory Uses and Structures: Indoor and outdoor kennels and runs.
3. **Commercial Assembly:** Commercial assembly is that category of uses that are designed or used primarily for small or large group assembly or meeting. As a principal use, commercial assembly is located in a permanent structure. Temporary commercial assembly, such as a theater in the park event, is regulated separately. Restaurants and bars that provide live entertainment in addition to the sale of food and beverages, are excluded from this classification and categorized as Eating and Drinking Establishments.
 - (i) Examples: convention centers, concert halls, banquet facilities, stadiums, arenas, skating rinks (ice or roller), wedding venues.
 - (ii) Commercial assembly uses are categorized as large or small based on the criteria in Section 26-140(a)(3), Classification.
4. **Eating and Drinking Establishment:** This is a use category for businesses that prepare or serve food or beverages intended for immediate consumption on or off the premises.
 - (i) Examples: Restaurants and bars.
 - (ii) Accessory uses and structures: Production of specialty foods or beverages primarily for on-site consumption, such as baking, coffee roasting, and craft brewing; food preparation areas, outdoor seating, offices, and parking.
5. **Financial Services:** Facilities that have as their principal purpose the custody, loan, exchange or issue of money, the extension of credit and the transmission of funds.

- (i) Sub-categories:
 - (a) Financial institution: Establishments engaged in deposit banking. Banks and financial institutions may include, but are not limited to, commercial banks, loan or mortgage companies, stockbrokers, savings institutions, credit unions, and other similar uses.
 - (b) Alternative financial services: The use of a site for the provision of alternative financial services such as vehicle title loans, check cashing, payday advance/payday loan, or money transfer, including: check cashing business, payday advance/loan business, money transfer business, vehicle title loan business.
 - (ii) Accessory uses and structures: drive-in/drive-through facilities, automatic teller machines, parking.
6. **Heavy Commercial:** This use category includes businesses that have a size, functional use, or site difference from other types of commercial that makes the use generally incompatible with residential uses, such as uses that have large outdoor storage and display areas, such as lumber yards and landscape nurseries; or uses that involve frequent interaction with freight trucking or activities that produce excessive noise, dust, or odor. Commercial uses that involve both manufacturing or production and retail sales belong in this category where the work activities or storage take place outside or in large indoor facilities. .
- (i) Subcategories:
 - (a) Heavy Retail and Commercial Services: Uses that typically include large areas of outdoor storage, work areas, or display, such as lumber yards, garden and landscaping centers, farm supply and implement sales, RV and camper sales. Trailers and commercial containers mounted on wheels are not accepted structures for outdoor storage unless such trailers and commercial containers remain movable and are regularly moved to and from work sites as part of the principal use of the property. Storage of wrecked or inoperable vehicle(s) is excluded from this category and classified as Waste and Salvage.
 - (b) Self-Service Storage: Real property designed and used for the purpose of renting or leasing individual storage space to tenants with access to such spaces for the purpose of storing and removing personal property. All storage of goods and materials under this definition shall occur within a completely enclosed

structure. The leasing of space outdoors for storage shall be defined as outdoor storage.

- (ii) Accessory Uses: office, outdoor storage, retail and wholesale sales, parking.
7. **Lodging:** Uses in this use type provide customers with temporary housing for an agreed upon term of less than 30 consecutive days; any use where temporary housing is offered to the public for compensation and is open to transient guests.
- (i) Examples: Hotels, motels, bed and breakfast inns, short-term rentals, and RV parks.
 - (ii) Accessory uses and structures: food preparation and service, offices, meeting space.
8. **Office:** This type includes uses where people are engaged primarily in on-site administrative, business, or professional activities. These uses are characterized by activities in an office setting that focus on the provision of off-site sale of goods or on-site information-based services, usually by professionals.
- (i) Examples: Real estate, insurance, medical offices and clinics, urgent care facilities, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. This category may also include laboratory services that are conducted entirely within an office-type setting.
 - (ii) Accessory uses and structures may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
9. **Parking, Commercial:** A use type that distinguishes principal commercial parking facilities from accessory parking.
10. **Retail Sales and Services:** This is a use type for businesses involved in the sale, lease, or rental of new or used products to the general public at retail, along with the provision of commercial and personal services. Also includes cottage industries, as defined below.
- (i) Subcategories:
 - (a) Commercial Services: uses that provide services for consumers or businesses, such as copy services, catering, laundromats, dry cleaners, tailors, photographic studios; and uses that provide

repair and maintenance of consumer goods, such as office equipment, appliances, bicycles, shoes, and similar.

- (b) Retail sales: Stores selling or leasing a wide variety of consumer, home, and business goods, including convenience food store, drug store, grocery store, clothing store, hardware store, general merchandise store, furniture store, and stores that sell gifts and specialty goods.
- (c) Personal services: Establishments engaged in providing services related to personal care and grooming, such as hair salon, exercise facilities, spa, tanning salon, tattooing, piercing, and body art. Also includes mortuaries and funeral homes.
- (d) Cottage Industry: A firm that manufactures, fabricates, creates, or assembles goods for on-site sales to the general public for personal or household consumption. The goods may also be sold at wholesale to other outlets or firms, but on-site, retail sales is a significant component of the operation. Such uses operate on a small scale, in keeping with the surrounding neighborhood, with little impact in terms of noise, and no discernible impact in terms of vibration, dust, or odor. Examples: artisanal fabrication of craft or custom home goods, furniture, or other products; artist studios; small-scale food or beverage production (such as a microbrewery, bakery, or confectionery).

- (ii) Accessory uses and structures: offices; parking; indoor or outdoor storage and display of goods.

11. **Consumer Vehicle and Equipment Sales and Services:** This use type includes a broad range of uses for the maintenance, sale, or rental of motor vehicles and related consumer equipment. This use category is intended for the regulation of personal vehicles; Large vehicles and heavy equipment are regulated in the Industrial and Construction Services use category.

- (i) Subcategories

- (a) Vehicle Sales: Sales, lease, or rental of personal vehicles, including automobiles, motorcycles, pick-up trucks, and incidental maintenance services and auto parts sales associated with such uses.
- (b) Quick Vehicle Servicing: Direct services for motor vehicles where the driver generally waits in the car or on-site before and while the service is performed. The facility may include a drive-through

area where the service is performed. Examples include gas stations and car washes.

- (c) **Vehicle Repair:** Establishments providing repair and servicing of passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed. Examples include: vehicle repair shops; auto body shops; transmission and muffler shops; alignment shops; auto upholstery shops; auto detailing services; tire sales and mounting.

(ii) **Accessory uses and structures:** Storage, offices, parking.

(4) Industrial Uses

- a. **General Description:** This is a use category including uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, and also including the design, storage, packaging, shipping and distribution, and handling of these products and the materials from which they are produced.
- b. **Use Categories**
 - 1. **Industrial and Construction Services:** This use type is characterized by companies that are engaged in the repair or servicing of heavy machinery, equipment, products, or by-products, or the provision of heavy services including construction or contracting. Examples include contractor facilities, yards, and pre-assembly yards; welding shops; machine shops; towing and vehicle storage; service and repair of medium and heavy trucks; exterminators; janitorial and building maintenance services; fuel oil distributors; solid fuel yards; laundry, dry-cleaning, and carpet cleaning plants; may include schools for the industrial trades if activities and facilities are similar to other uses in this category. Junkyards and auto salvage are not included in this category but are categorized as Waste or Salvage. Accessory uses and structures: Sales, offices, parking, and storage yards.
 - 2. **Industrial Manufacturing, Assembly, or Processing:** Establishments involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. This category is divided into light and heavy manufacturing based on the potential external impacts (noise, smell, heat, vibration) of the use and the extent to which outdoor production or storage is required. Natural, constructed, raw, secondary, or partially

completed materials may be used. Products may be finished or semi-finished, and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, such activity is a subordinate part of sales. Relatively few customers come to the manufacturing site. Accessory use and structures include offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, and caretaker's quarters.

3. **Natural Resource Extraction:** This use type includes removal of resources from the ground. Example: mining, oil and gas extraction
4. **Wholesale Sales:** This use type includes facilities used for the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. These uses often include on-site sales staff for order taking, and may include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited as a result of the way in which the firm operates. Products may be picked up on site or delivered to the customer.
5. **Warehousing and Distribution:** Firms involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Typical uses include storage warehouses, distribution centers, moving and storage firms, trucking or cartage operations, truck staging or storage areas. Human occupancy is limited to that required to transport, arrange, and maintain stored materials.
 - (i) Examples: Warehouses for furniture and appliance stores; household moving and general freight storage; cold storage plants; major wholesale distribution centers; truck and air freight terminals; railroad switching yards; bus and railcar storage lots; taxi fleet parking and dispatch; fleet parking parcel services; major postal sorting and distribution facilities; grain terminals; and the stockpiling of sand, gravel, and other aggregate materials. This use does not include the storage of goods incidental to a different principal use on the same lot, which is considered an accessory use.
 - (ii) Accessory uses and structures: offices, parking, outdoor storage.
6. **Waste and Salvage:** This is a use category for uses that collect, store, process, or sell waste or salvage materials, or collect and process

recyclable material, for the purpose of marketing or reusing the material in the manufacturing of new, reused, or reconstituted products.

- (i) Examples: refuse hauling facility, salvage yard, recycling collection and processing facility; sanitary landfills; waste composting facilities; waste transfer stations; portable sanitary collection equipment storage and pumping; and hazardous waste collection sites.

(5) Transportation, Utilities, and Communication

- a. General Description: This use group includes providers and uses that provide public and quasi-public services to individuals and the community in the following categories.
- b. Use Categories
 - 1. **Alternative Energy Production:** This is a use category that includes energy produced from resources that are regenerative, such as wind and solar energy.
 - 2. **Transportation:** This is a use category that includes uses involving public and private modes of transportation.
 - (i) Examples: bus terminal (but not individual bus stops), train terminal, airport, heliport, park and ride lot.
 - 3. **Utilities and Public Facilities:** This use type includes structures and locations for public or private lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and facilities for the generation of electricity. Utility uses may or may not have regular employees at the site and the services may be public or privately provided.
 - (i) Example: Utilities, major: Infrastructure services that have substantial land use impacts on surrounding areas. Typical uses include, but are not limited to, water and wastewater treatment facilities, major water storage facilities, railroad infrastructure, and electric generation plants.
 - (ii) Example: Utilities, minor: Infrastructure services that do not have substantial impacts on surrounding areas or are otherwise necessarily distributed throughout the community to aid in the operation, distribution, collection, conveyance, transmission, storage or other necessary aspect of a public or private utility service. Typical

uses include electric substations, pump or lift stations, water towers, electric or control vaults or cabinets, and other similar equipment or structures necessary for the operation of any public or franchised private utility or service.

4. **Wireless Communication Facilities:** This use type includes structures, locations, and equipment for the transmission of voice, data, image, video, or other electronic programming.

(6) Agricultural Uses

- a. General Description: This is a category of uses characterized by active and on-going agricultural uses, activities, and related uses. An agricultural use, in general, means the use of land for the growing and production of field crops, livestock, aquatic, and animal products for the production of income. Other agricultural uses might include fruit and vegetable stands, livestock sales, wholesale nurseries, and stables. Lands in agricultural uses and districts may also be held for preservation and conservation purposes. The sale or service of agricultural products and equipment included in similar commercial use categories.
- b. Use Categories
 1. **Agricultural Cultivation:** Uses in this category are characterized by the cultivation of plants for consumption or commercial sale. Products may include, but are not limited to, vegetables, grains, fruits, plants, sod, trees, and other similar products.
 - (i) Sub-categories
 - (a) General Crop Farms: examples include truck farming; grain farming; tree farms; fruit, nut, and berry farms; and wineries.
 - (b) Community gardens: A parcel of land where members of the community have access to individual garden plots for the cultivation of fruits, flowers, vegetables, or ornamental plants.
 - (c) Plant Nursery: A parcel of land used to raise plants, shrubs, trees, and other horticultural and floricultural products, conducted within or without an enclosed building.
 - (ii) Accessory Uses and Structures: farm dwelling; greenhouse, retail sales, office, parking; indoor and outdoor storage, machine shed and other farm outbuildings
 2. **Animal Agriculture:** Uses in this category are characterized by the commercial breeding, raising, and/or keeping of fish, livestock, and/or

any type of fowl for sale or use of the animal, their products, or byproducts. Accessory uses and structures: Farm dwelling, offices, indoor and outdoor storage, machine sheds and other farm outbuildings; feedlots; pasture.

3. **Agricultural Infrastructure Facilities:** Uses in this category support agricultural production, including: including grain elevators, commercial feed outlets, farm supply stores, truck and animal weigh stations, and agricultural chemical or fuel bulk and storage facilities.

PROPOSED AMENDMENTS TO THE PUBLIC REVIEW DRAFT OF THE DOWNTOWN ZONING CODE

26-193 – Building Form Standards

	Proposed Amendment	Explanatory Notes	Consultant/Staff Recommendation	P&Z Discussion (Date)	P&Z Decision
1	<p>Requestor: Consultant/staff</p> <p>Change Building Form Standards (BFS) Section 193.5 Neighborhood Small Frontage B. Placement 4. Buildable Area to allow Private Open Area to be above grade for lots with less than 70 ft of depth.</p>	<p>Technical Fix: This better accommodates rowhouses on especially shallow lots (such as many of the lots along 2nd Street, as shown in the Vision Plan) with their 66ft width/depth. This will make Neighborhood Small consistent with Neighborhood Medium.</p>	<p>Consultant/staff are in support of this amendment.</p>	<p>Commission directed staff to make the change.</p>	<p>Amendment Approved</p>
2	<p>Requestor: Consultant/staff</p> <p>Change Required Building Line (RBL) on the Downtown Regulating Plan, on the north side of W 2nd St. from Franklin St. to the western border of the District. The RBL should be moved forward an additional 5ft, from 15ft to 10ft off the front property line.</p>	<p>Technical Fix: This is for consistency with the RBL to the east of Franklin (Urban General 2) and better accommodates rowhouses fronting 2nd Street (as shown in the Vision Plan) within the shallower (66ft) depth of many of those lots.</p> <p>This keeps the building form and scale consistent with the Neighborhood Small designation, but allows room for both parking and for usable ground floor space within the buildings.</p>	<p>Consultant/staff are in support of this amendment to the Downtown Character District Regulating Plan.</p>	<p>Commission directed staff to make the change.</p>	<p>Amendment Approved</p>
3	<p>Requestor: Staff</p> <p>a) Insure consistency of terms between new proposed Section 26-140. Use-Specific Standards, Category Descriptions, and Definitions and proposed Section 26-197. Building Functions;</p> <p>b) Clarify language in Character District Use Table introductory paragraph concerning additional standards that apply</p>	<p>Technical Fix:</p> <p>a) Because drafting was an iterative process, additional revisions were made to Section 26-140, Use Classification, after the public review draft of Downtown Character District Code (Section 26-197) was released. This is a simple clean-up to make sure terms are internally consistent. Also to correct the Code Section number of the Use Classification to Sec. 26-140 (not 26-132).</p> <p>b) Make clear that additional development and performance standards apply above and beyond the broad permitted use categories.</p>	<p>Consultant/staff are in support of these amendments</p>	<p>Commission directed staff to make these changes.</p>	<p>Amendment Approved</p>

<p>4</p>	<p>Requestor: Staff Correct outline format, as needed</p>	<p>Technical Fix: Some outline numbers are out of sequence and need correction</p>	<p>Consultant/staff are in support of this amendment</p>	<p>Commission directed staff to make these changes.</p>	<p>Amendment Approved</p>
<p>5</p>	<p>Requestor: Historical Society and Planning Staff Add Civic Building designations to Regulating Plan</p>	<p>Technical Fix: The Cedar Falls Woman’s Club and Cedar Falls Historical Society Victorian House Museum and Museum Buildings in Sturgis Park should be identified as Civic Buildings.</p>	<p>Consultant/staff are in support of this amendment</p>	<p>Commission directed staff to make these changes.</p>	<p>Amendment Approved</p>
<p>6</p>	<p>Requestor: Consultant/Staff Change to Section 26-140. Use-Specific Standards, Category Descriptions, and Definitions for clarity, etc.</p>	<p>Technical Fix: Clarification concerning categorization of commercial assembly uses as large or small based on size and the other classification criteria in Section 26-140(a)(3) This will help in classifying uses appropriately in different zoning districts. Examples include small commercial assembly uses, such as theaters that fit into a main street area, like the Oster Regent Theater downtown versus large commercial assembly uses, such as a large metroplex theater complex located in a suburban shopping center.</p>	<p>Consultant/staff are in support of this amendment</p>	<p>Commission directed staff to make these changes.</p>	<p>Amendment Approved</p>

<p>7</p>	<p>Requestor: P&Z Member Larson</p> <p>Change the Regulating Plan designated building frontage on west side of Overman Park from Neighborhood Small to Urban General 2 to accommodate existing businesses located in buildings along Franklin Street;</p> <p>or alternatively:</p> <p>Requestor: Tom and Dorinda Pounds They own a house on Franklin Street that was converted to office space for their business. They want assurance their business can continue, but also have maintained many of the historic residential features of the home, so it could be converted back to residential use in the future, if desired.</p> <p>They would like an approach to better accommodate existing businesses, while maintaining the residential character and scale of the area</p>	<p>As drafted, all existing businesses can remain as non-conforming uses. The new code requires no changes unless/until the owner makes a significant change to their business or building, at which time the standards identified in Section 26-38 Proportionate Compliance would apply, based on the [level/degree] of proposed change.</p> <p>The intent of the proposed limitations on new businesses in the Neighborhood frontage areas is to encourage their concentration in the core of Downtown for the synergy it creates and to stabilize and encourage reinvestment in the surrounding residential areas and preservation of the historic character of these areas.</p> <p>Options for change:</p> <p>Option 1: Change the regulating plan along west side of Franklin Street to Urban General 2.</p> <p>Pro: Insure existing business are not made non-conforming</p> <p>Con: Change in building frontage designation affects more than use; it would also change the physical scale and character of permitted new buildings, potentially incentivizing the demolition of other houses in the neighborhood. This could potential affect the historic residential character along Franklin Street. Most businesses are located within existing residential structures.</p> <p>Option 2: Language could be added to state that all existing businesses at the time of code adoption are considered conforming, so can continue and even expand, but that no new businesses are permitted in the Neighborhood frontages. This is a similar approach we took for manufacturing businesses on the far east side of the study area.</p>	<p>Consultant/staff are in support of Option 2, as it achieves the goal of keeping existing businesses conforming, but doesn't have the unintended consequences noted with Option 1.</p>	<p>Commission directed staff to make the changes per Option 2.</p>	<p>Amendment Approved Option 2.</p> <p>(Note: add a parking requirement for non-residential uses in Neighborhood Frontages).</p>
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<p>8</p>	<p>Requestor: P & Z Chair: Include a design review process/role for P&Z</p>	<p>Commission expressed concern that it is difficult to legislate good design and that some additional design guidance may be needed, at least for some projects; and this process should be conducted through a public review process at P&Z and/or Council.</p> <p>Pros: Provides for more public scrutiny of development projects in the downtown area. Provides additional reassurance that a project will be consistent with the vision for downtown.</p> <p>Cons: One of the goals of the Downtown Zoning Code update was to streamline the development review process and move toward by-right approvals for those projects that meet a set of objective form-based standards. The benefits of this approach are to a) provide a greater level of predictability for property owners, developers, and neighbors; b) move away from the time and expense of negotiating individual projects in the Downtown district, particularly if it requires project redesign or additional legal fees; and c) remove the subjectivity of the public review process, where individual opinions can cause projects that otherwise meet the standards to be redesigned adding cost to the project.</p> <p>From a fairness and equity standpoint, it can also give undue influence to particularly persuasive or well-connected applicants or to those who may simply want to prevent development from occurring.</p> <p>The purpose of establishing the staff Zoning Review Committee is to ensure that development projects meet the adopted standards, but also to assist applicants in their understanding of the intent of the provisions of the code, so they can achieve a more cohesive design, so in essence will serve as an administrative design review.</p>	<p>Consultants/staff do not recommend adopting a public design review process at this time.</p> <p>If a majority of the Commission would still like to move forward with a public design review process, the consultants and staff will continue to work to determine a workable approach.</p>	<p>Commission directed staff to keep the draft the same and not require a separate design review through P&Z and Council.</p>	<p>No change recommended</p>
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<p>9</p>	<p>Requestor: Kevin Harberts (owns two residential properties along 2nd Street).</p> <p>Change the Regulating Plan so that the General Urban frontage designation goes from the 1st Street frontage to 2nd Street frontage</p> <p>The requestor would like the option to create larger through lots for commercial uses that extend the full depth of the block from 1st to 2nd Street.</p>	<p>The regulating plan designations between 1st and 2nd Street are already set up to provide more lot depth for Urban General along 1st Street to accommodate the larger footprint of many commercial buildings, leaving a shallower depth for the neighborhood frontage designation along 2nd Street, which can accommodate smaller footprint residential building types, such as rowhouses.</p> <p>Pros and Cons of making this change:</p> <p>Pro: Uniform building form standards for the entire parcel (with considerably more buildable area)</p> <p>Con: This would undermine the scale transition from the higher intensity, mixed-use 1st Street down to the less intense Overman Park neighborhood to the south.</p> <p>The code provides considerable flexibility for parcels with more than one frontage designation to shift the frontage designation to accommodate specific needs of the development. However, it is important for the buildings along both sides of 2nd Street to relate to one another, rather than having residential buildings facing the backs of 1st Street businesses. The regulating plan designations ensure buildings of similar scale and character along both sides of a street.</p>	<p>Consultant/staff are <u>not</u> in support of this amendment.</p> <p>The regulating plan already establishes Urban General deeper into the block (from north to south) and leaves a rather shallow area along 2nd Street that will accommodate residential building forms, such as townhomes, as shown in the <i>Imagine Downtown! Vision Plan</i>.</p>	<p>Commission directed staff to keep the regulating plan the same. No change recommended.</p>	<p>No change recommended</p>
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Item 1.

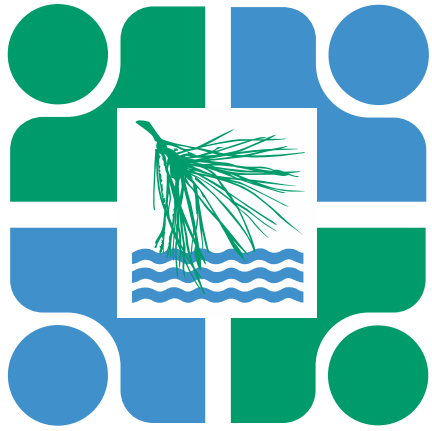
<p>10</p>	<p>Requestor: Planning & Zoning Commission and questions from several members of the public.</p> <p>Consider the inclusion of vinyl siding as an approved wall material in Neighborhood Frontages</p>	<p>There is concern that prohibiting vinyl siding in the Neighborhood Frontages could be cost prohibitive and encourage disinvestment in existing residential properties.</p> <p>The intent of the proposed prohibition was to promote more durable and environmentally sustainable building materials. (The issue is not one of aesthetics).</p> <p>Pro: Reduce the up-front cost of building construction and maintenance</p> <p>Con: Higher long-term costs for maintenance and upkeep; concerns related to durability and fire-resistance; environmental impacts of PVC, i.e. produces toxic smoke when it burns and melts at a fairly low temperature; damaged or melted siding often ends up in the landfill and is not biodegradable. While it is possible to recycle it, there are often issues of contamination from dirt, nails, and mixed-in aluminum flashing. In contrast, wood, brick or stone have a life cycle of more than 100 years. The life span of vinyl is 15 to 20 years before it becomes brittle from ultraviolet light and is easily damaged.</p> <p>If change to the ordinance is desired, following are some options:</p> <ol style="list-style-type: none"> 1. Maintain the prohibition of vinyl siding for new construction. 2. Permit the use of vinyl siding to replace or repair existing vinyl siding. 3. Permit use of vinyl siding that meets higher minimum standards for quality, maintenance, and durability, based on industry standards to replace or cover over other types of siding on existing single family dwellings. 4. Delete the prohibition on vinyl siding from the code altogether, so it would be allowed on all existing and new buildings in the Neighborhood Frontages. 	<p>Consultant/staff are particularly concerned about the long term consequences of allowing vinyl siding related to the noted environmental concerns, so recommend prohibiting vinyl siding for new construction.</p> <p>With regard to the second bullet point, the current draft already allows replacement of like material with like material for maintenance purposes. Consultant/staff would be in support of adding some additional language to make sure this is clear.</p> <p>Consultant/staff are <u>not</u> supportive of allowing vinyl siding to replace existing environmentally sustainable building materials, such as wood, stone, or brick. We feel that the long term costs outweigh the short term savings.</p> <p>Consultant/staff strongly recommend against listing vinyl siding as a generally allowed building material.</p>	<p>Commission directed staff to move forward with making changes consistent with 1, 2, and 3, but did not support option 4.</p> <p>Bullet points 1 and 2 were supported unanimously. Bullet point 3 was supported by a majority.</p> <p>With regard to bullet 1, the Commission requests that the language be clarified to indicate that for additions to existing buildings that have vinyl siding that vinyl siding can be used for the addition. We will need to discuss how to fit that into the trigger chart.</p> <p>Bullet point 4 was rejected by a majority.</p>	<p>Amendments Approved according to bullet points 1, 2, and 3. Majority of the Commission does not support 4.</p>
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<p>11</p>	<p>Requestor: Jesse Lizer, Emergent Architects</p> <p>Permit the use of higher quality foam products for architectural detailing</p>	<p>There is concern that the prohibition of “all other foam-based products” in Sec. 26-194.C.5. would limit options for restoration of historic buildings. That was never the intent of this prohibition, but rather to limit the use of flimsy, easily damaged building materials, particularly at the street level. Potential change:</p> <ul style="list-style-type: none"> • Delete “all other foam-based products” from the prohibited list and add a new item to the secondary materials list in Sec. 26-194.C.4. as follows: “Durable foam-based products, such as Fypon, may be used for architectural detailing.” 	<p>Consultant/staff are in support of this amendment,</p>	<p>Commission directed staff to make this change.</p>	<p>Amendment Approved</p>
<p>12</p>	<p>Requestor: Staff</p> <p>Provide more direction for ADUs</p>	<p>Concern that there is insufficient enforceability of owner-occupancy requirement following the development of an ADU. Consider including a requirement for an affidavit/legal agreement with the City in Sec. 26-193.1.G (p.24) to be filed and recorded, so that it is clear to future owners or prospective buyers that the dwelling is not considered a duplex, so that the limits on size and occupancy for ADUs continue to be enforceable over time.</p> <p>The allowance for ADUs is intended to make home ownership more affordable and encourage investment and reinvestment that will help stabilize existing older neighborhoods surrounding downtown.</p>	<p>Consultant/staff are in support of this amendment.</p>	<p>Commission directed staff to make this change.</p>	<p>Amendment Approved</p>

13	<p>Requestor: Staff</p> <p>Prohibit conversion of existing single unit dwellings into duplexes or multi-unit dwellings.</p>	<p>The new code opens up the possibility for new types of housing, but in a manner that ensures that new housing fits into the context of the neighborhood with quality design and a logical configuration of the dwelling units. However, the new standards and allowances are not intended to encourage existing single unit dwellings to be chopped up into additional units in a manner that reduces the functionality and livability of the dwelling and makes it less desirable for those seeking a long term rental opportunity or homeownership. As is often experienced in college towns this is a common practice to provide short term rentals for college students by converting living rooms, dining rooms, and other spaces to maximize the number of bedrooms. While providing rental housing for students is important, this particular practice often creates units that are not very conducive to long term renters and cannot be easily or cost-effectively adapted or converted back to the original condition in response to market fluctuations, such as a drop in enrollment.</p> <p>Staff notes that making this change will keep the new code consistent with the City's current conversion prohibition in the R1 and R2 Districts.</p>	Staff is in support of this change.	Commission directed staff to make this change.	Amendment approved.
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Item 1.

Note: Did we make a change to the trigger chart re: parking?



OUR CEDAR FALLS

Downtown
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Item 1.

Zoning Code Update



Zoning Code Review and Adoption

Item 1.

Public Review Process (to date)

Internal Review

- Draft Code prepared by Ferrell-Madden and Community ReCode
- Internal Staff Review

Preparing for the Review and Adoption Process

- P&Z Work Session: Overview of Review and Adoption Process (November, 2020)
- Community Main Street Board – Overview of Review Process (December, 2020)
- Council Work Session: Overview of Review Process (January, 2020)

Public Review Period: February 17 – May 12

- **Feb 17: Special P&Z Meeting - Presentation of the Public Review Draft**
- Public Review Draft available on OurCedarFalls.com – promoted widely on social media, mailers, TV news features
- Three Work Sessions offered to Development Professionals (March)
- Work Session with Community Main Street (March)
- P&Z Work Sessions (Feb 24, March 3, March 10, March 17)
- P&Z Formal Public Meetings and consideration of amendments
 - March 24, April 14 & April 28
- P&Z recommendation to Council (May 12)



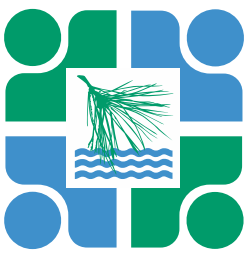
Cedar Falls City Council
Downtown Vision Plan Project Priorities
Adopted April 1, 2019

1. Create a thoughtful vision plan to manage change in the community over time.
 - Reflect on the past, consider the present, look to the future.
 - Respect the rich history and culture of Downtown Cedar Falls.
 - Maintain authenticity.
2. Vision will be based on broad community input, gathered through a robust community outreach process.
 - Re-affirm ongoing community efforts and explore new ideas.
3. Create a safe and welcoming process to explore new ideas.
 - Feedback is appreciated... and essential!
 - All ideas are welcome.
 - Think forward, what is your version of downtown?
 - What do you like about the past? Going forward?
4. Take into account market realities, changing demographics for all types of development, and diversity of uses.
 - Future Technology needs
 - Future Transportation needs
 - Future Housing needs
5. Build on our success! Maintain/foster a unique sense of place.
 - Historic main street character
 - Pedestrian-oriented Design
 - Explore the desired character of streets (State Street, Washington Street, Clay Street, etc.)
6. Encourage economic development based on the adapted vision.
 - Maintain/enhance existing properties
 - Encourage new development
 - Invest in public infrastructure to support the vision
 - Tailor financial incentives and economic development grants to support projects that further public goals, provide elements of community benefit, or demonstrate exceptional design.
7. Establish clear and objective zoning standards to achieve the adopted community vision.

Project Item 1. Introduction

City Council Project Priorities

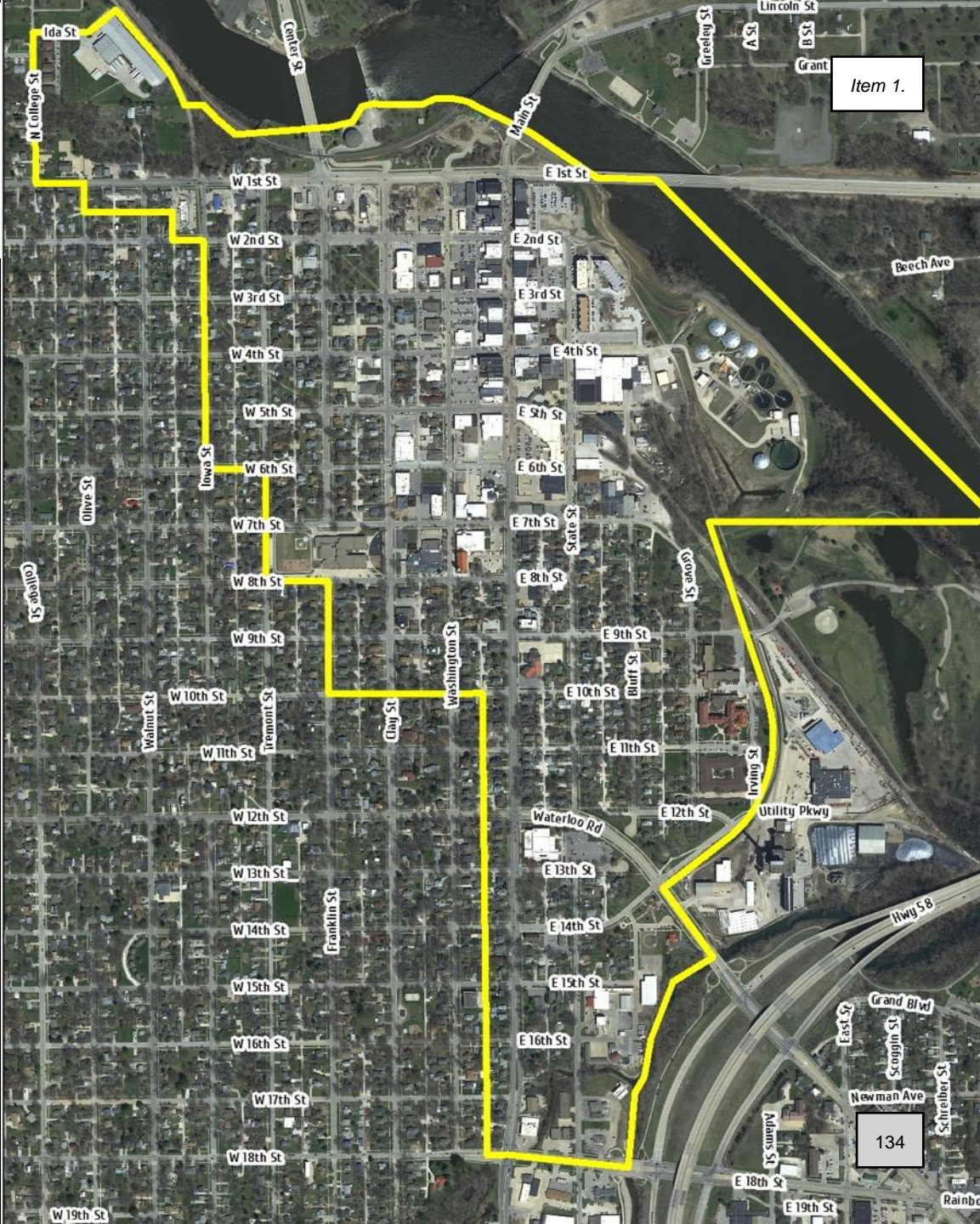
Adopted April 2019



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Project Study Area



Analysis

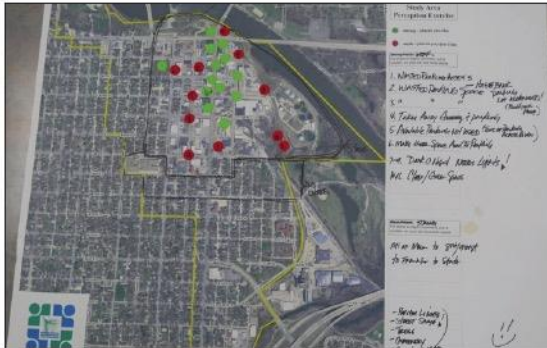
Public Kick-Off Event

Close to 100 community members attended the *Imagine Downtown!* Kick-Off Event at the Community Center in April. Following a welcome by the mayor, the consultant team provided a project overview and a visual introduction to urban design concepts, such as placemaking, urban form and character, and walkability. (The Kick-Off slideshow is available for download from the Document Library in the project website (www.sourcecedarfalls.com) and a video of the presentation is available on YouTube here: <https://youtu.be/H2yRj3L0wLo>)



After the opening presentation, the team used several activities to engage participants, promote discussion and gather input—to get to know Cedar Falls and understand some of the issues and concerns that the *Imagine Downtown Vision Plan* needed to address. The engagement activities included:

- a small group mapping exercise with two components—first, people marked what they considered to be the edges of “downtown”; and second, they identified areas of “strength and weakness” in the Downtown study area (those locations that they liked or felt need improvement) by marking them with green and red stickers;
- a visual preference exercise, in which attendees could “vote” on images of buildings, streetscapes, and parking, to indicate whether they felt the character and scale were appropriate for future development in Downtown and nearby neighborhoods; and
- a survey about when, how, and why individuals come downtown.



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Cedar Falls, Iowa
Public Works CR Meeting
JANU 2019
Visual Preference Exercise
RESULTS

HERFLE
MAGNOLIA
SPRINGFIELD

Adjacent Neighborhoods – Small to Medium Scale Residential

Although only a snapshot of opinions, the visual preference exercise revealed several consistent community “likes” and “dislikes.” Some highlights:

Small and medium scale residential development in nearby neighborhoods

- Preferred – small front yards, 2-3 stories, with architectural detailing
- Not preferred – no front yard, garages or parking in front, continuous repetitive designs



Preferred Public Realm



Medium to large scale residential buildings in Downtown

- Preferred – street-oriented buildings with fine-grained architectural details
- Not preferred – buildings oriented toward parking lots with minimal and monotonous detailing



Not Preferred Public Realm



The street-space or public realm (the area between the building façade and the curbs)

- Preferred – generous sidewalks with street trees and active ground floor spaces
- Not preferred – narrow sidewalks, lack of street trees, and inactive street frontage



Preferred Downtown Parking



Downtown parking

- Preferred – on street or in mixed-use parking structures
- Not preferred – exposed parking structures or surface lots



Not Preferred Downtown Parking



A tally of the visual preference exercise is provided in the *Appendix*.

The kick-off survey revealed two key things: that most participants come downtown frequently for destination shopping, eating, and special events; and that the majority who do not live Downtown arrive via private automobile, although a significant number also walk and ride their bicycles. The survey results and individual comments are provided in the *Appendix*.

Charrette Week

Item 1.

CHARRETTE WEEK: PUBLIC VISIONING WORKSHOP

The Community Design Charrette was an intensive week-long process working with citizens and stakeholders to define a vision for the future of Downtown and nearby neighborhoods. The week included a public Hands-on Design Workshop, Open Design Studio, brown bag Lunch & Learn, Technical Meetings, and Work-in-Progress presentation.



Charrette Week



*Imagine Downtown!
September 2019 Public Review Draft*



*Cedar Falls Downtown Vision Plan
September 2019 Public Review Draft*



*Imagine Downtown!
September 2019 Public Review Draft*

Charrette Week

Item 1.

Lunch & Learn

On Tuesday, there was a Brown Bag Lunch & Learn on the topic

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- Hands-On Public Visioning Workshop
- Working in Public
- Technical Meetings
- Technical Study
 - Transportation
 - Economics
 - Public Works
- Work-in-Progress Presentation



Cedar Falls Downtown Vision Plan
September 2019 Public Review Draft

Work-in-Progress Presentation



On June 6, a “Work-in-Progress” presentation at the Woman’s Club concluded the Charrette Week activities. The team shared the preliminary work on the *Imagine Downtown Plan*, which was built on the community input from both the April community kick-off and the week’s Hands-on Design Workshop, stakeholder interviews, and technical meetings. The overview of the work to-date included: the teams’ context and site analysis; downtown mobility and parking ideas; and the economic and demographic analysis. The primary emphasis of the evening was on several urban design and planning concepts, beginning with the “Big Ideas” from the public design workshop and including the identification of character sub-areas within the study area; walkability and placemaking; compact, mixed-use environments; and the importance of design—the relationships of physical location, scale, form, and character—in all of the above when planning for a redevelopment context.

The presentation provided numerous illustrations of prototypical infill and development scenarios, including before-and-after simulations of potential redevelopment of actual Cedar Falls sites.

Based on an exit survey at the meeting, more than 90% of the respondents felt the “Work-in-Progress” presentation was generally on the right track. (Complete exit survey results are provided in the Appendix.)

The following pages build on the “Work-in-Progress” presentation with new and improved images and additional information that make up the *Imagine Downtown Vision Plan*.

Imagine Downtown!
September 2019 Public Review Draft

Design Charrette “Big Ideas”

1. Improve walkability: safety, connectivity, comfort
2. Add street trees and other green space
3. Rethink parking
4. Respect historic character
5. Provide housing options for all ages
6. Make biking easier beyond the trails

IMAGINE DOWNTOWN!
Cedar Falls Downtown Vision Plan



Adopted November 18, 2019



***Downtown
Vision Plan
November 2019***

Item 1.

**Adopted by the
City Council
November 2019**

Vision Plan Recommendations

Item 1.

New rules for development... think different!

- Downtown isn't the same as the rest of Cedar Falls
- Define public realm with active building facades
- Create more housing options
- Create a consistent process for development review and approval
- Expand the success of the Parkade
- Update the parking requirements

Focus on Sense of Place

IMAGINE DOWNTOWN!
Cedar Falls Downtown Vision Plan



Adopted November 18, 2019

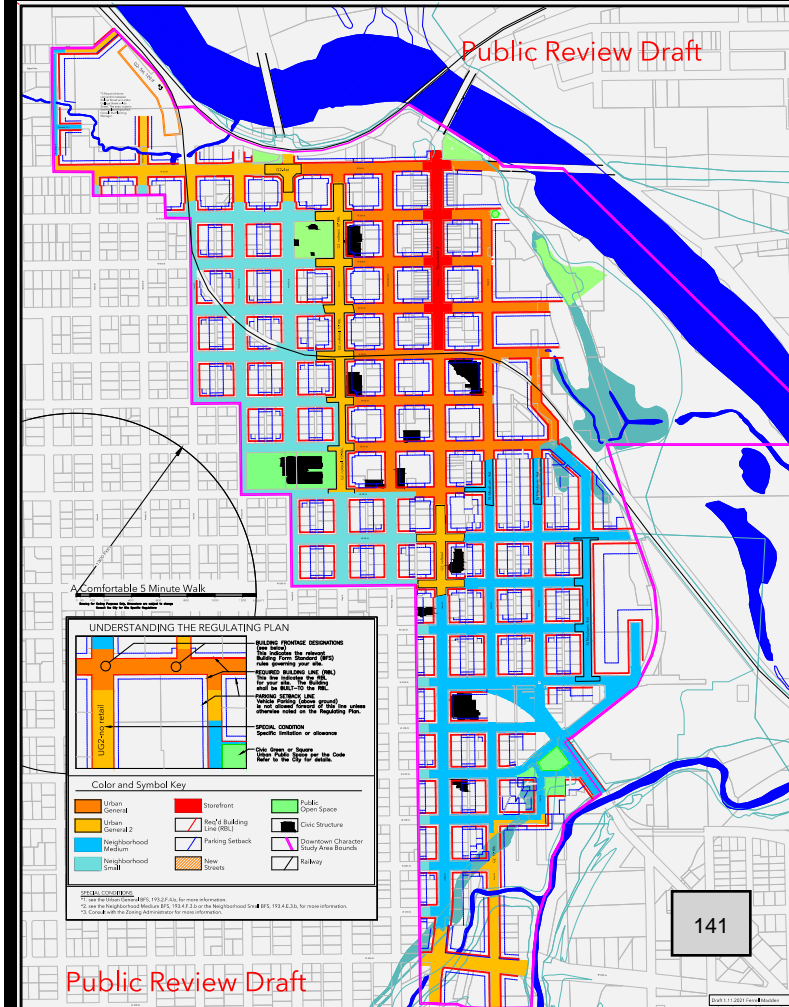


OUR CEDAR FALLS

Downtown
Imagine the possibilities!

Translating the Vision Into Development Regulations

Item 1.



Form-Based Code

Item 1.

a walk-through

How to understand it
How to use it

- 1. Three Easy Pieces: a laypersons guide*
- 2. Components/sections*

26-191 Introduction to Character Districts & Definitions

How to Use the Character Districts

Look at the adopted ZONING MAP to determine if property is located within a Character District with an adopted REGULATING PLAN.

If no:

These standards are not applicable.

If yes:

I want to know what is allowed for my property:

1. Find the specific property in question on the adopted REGULATING PLAN. Identify the REQUIRED BUILDING LINE and the PARKING SETBACK LINE. The color of the fronting STREET-SPACE determines the applicable BUILDING FORM STANDARD (see the key located on the REGULATING PLAN).
2. Find the applicable BUILDING FORM STANDARD in Section 26-193, *Building Form Standards*. The standards in Section 26-193.1 *General Provisions* that apply to all properties in the Character Area Districts. The BUILDING FORM STANDARD describes the parameters for development on the site in terms of placement, height, elements, and use.
3. Additional regulations regarding architecture, streets and other public spaces, parking requirements, and permitted building functions are found in Sections 26-194 26-197.
4. See Section 26-62 for information on the development review process.

I want to modify an existing building:

Determine whether your intended changes would trigger a level of code compliance by looking at Section 26-193 *Building Form Standards* and the Proportionate Compliance Table in Section 26-63.

If yes, follow the process delineated therein (and the indicated portions of steps 2-4, above).

I want to establish a new use in an existing building:

Find the property on the REGULATING PLAN and determine the applicable BUILDING FORM STANDARD. Determine whether the use is allowed by looking at the Permitted Use Table in Section 26-197. If the use is listed with a cross-reference in the right-hand column, refer to those specific performance standards.

I want to change the REGULATING PLAN regarding my property:

See Section 26-X.X. Amending a Character District REGULATING PLAN.

I want to subdivide my property:

Property may be subdivided in accordance with the procedures of Section XX Subdivision Standards. Any subdivision of a property within a Character District shall also meet the applicable standards of Sections 26-192 to 197.

Character Districts: Sections 26-191 to 26-198

26-191. Introduction & Definitions

26-192. Regulating Plans

26-193. Building Form Standards

26-194. Architectural Standards

26-195. Public Realm Standards

26-196. Parking & Loading

26-197. Building Functions

26-198. Reserved

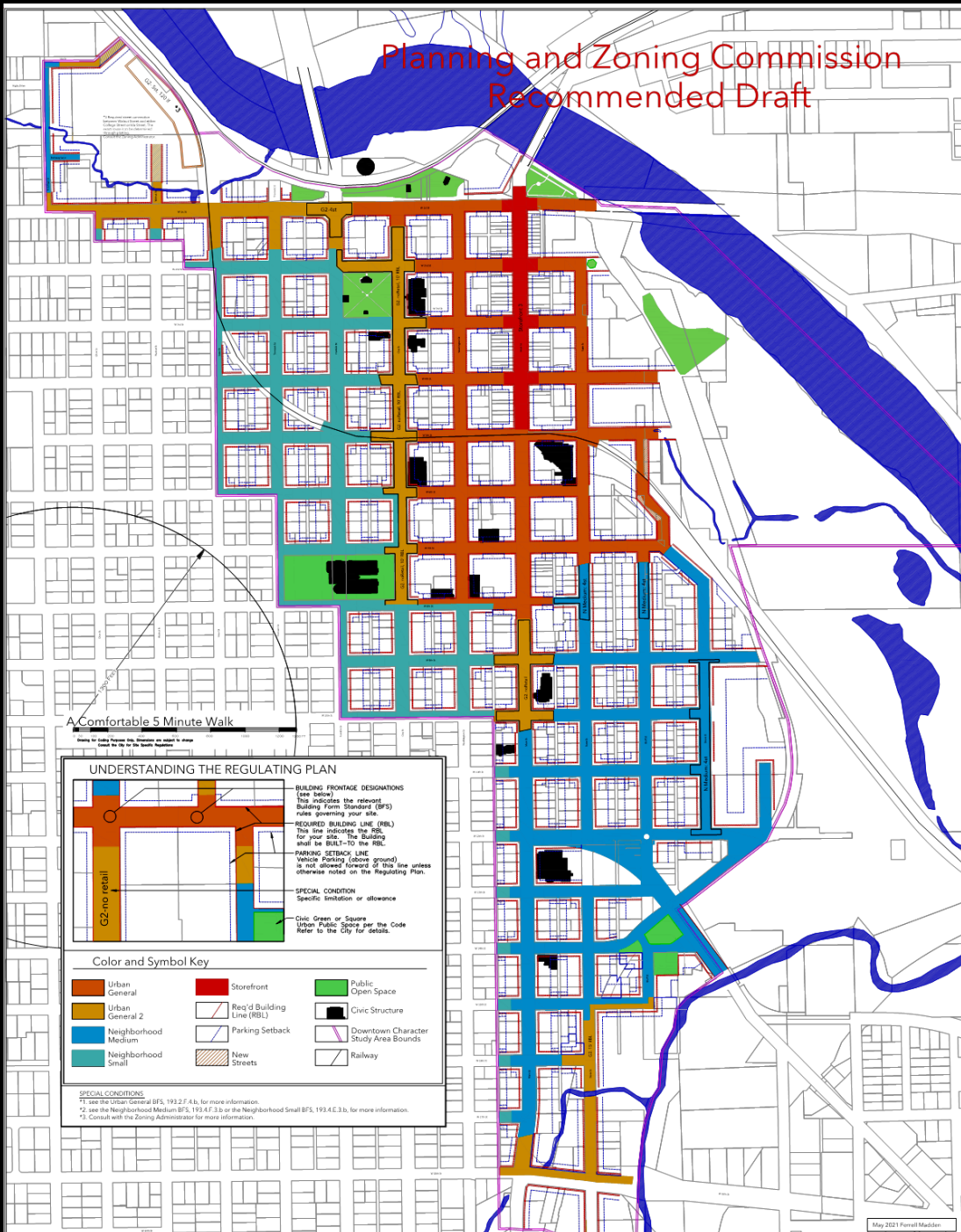
26-199. Reserved

3 Easy Pieces:

1. **Regulating Plan**
2. **Building Form Standards**
3. **Architectural Standards**

Planning and Zoning Commission Recommended Draft

Item 1.



A Comfortable 5 Minute Walk

UNDERSTANDING THE REGULATING PLAN

BUILDING FRONTAGE DESIGNATIONS
(See below)
This indicates the relevant Building Form Standard (BFS) rules governing your site.

REQUIRED BUILDING LINE (RBL)
This line indicates the RBL for your site. The Building shall be BUILT TO the RBL.

PARKING SETBACK LINE
Vehicle storage (cars, snow ground) is not allowed forward of this line unless otherwise noted on the Regulating Plan.

SPECIAL CONDITION
Specific limitation or allowance

Civic Green or Square
Urban Public Space per the Code
Refer to the City for details.

Color and Symbol Key

Urban General	Storefront	Public Open Space
Urban General 2	Req'd Building Line (RBL)	Civic Structure
Neighborhood Medium	Parking Setback	Downtown Character Study Area Bounds
Neighborhood Small	New Streets	Railway

SPECIAL CONDITIONS:
 *1. See the Urban General BFS, 193.2.F.4.b, for more information.
 *2. See the Neighborhood Medium BFS, 193.4.F.3.b or the Neighborhood Small BFS, 193.4.C.3.b, for more information.
 *3. Consult with the Zoning Administrator for more information.



W 3rd St

W 4th St

W 5th St

W 6th St

Clay St

Washington St

Main St

State St

Storefront

G2. noRetail, 10' RBL

Item 1.

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Item 1.

***1**

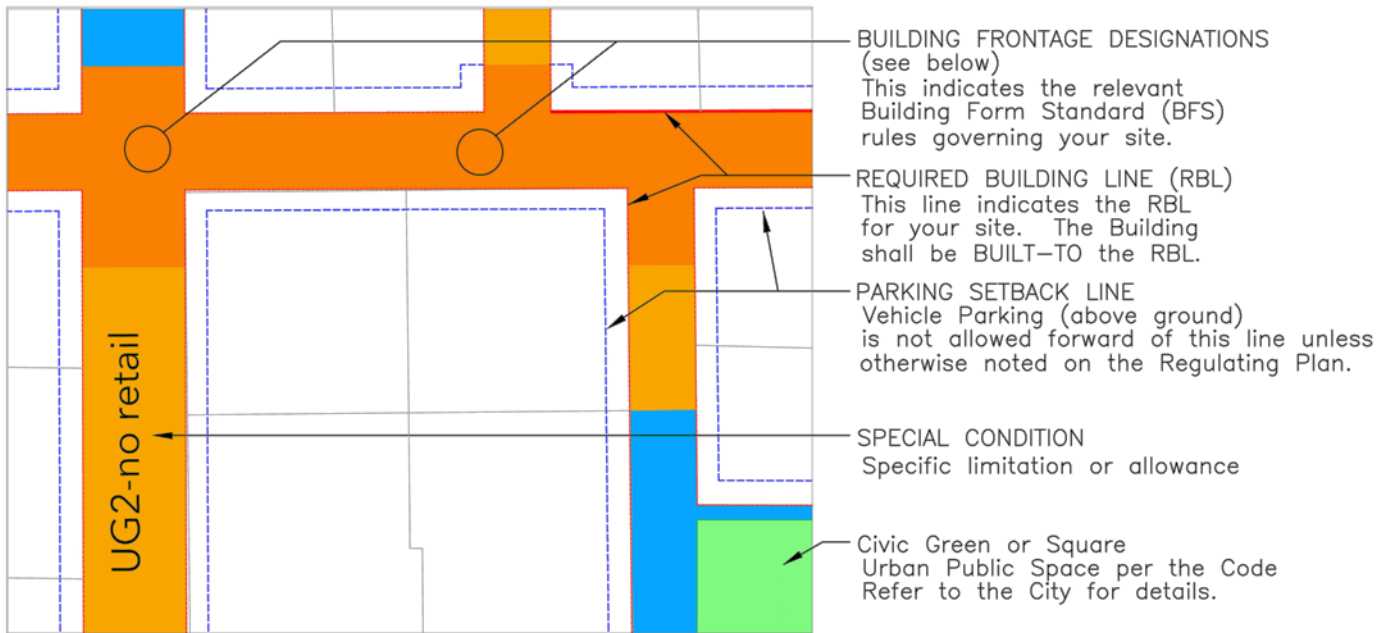
Item 1.

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3 Easy Pieces:

1. Regulating Plan
2. **Building Form Standards**
3. Architectural Standards

UNDERSTANDING THE REGULATING PLAN



Color and Symbol Key

 Urban General	 Storefront	 Public Open Space
 Urban General 2	 Req'd Building Line (RBL)	 Civic Structure
 Neighborhood Medium	 Parking Setback	 Downtown Character Study Area Bounds
 Neighborhood Small	 New Streets	 Railway

SPECIAL CONDITIONS

- *1. see the Urban General BFS, 193.2.F.4.b, for more information.
- *2. see the Neighborhood Medium BFS, 193.4.F.3.b or the Neighborhood Small BFS, 193.4.E.3.b, for more information.
- *3. Consult with the Zoning Administrator for more information.



Note: These photos and statements are provided as illustrations of intent and are advisory only. They are not regulatory. Refer to the standards on the following pages for the specific standards of the Urban General Building Form Standard.

Item 1.



150

2. Building Form Standards

- Urban General**

**Intent:
example configurations**

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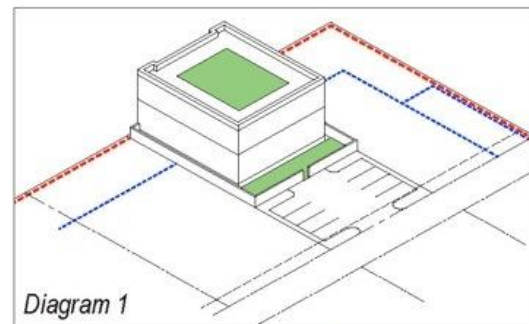


Diagram 1

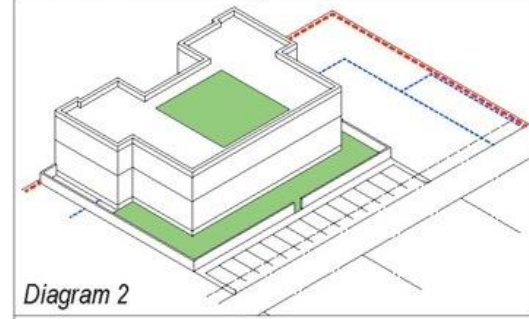


Diagram 2

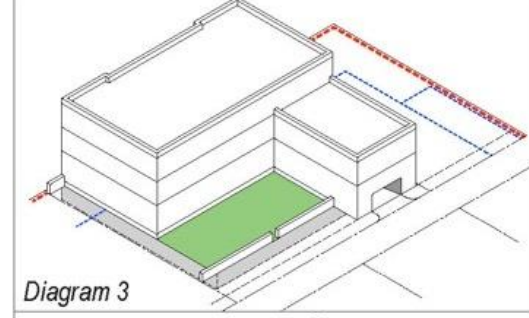


Diagram 3

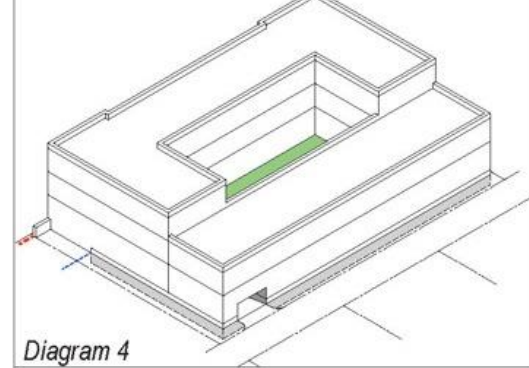


Diagram 4

Placement standards on the following page. The minimum height and frontage build-out requirement. These diagrams, aligned with a few of the possible configurations a gray area represents the required PRIVATE OPEN SPACE on the roof.

The FACADE meets the required minimum height and frontage build-out requirement. The FACADE spans most of the frontage not required to have a building setback on the roof, with additional rear setbacks off the ALLEY.

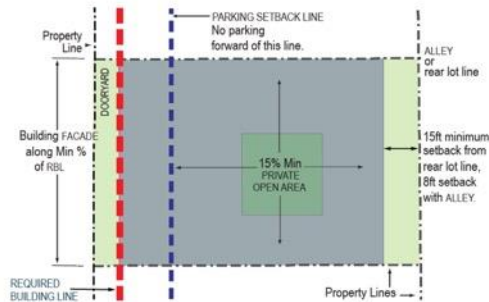
Yurt entry. The FACADE spans most of the frontage not required to have a building setback on the roof, with additional rear setbacks off the ALLEY.

rear "L" section. The PRIVATE OPEN SPACE. This diagram suggests basement-level larger buildings may have to meet setbacks of inside/under the building, off-site, or a

l courtyard, providing a shared private courtyard. This diagram also suggests semi-basement-level courtyards and accessed from the ALLEY.

D
P
le
Diagram for the Urban General Building Form Standards. The dashed line is the REQUIRED BUILDING SETBACK LINE, the gray area is the required private open space. Within it represents the PRIVATE OPEN SPACE frontage standard itself, located on the

193.2 Urban General Frontage



C. PLACEMENT

1. FACADE

- On each lot the building FACADE shall be built to the REQUIRED BUILDING LINE (RBL) for at least:
 - Urban General: 80% of the RBL length.
 - Urban General 2: 70% of the RBL length.
- A STREET WALL is required on any unbuilt REQUIRED BUILDING LINE.
- Within 12 feet of the BLOCK CORNER, the GROUND STORY FAÇADE may be chamfered to form a corner entry.
- A FORECOURT configuration may be used within the minimum build-to parameters provided:
 - All elevations facing the FORECOURT are regulated as FACADES;
 - the FORECOURT depth is no more than 20' and the width between 15' and 30';
 - the FORECOURT may not be used for parking, drop-off driving area or storm-water management;
 - the FORECOURT opening does not require a STREET WALL.

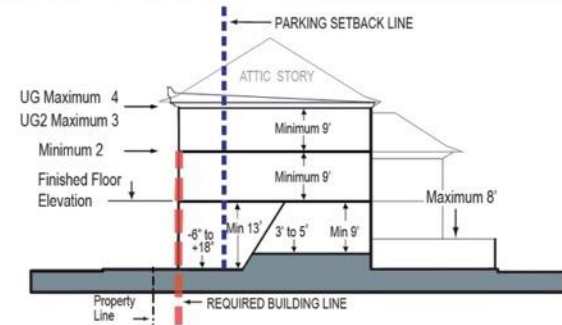
2. BUILDABLE AREA

- The BUILDABLE AREA is delineated by the gray area in the diagram above.
- The REQUIRED BUILDING LINE is generally located 5' off the ROW/property frontage, except where otherwise indicated on the REGULATING PLAN. Exceptions to the 5' offset on the REGULATING PLAN and the exact position of the RBL should be confirmed in consultation with the Zoning Review Committee.
- Setbacks: there are no required side setbacks; rear setbacks are: 8' from an ALLEY and 15' if no ALLEY.
- The maximum building footprint is 25,000 Sq Ft.
- A PRIVATE OPEN AREA equal to at least 15% of the BUILDABLE AREA must be provided on every lot.
- The minimum PRIVATE OPEN AREA dimension is 20'
- Up to 33% of the required PRIVATE OPEN AREA may be satisfied by the BALCONIES of individual units which are exempt from the minimum dimension in f. above, and PARKING SETBACK LINE restrictions in h. and i. below. (See 193.1. General Standards, C. Elements, 2.f. Balconies, for qualifying BALCONY requirements.)
- The PRIVATE OPEN AREA must be located behind the PARKING SETBACK LINE when it is below the third STORY.
 - Where provided at or above the third STORY, the PRIVATE OPEN AREA may be located forward of the PARKING SETBACK LINE (such as in a raised courtyard configuration) only if:
 - it opens onto no more than one STREET-SPACE, and
 - is set back at least 30' from any BLOCK CORNER or BUILDING CORNER.
 - When on the building's highest roof level, the PRIVATE OPEN AREA may be located anywhere on the roof.

3. Other

- The PARKING SETBACK LINE is indicated on the REGULATING PLAN, generally 30' behind the REQUIRED BUILDING LINE, with limited exceptions at ALLEY/RBL intersections. See F.4. Rear Lot Area below.
- A PRIVACY FENCE is permitted and may be required. See Section 193.1.E. Neighborhood Manners.

193.2 Urban General Frontage



D. HEIGHT

1. STORY Height

- Urban General: minimum at RBL 2 STORIES, maximum 4 STORIES and 52'
- Urban General 2: minimum at RBL 2 STORIES, maximum 3 STORIES and 42'
- STORY heights may be different for specific locations; refer to the REGULATING PLAN. Where BONUS HEIGHT is awarded by the city, the maximum STORY height will increase by 1-2 STORIES and 10' for each STORY.

2. Ground floor finished elevation

- For Commercial or Retail: -6" TO +18"
- For Residential units within 30' of the REQUIRED BUILDING LINE: 3' to 5'. Entrances may be at grade, with transitions within the building to meet the minimum finished floor elevation for the units. Support functions such as lobbies, rental offices, and club rooms may be located at grade.

3. Second floor finished elevation

- Urban General: 16' to 22'
- Urban General 2: 16' to 18'

4. GROUND STORY clear height

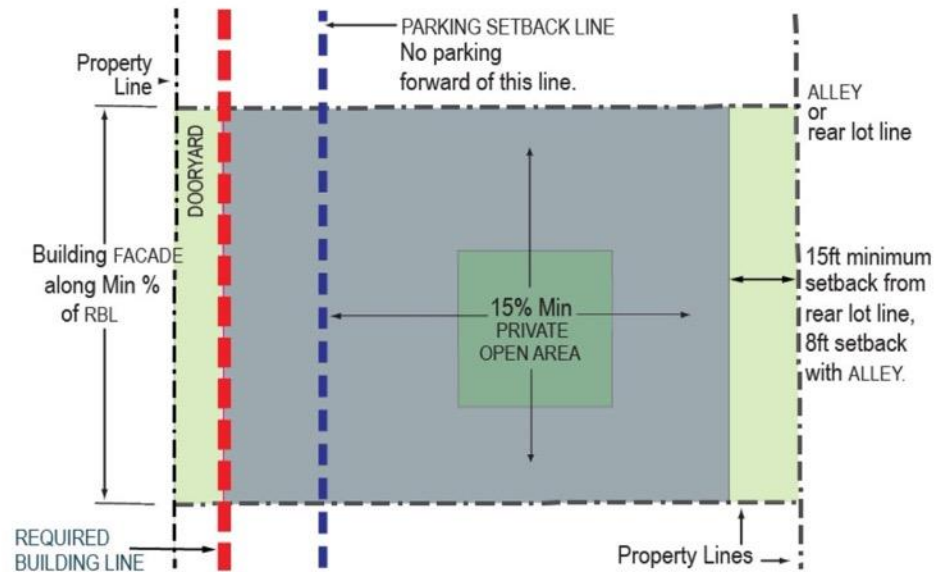
- For Commercial or Retail: 13' minimum
- For Residential: 9' minimum

5. Upper STORIES clear height: 9' minimum

6. STREET WALL: 4' to 8'

7. PRIVACY FENCE: 8' Maximum, measured from adjacent grade.

193.2 Urban General Frontage



C. PLACEMENT

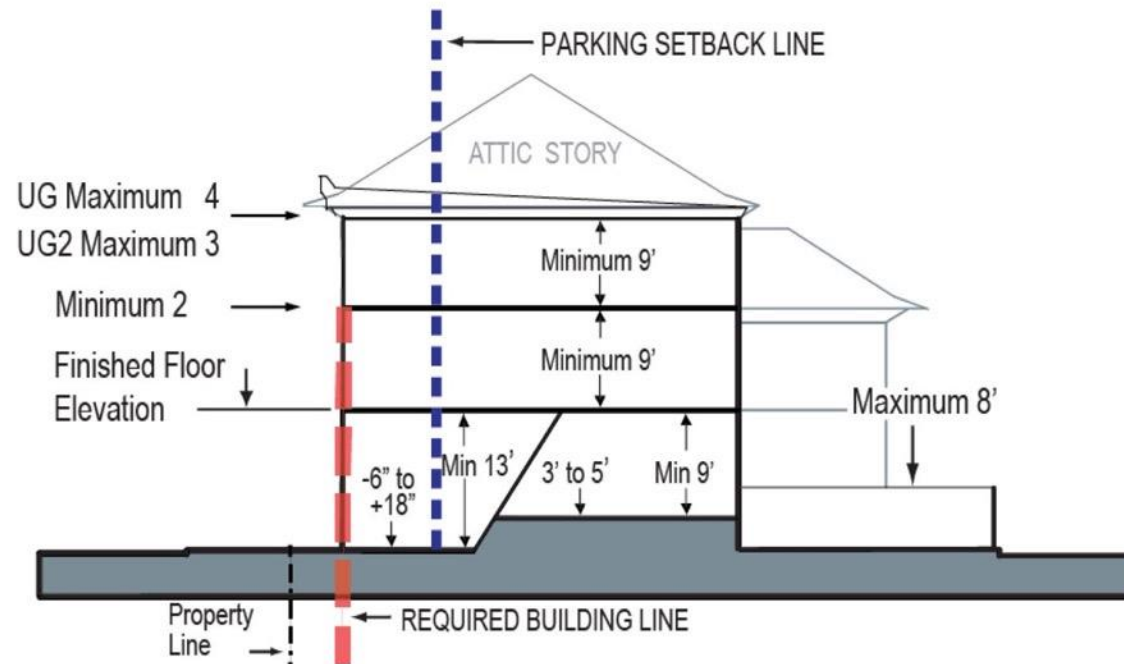
1. FACADE

- On each lot the building FACADE shall be built to the REQUIRED BUILDING LINE (RBL) for at least:
 - Urban General: 80% of the RBL length.
 - Urban General 2: 70% of the RBL length.
- A STREET WALL is required on any unbuilt REQUIRED BUILDING LINE.
- Within 12 feet of the BLOCK CORNER, the GROUND STORY FAÇADE may be chamfered to form a corner entry.
- A FORECOURT configuration may be used within the minimum build-to parameters provided:
 - All elevations facing the FORECOURT are regulated as FACADES;
 - the FORECOURT depth is no more than 20' and the width between 15' and 30';
 - the FORECOURT may not be used for parking, drop-off driving area or storm-water management;
 - the FORECOURT opening does not require a STREET WALL.

2. BUILDABLE AREA

- The BUILDABLE AREA is delineated by the grey area in the diagram above.
- The REQUIRED BUILDING LINE is generally located 5' off the POW/property frontage, except where otherwise

193.2 Urban General Frontage



D. HEIGHT

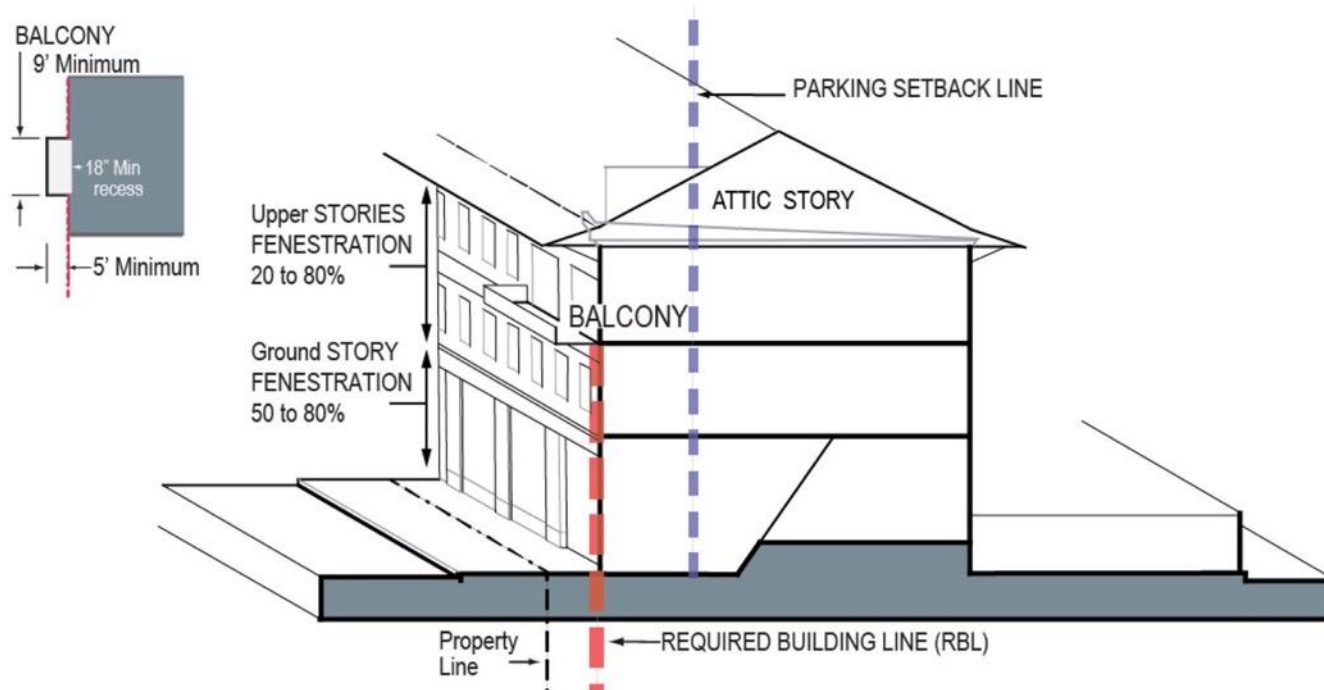
1. STORY Height

- Urban General: minimum at RBL 2 STORIES, maximum 4 STORIES and 52'
- Urban General 2: minimum at RBL 2 STORIES, maximum 3 STORIES and 42'
- STORY heights may be different for specific locations; refer to the REGULATING PLAN. Where BONUS HEIGHT is awarded by the city, the maximum STORY height will increase by 1-2 STORIES and 10' for each STORY.

2. Ground floor finished elevation

- For Commercial or Retail: -6" TO +18"
- For Residential units within 30' of the REQUIRED BUILDING LINE: 3' to 5'. Entrances may be at grade, with transitions within the building to meet the minimum finished floor elevation for the units. Support functions such as lobbies, rental offices, and club rooms may be located at grade.

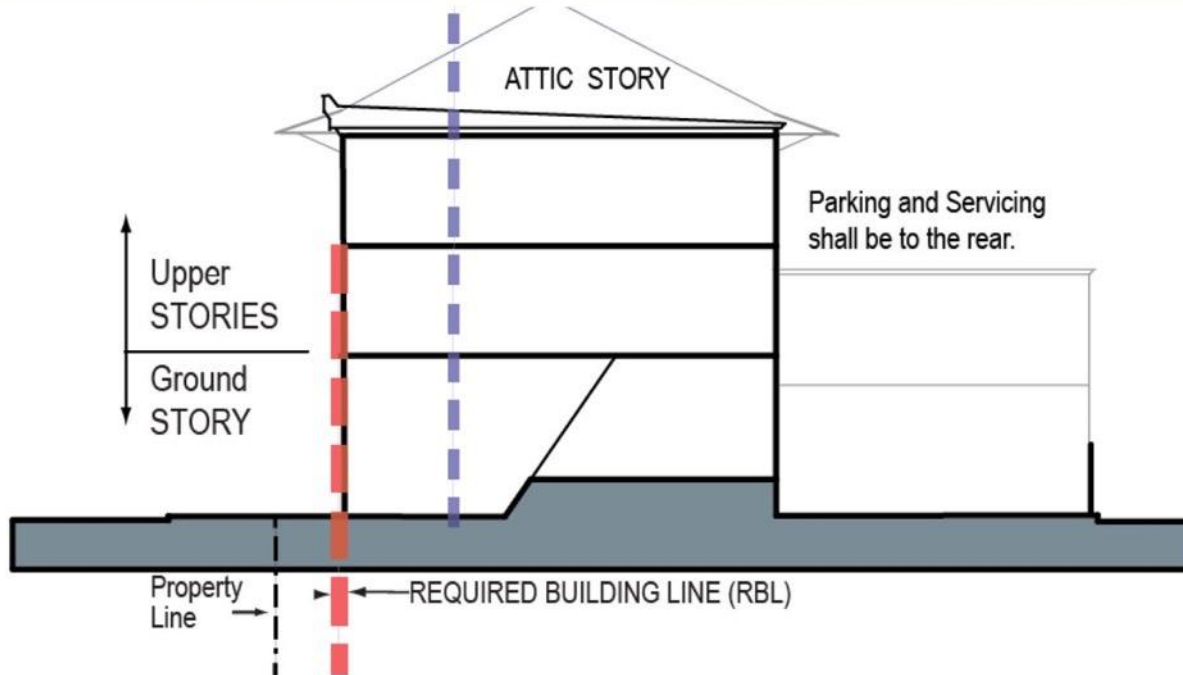
193.2 Urban General Frontage



E. ELEMENTS

1. **FENESTRATION**, GROUND STORY: 50 to 80%
2. **FENESTRATION**, upper STORIES: 20 to 80%
3. **ATTIC STORY**: permitted within the parameters of *Sections 193.C.3.* above and *194.D. Architecture.*
4. **BALCONIES**: (Applicable where a BALCONY is used to contribute to the PRIVATE OPEN AREA calculation): Minimum depth 5', minimum width 9'.
5. **FACADE entry doors**: Maximum door to door distance:
 - a. Urban General: 70'
 - b. Urban General 2: 80'
 - c. All upper STORY uses must be directly accessible from the STREET-SPACE.

193.2 Urban General Frontage



F. USES

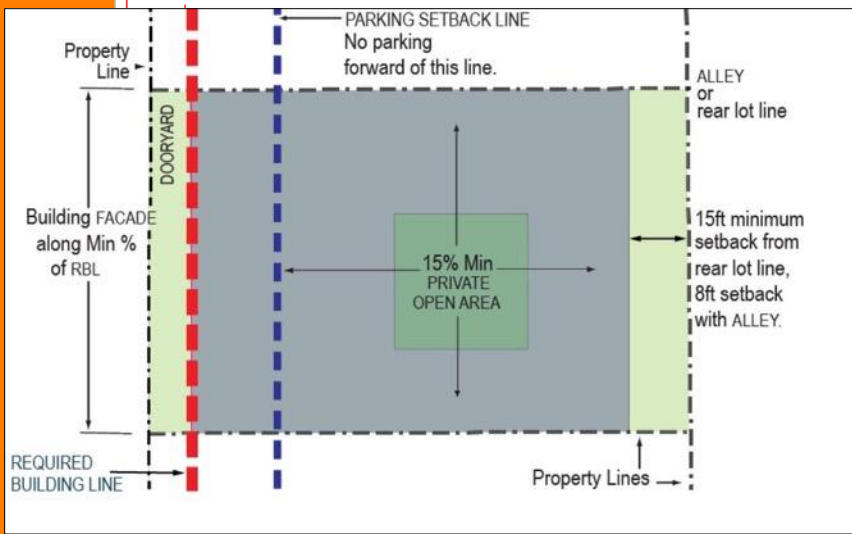
1. Ground STORY:

- a. Urban General: Commercial or Residential
- b. Urban General 2: Commercial or Residential
- c. Residential uses are permitted on all STORIES. See the Height standards, above for specific configuration standards for GROUND STORY Residential.

2. Upper STORIES: Residential or Commercial (no retail)¹.

- a. Commercial uses are not permitted above a Residential use.
- b. Retail is only permitted in a second STORY where it is an extension of a GROUND STORY retail use and is no larger in gross floor area.

3. ATTIC STORY: Residential or Commercial. Additional habitable space is permitted within the roof where it is



8,008 Sq Ft Buildable Area
1,201 Sq Ft Private Open
Area minimum

*1

Cedar Falls, IA Clay Street

Item 1.



Cedar Falls, IA Clay Street

Item 1.





Cedar Falls, IA Clay Street

Item 1.



Cedar Falls, IA Clay Street Streetscape

Item 1.



3 Easy Pieces:

1. Regulating Plan
2. Building Form Standards
3. **Architectural Standards**

3. Architectural Standards

the “dress code”

1. Purpose and Intent
2. Applicability
3. Materials
4. Configurations

C. Architectural Standards: Building Walls

1. Purpose and Intent

Building FACADES define the PUBLIC REALM, or STREET-SPACE. All walls should express the construction techniques and structural constraints of their building materials. These standards are intended to achieve simple configurations and solid craftsmanship.

2. Applicability

The standards in this section apply to all building walls that are CLEARLY VISIBLE FROM THE STREET-SPACE. Where

Internal Staff Review Only

26-194 Architectural Stand

F. Architectural Standards: Awnings and Canopies

1. Purpose and Intent

Awnings and canopies provide protection from the elements and contribute to the pedestrian scale of the sidewalk. They create shade and shadow on the building FACADE, enhancing the three dimensional quality and adding interest, while also emphasizing a primary building entrance.

2. Applicability

The standards in this section apply to any awning or canopy that is CLEARLY VISIBLE FROM THE STREET-SPACE.

3. Materials

- a. Awnings shall be made of durable fabric and may be either fixed or retractable. High-gloss, plasticized, shiny or reflective materials are prohibited.
- b. Canopy framing shall be constructed of either metal or wood.
- c. Canopy roofing materials, where CLEARLY VISIBLE FROM THE STREET-SPACE, may be: metal standing seam (with crimp or equivalent), slate, and glass.

4. Configurations

- a. Awnings shall shade windows with the awning top mounted no more than one foot above the opening below.
- b. Awning overhangs shall have a minimum of nine feet clear height above the sidewalk and be minimum of five feet deep, measured from the FACADE. The maximum depth is to back-of-curb or the TREE LAWN edge, whichever is less.
- c. Back-lighting or internal illumination through the awning or overhang is not permitted.
- d. One-quarter cylinder configurations are not permitted.
- e. Canopies shall be mounted to the building wall and supported either from below by brackets or from above by cables or chains, or be structurally integrated with the building.

Photographs are provided as illustrations of intent, with no regulatory effect. They shall not imply that every element in the images is permitted. Refer to the standards on the following page for the specific requirements of this section.











Recap:

1. Regulating Plan
2. Building Envelope Standards
3. Architectural Standards

Form-Based Code: Components Item 1.

Character District Sections 26-191 to 26-198

26-191 Introduction & Definitions

26-192 Regulating Plans

26-193 Building Form Standards

26-194 Architectural Standards

26-195 Public Realm Standards

26-196 Parking & Loading

26-197 Building Functions

26-198 Reserved

26-199 Reserved

26-191 Introduction to Character Districts & Definitions

How to Use the Character Districts

Look at the adopted ZONING MAP to determine if property is located within a Character District with an adopted REGULATING PLAN.

If no:

These standards are not applicable.

If yes:

I want to know what is allowed for my property:

1. Find the specific property in question on the adopted REGULATING PLAN. Identify the REQUIRED BUILDING LINE and the PARKING SETBACK LINE. The color of the fronting STREET-SPACE determines the applicable BUILDING FORM STANDARD (see the key located on the REGULATING PLAN).
2. Find the applicable BUILDING FORM STANDARD in Section 26-193, *Building Form Standards*. The standards in Section 26-193.1 *General Provisions* that apply to all properties in the Character Area Districts. The BUILDING FORM STANDARD describes the parameters for development on the site in terms of placement, height, elements, and use.
3. Additional regulations regarding architecture, streets and other public spaces, parking requirements, and permitted building functions are found in Sections 26-194 to 26-197.
4. See Section 26-62 for information on the development review process.

I want to modify an existing building:

Determine whether your intended changes would trigger a level of code compliance by looking at Section 26-193 *Building Form Standards* and the *Proportionate Compliance Table* in Section 26-63.

If yes, follow the process delineated therein (and the indicated portions of steps 2-4, above).

I want to establish a new use in an existing building:

Find the property on the REGULATING PLAN and determine the applicable BUILDING FORM STANDARD. Determine whether the use is allowed by looking at the Permitted Use Table in Section 26-197. If the use is listed with a cross-reference in the right-hand column, refer to those specific performance standards.

I want to change the REGULATING PLAN regarding my property:

See Section 26-X.X. Amending a Character District REGULATING PLAN.

I want to subdivide my property:

Property may be subdivided in accordance with the procedures of Section XX *Subdivision Standards*. Any subdivision of a property within a Character District shall also meet the applicable standards of Sections 26-192 to 197.

Character Districts: Sections 26-191 to 26-198

26-191. Introduction & Definitions

26-192. Regulating Plans

26-193. Building Form Standards

26-194. Architectural Standards

26-195. Public Realm Standards

26-196. Parking & Loading

26-197. Building Functions

26-198. Reserved

26-199. Reserved

Form-Based Code: Components Item 1.

Character District Sections 26-191 to 26-198

26-191 Introduction & Definitions

26-192 Regulating Plans

26-193 Building Form Standards

26-194 Architectural Standards

26-195 Public Realm Standards

26-196 Parking & Loading

26-197 Building Functions

26-198 Reserved

26-199 Reserved

Section 26-192 Regulating Plan

A. Purpose and Intent

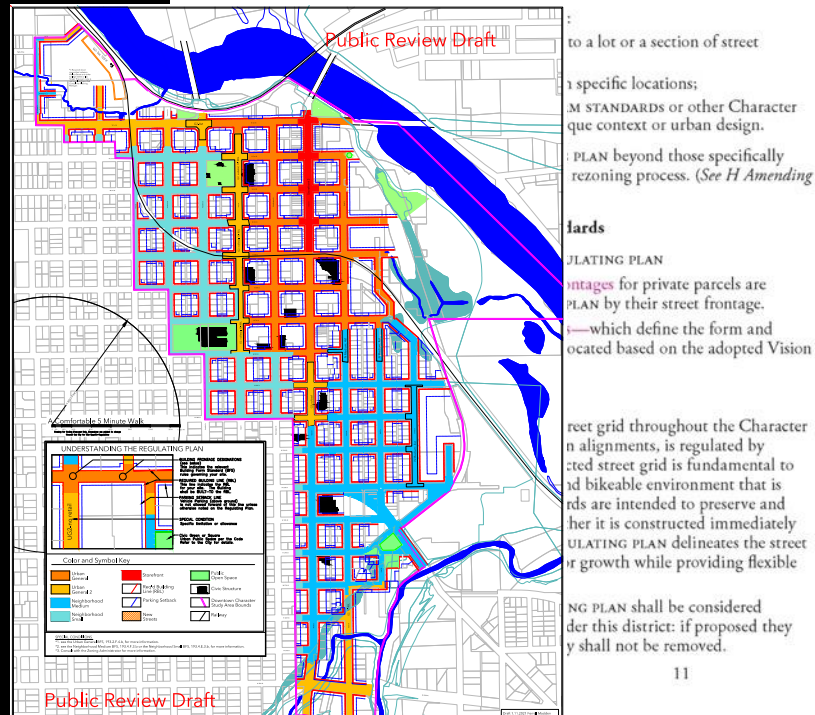
The REGULATING PLAN is the controlling document and principal tool for identifying the applicable regulations in each Character District. Each Character District will have its own REGULATING PLAN.

1. The REGULATING PLAN is the mandatory base zoning for the Character District.
2. The REGULATING PLAN makes the Character District development standards place-specific by:
 - i. Identifying the boundaries of the district;
 - j. Laying out a specific street and BLOCK configuration, including any new streets;
 - k. Designating the building frontage for each STREET-SPACE (regulated in Section 26-193, Building Form Standards);
 - l. Identifying any CIVIC BUILDINGS; and
 - m. Delineating any new or existing GREENS or SQUARES.
3. The REGULATING PLAN also specifies the REQUIRED BUILDING LINE and PARKING SETBACK LINE. See also the Placement page in the individual building frontage in Section 26-193 Building Form Standards.

Character District Sections:

26-191 to 26-198

- 191. Introduction & Definitions
- 192. Regulating Plans
- 193. Building Form Standards
- 194. Architectural Standards
- 195. Public Realm Standards
- 196. Parking & Loading
- 197. Building Functions
- 198. Reserved
- 199. Reserved



to a lot or a section of street

specific locations;

STANDARDS or other Character que context or urban design.

PLAN beyond those specifically rezoning process. (See H Amending

ards

ULATING PLAN

ntages for private parcels are PLAN by their street frontage.

— which define the form and ocated based on the adopted Vision

rect grid throughout the Character n alignments, is regulated by: eted street grid is fundamental to d bikeable environment that is rds are intended to preserve and her it is constructed immediately ULATING PLAN delineates the street r growth while providing flexible

NG PLAN shall be considered der this district: if proposed they y shall not be removed.

Form-Based Code: Components Item 1.

Character District Sections 26-191 to 26-198

26-191 Introduction & Definitions

26-192 Regulating Plans

26-193 Building Form Standards

26-194 Architectural Standards

26-195 Public Realm Standards

26-196 Parking & Loading

26-197 Building Functions

26-198 Reserved

26-199 Reserved

Summary Frontage Descriptions

The frontages are designated on the REGULATING PLAN by color filling their right-of-way.

Urban General Frontage

Urban General 2 Frontage

Urban General is the basic urban building form. These frontages produce multi-story buildings placed directly at the sidewalk or behind small DOORYARDS, with windows across the FACADE, and one or more entrances. The uses range from commercial to residential, institutional to ground-floor retail and restaurants—and combinations of all of the above. This frontage has two levels of intensity, with an **Urban General 2** for less intense areas.

Storefront Frontage

Storefront is a subset of the Urban General frontage, with more specific requirements at the street level, that of the prototypical ground floor SHOPFRONT with large windows and frequent doors along the sidewalk. Ground floor uses are limited to retail or other active commercial uses along the frontage, creating a vibrant pedestrian realm. Upper STORY uses are flexible.

Neighborhood Small

Neighborhood Medium

Neighborhood frontage includes detached and attached houses up to small apartment buildings. The buildings may be placed close to the sidewalk with a small DOORYARD, or farther back with a small front yard. STOOPS or FRONT PORCHES are required for new buildings in this frontage. This frontage has two levels of intensity, Medium and Small, its character and intensity will vary depending on this designation.



Illustration: Urban General - Typical Frontage



Illustration: Storefront - Typical Frontage



Illustration: Neighborhood Medium - Typical Rowhouse form



Illustration: Neighborhood Small - Single Family Detached form



Illustration: Neighborhood Small - Typical Two Family form

Form-Based Code: Components Item 1.

193.6 Cottage Courts in Neighborhood Frontages



Note: The photos above are provided as illustrations of intent and are advisory only. They are not regulatory. Refer to the standards below for the specific standards for COTTAGE COURTS.

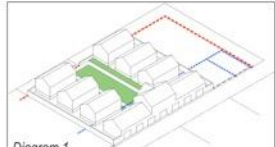


Diagram 1
COTTAGE COURT with a COTTAGE above the parking shed

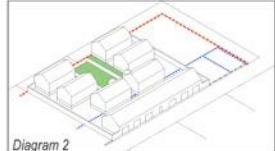


Diagram 2
COTTAGE COURT with 6 COTTAGES

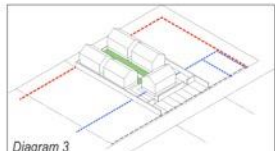


Diagram 3
A small COTTAGE COURT with 5 COTTAGES and a rear parking lot

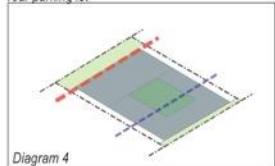


Diagram 4

See 193.4 Neighborhood Medium or 193.5 Neighborhood Small for the base frontage standards.

A. Cottage Court Specifications

Where a COTTAGE COURT configuration is being proposed, all rules of the designated Neighborhood Frontage apply, with the following additions and modifications:

1. The minimum lot width necessary for a cottage court is 66' in Neighborhood Medium frontages and 76' in Neighborhood Small frontages
2. Minimum 5' separation between all buildings (walls).
3. Minimum COTTAGE width and/or length of 18'.
4. Maximum COTTAGE and/or unit footprint of 700 sq ft (parking garages and parking sheds are not limited by this)
5. Maximum height of 1 1/2 STORIES or 18'.
6. Maximum 2 bedrooms per cottage.
7. Maximum rental occupancy 2 adults (children are not precluded).
8. The Central Courtyard:
 - a. Must be contiguous with the RBL and open to the RBL not less than 80% of the widest COURTYARD dimension (parallel to the RBL).
 - b. Must be open to the STREET-SPACE, with no wall or fence taller than 40" above the average fronting CLEAR SIDEWALK elevation.
 - c. Must be configured as a simple rectangle,¹ with no more than one width and/or depth variation.
 - d. Must be between 20' and 70' wide and between 40' and 90' deep.
 - e. Must be a green space, not more than 1/3rd paved.²
 - f. Satisfies the PRIVATE OPEN AREA requirement.
9. COTTAGES not on the RBL shall front the central COURTYARD. Elevations fronting the COURTYARD will be regulated as FACADES.
10. At least 15' of each COTTAGE must be contiguous along the COURTYARD.
11. All COTTAGE roofs shall be simple hip or gable roofs with a pitch between 5:12 and 12:12. Shed roofs, minimum pitch 3:12, are permitted on dormers, porches, and parking sheds.
12. A PRIVACY FENCE is required on the side lot lines behind the RBL.
13. Vehicle parking must be behind the PARKING SETBACK LINE.

1. The central COURTYARD for irregular lots may vary to accommodate the shape of the side lot lines, but must maintain a simple shape, as approved by the Zoning Review Committee.

2. All paved areas, other than central COURTYARD walkways, must be reviewed by the ZRC.

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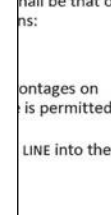
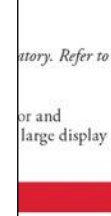


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Frontage



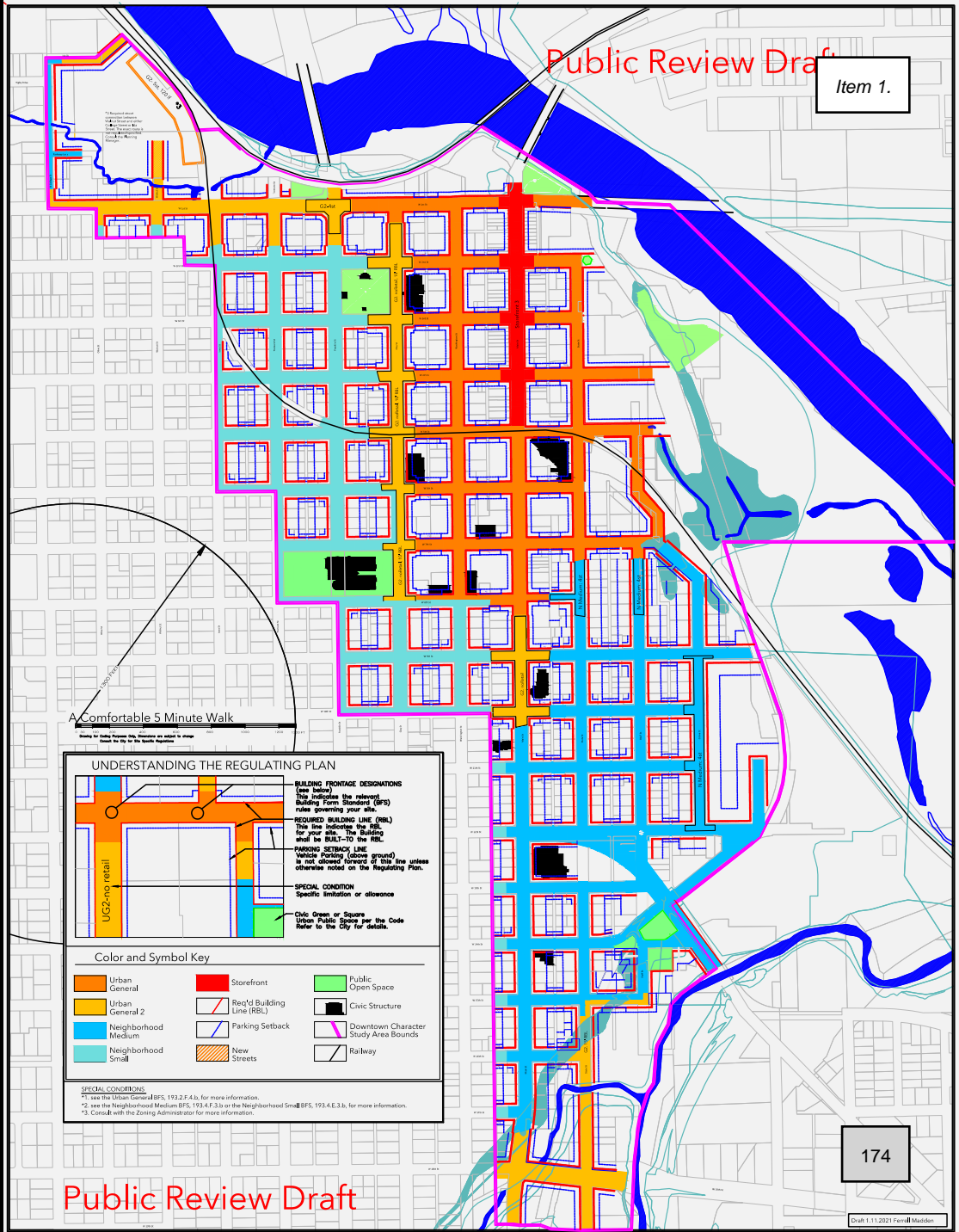
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Downtown Neighborhoods



A Comfortable 5 Minute Walk

UNDERSTANDING THE REGULATING PLAN

BUILDING FRONTAGE DESIGNATIONS
(see below)
This indicates the relevant Building Form Standard (BFS) rules governing your site.

REQUIRED BUILDING LINE (RBL)
This line indicates the RBL for your site. The Building shall be BUILT TO the RBL.

PARKING/SETBACK LINE
Vehicle parking (above ground) is not allowed in front of this line unless otherwise noted on the Regulating Plan.

SPECIAL CONDITION
Specific limitation or allowance
Civic Green or Square
Urban Public Space (see the Code Refer to the City for details.)

Color and Symbol Key

Urban General	Storefront	Public Open Space
Urban General 2	Req'd Building Line (RBL)	Civic Structure
Neighborhood Medium	Parking Setback	Downtown Character Study Area Bounds
Neighborhood Small	New Streets	Railway

SPECIAL CONDITIONS:
 *1. see the Urban General BFS, 193.2.F.4.b, for more information.
 *2. see the Neighborhood Medium BFS, 193.4.F.3.b or the Neighborhood Small BFS, 193.4.E.3.b, for more information.
 *3. Consult with the Zoning Administrator for more information.

Form-Based Code: Components Item 1.

26-194 Architectural Standards

Character Districts

L. Architectural Standards: Signage

1. Purpose and Intent

Signs in Character Districts should be scaled and designed for these mixed-use, pedestrian-oriented areas and not for high speed automobile traffic. Signage along commercial and mixed-use frontages should be durable and is desirable for both informational purposes and as decoration. Signage that is too large creates distraction, intrudes into or lessens the district experience, and creates visual clutter.

Photographs are provided as illustrations of intent, with no regulatory effect. They shall not imply that every element in the image is permitted. Refer to the standards on the following page for the specific requirements of this section.



Parapet sign



Wall sign



Horizontal blade sign



Wall sign



Neon sign within the storefront window



Window sign

Districts

Districts

Districts

Districts

Districts

Districts

Districts



from a



Form-Based Code: Components Item 1.

Character District Sections 26-191 to 26-198

26-191 Introduction & Definitions

26-192 Regulating Plans

26-193 Building Form Standards

26-194 Architectural Standards

26-195 Public Realm Standards

26-196 Parking & Loading

26-197 Building Functions

26-198 Reserved

26-199 Reserved

Internal Staff Review Only

26-195 Public Realm Standards

Section 26-195 Public Realm Standards

195.1 Intent

These *Public Realm Standards* are designed to establish environments within Character Districts that encourage and facilitate pedestrian and bicycle activity by creating streets and other parts of the PUBLIC REALM that are comfortable, efficient, safe, and interesting.

- A. Although commonly thought of as just GREENS or parks, the *public realm* includes the complete STREET-SPACE—the space between the building FACADES; the sidewalks, STREET TREES, SQUARES, GREENS, and the TRAVEL LANES.
- B. The STREET-SPACE is a community's first and foremost public space and should be just as carefully designed and planned as any GREEN or CIVIC BUILDING. The character of the street—both its scale and its details—plays a critical role in determining the pedestrian quality of a place.
- C. The Public Realm Standards:

1. Regulate the *pedestrian realm*, from the FACADE to the curb as well as any GREENS or SQUARES, in a Character District.
2. Serve as guidance for the curb-to-curb street geometry of any new streets or street rebuilding, as well as the maintenance of existing streets in a Character District. Streets within Character Districts should not be thought of as "roads, highways, arterials, or collectors." They should be developed to create people-oriented places balancing all transportation modes. The majority of streets in a Character District

Character District Sections: 26-191 to 26-198

- 191. Introduction & Definitions
- 192. Regulating Plans
- 193. Building Form Standards
- 194. Architectural Standards
- 195. Public Realm Standards
- 196. Parking & Loading
- 197. Building Functions
- 198. Reserved
- 199. Reserved

Internal Staff Review Only

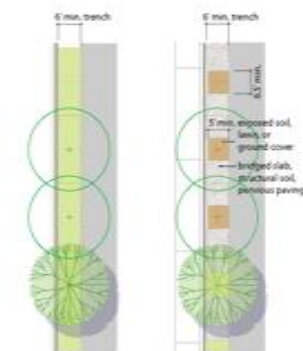
26-195 Public Realm Standards

Forester for any designated tree species for a particular STREET-SPACE.

- E. Any unpaved ground area shall be planted with ground cover, or flowering vegetation, not to exceed 8" in height unless approved by the ZRC as part of a streetscape plan. STREET TREES must be "limbed up" as they gain appropriate maturity so as to not interfere with pedestrian or truck travel (minimum 7' clear over the sidewalk and 14' over any travel lanes) and to maintain visibility.

F. Street Tree Specifications

1. Species in the Street Tree List are selected for their physical characteristics: size, habit of growth, and hardiness. The use of alternate species may be permitted, if approved by the City Forester.
2. Invasive exotic species may not be used anywhere on private lots or other areas.
3. This list should be periodically reviewed and updated by the City Forester. These are appropriate species, but there are many regional disease patterns over time, and this list will need to evolve with those changes. Inclusion in this list shall be based on the following criteria:
 - a. Structural – STREET TREES shape and subdivide the STREET-SPACE, increasing pedestrian comfort and adding (literal) value to



Continuous Tree Lawn Continuous Soil Area

Form-Based Code: Components Item 1.

Character District Sections 26-191 to 26-198

26-191 Introduction & Definitions

26-192 Regulating Plans

26-193 Building Form Standards

26-194 Architectural Standards

26-195 Public Realm Standards

26-196 Parking & Loading

26-197 Building Functions

26-198 Reserved

26-199 Reserved

26-196. Character District Parking and Loading

A. Intent

1. Promote a "park once" environment within each Character District that will enable people to conveniently park and access a variety of commercial, residential, and civic enterprises in pedestrian friendly environments by encouraging shared parking.
2. Reduce fragmented, uncoordinated, inefficient, reserved single-purpose parking.
3. Avoid adverse parking impacts on neighborhoods adjacent to Character District mixed-use areas.
4. Maximize on-street parking.
5. Provide flexibility for redevelopment of small sites and for the preservation or reuse of historic buildings.
6. Increase visibility and accessibility of publicly available parking.
7. Support and encourage a multi-modal, bicycle and pedestrian-friendly environment.

B. Other Applicable Regulations

Pervious surfaces approved by the City Engineer are encouraged for surface parking lots.

C. General Urban, General Urban 2, and Storefront Frontages – Minimum Parking Requirements

1. Existing buildings fronting Main Street between 1st Street and 6th Street at the time of the Downtown Character District adoption are exempt from these minimum parking requirements, regardless of use.
2. There is no minimum parking requirement for:
 - a. ground floor commercial space;
 - b. the re-use or renovation of an existing structure, in addition to those on Main Street identified in Item C. 1. above, in which there is no gross floor area expansion and the use [is/remains] non-residential.
3. Minimum Reserved Parking
Reserved parking includes all parking that is not shared parking.
 - a. Commercial/CIVIC USES: There is no minimum requirement for reserved parking.
 - b. Residential uses—minimum reserved parking spaces per unit:

(i) Efficiency/1-bedroom	0.5 spaces/unit
(ii) 2-bedroom units	1 space/unit
(iii) 3-bedroom units	1.5 spaces/unit
(iv) more than 3 bedrooms	additional .5 spaces per bedroom
4. Minimum Shared Parking:
 - a. Commercial UPPER STORIES
 - (i) Under 5,000 square feet non-residential Gross Floor Area (GFA) has no minimum shared parking requirements.
 - (ii) 5,000 square feet or greater, non-residential GFA shall provide a minimum of 1.25 spaces per 1,000 square feet as SHARED PARKING.
 - b. Residential
A minimum of .25 parking space per bedroom shall be provided as SHARED PARKING.
 - c. Shared parking shall be clearly visible and accessible to the public, and designated by appropriate markings as determined by the Zoning Review Committee.

Character District Sections: 26-191 to 26-198

- 191. Introduction & Definitions
- 192. Regulating Plans
- 193. Building Form Standards
- 194. Architectural Standards
- 195. Public Realm Standards
- 196. Parking & Loading**
- 197. Building Functions
- 198. Reserved
- 199. Reserved

Form-Based Code: Components Item 1.

Character District Sections 26-191 to 26-198

- 26-191 Introduction & D
- 26-192 Regulating Plan
- 26-193 Building Form S
- 26-194 Architectural St
- 26-195 Public Realm St
- 26-196 Parking & Load
- 26-197 Building Functio
- 26-198 Reserved
- 26-199 Reserved

Character Districts

26-197 Building Functions

Section 26-197. Building Functions

A. Permitted Uses

Character District Sections: 26-191 to 26-198

- 191. Introduction
- 192. Regulating Plans
- 193. Building Form Standards
- 194. Architectural Standards
- 195. Public Realm Standards
- 196. Parking & Loading
- 197. Building Functions**
- 198. Reserved
- 199. Reserved

26-197 Building Functions

Character Districts

C. Use Table

This table identifies the uses allowed in the GROUND STORY and upper STORIES for each BUILDING FORM STANDARD frontage. Any additional regulations or requirements are indicated in the right-hand column.

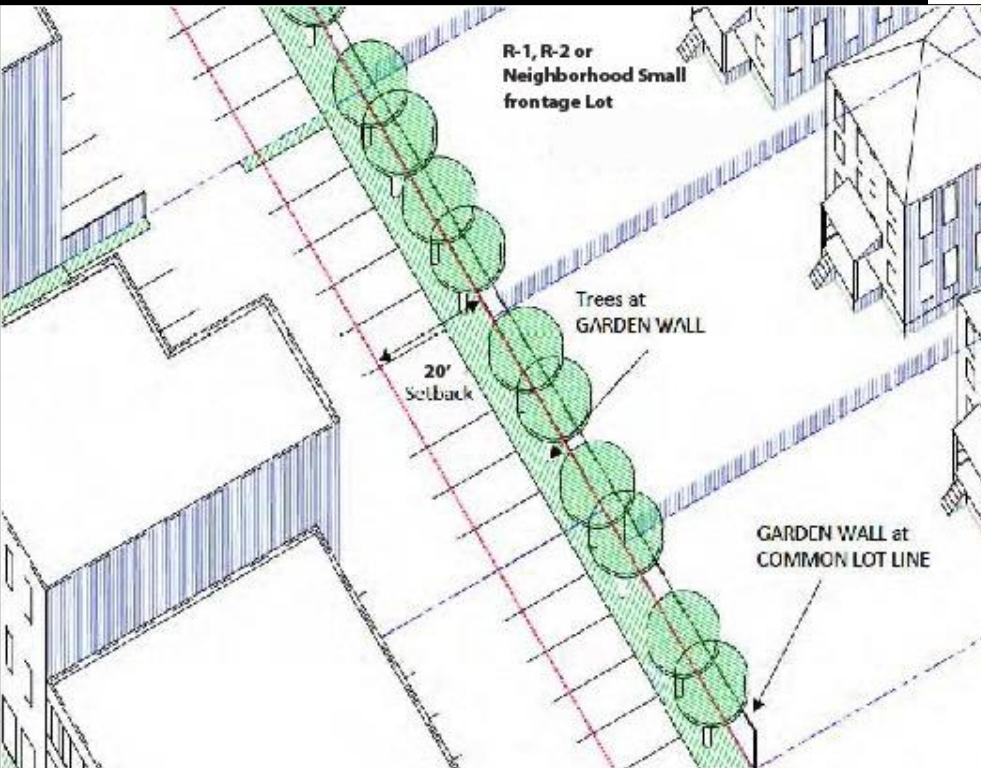
USE CATEGORY	BUILDING FORM FRONTS										Additional Regulations
	General		Storefront		General 2		Neighborhood Medium		Neighborhood Small		
	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	
RESIDENTIAL											Section E.
Household Living	PR	P	PR	P	PR	P	P	P	P	P	Sec. D. and E.1-4
Group Living	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	Sec. D. and E.1-6
COMMERCIAL											Section F.
Amusement & Recreation	PR	PR		PR	PR	PR					Sec. D. and F.1.
Animal Sales & Service	PR	PR		PR	PR	PR					Sec. D. and F.2.
Commercial Assembly	P	P	PR	P	P	P					Sec. D. and F.1.
Eating & Drinking Establishments	P	PR	P	PR	PR	PR					Sec. D. and F.3.
Financial Services	P	P	PR	P	P	P					Sec. D. and F.4.
Gas Station/Accessory Repair	PR			PR							Sec. D. and F.5.
Heavy Commercial	P	P	PR	P	P	P					Sec. D. and F.6.
Lodging	PR	P	PR	P	PR	P	PR	PR	PR	PR	Sec. D. and F.7.
Office	P	P	PR	P	P	P					Sec. D. and F.8.
Parking, Commercial	PR	PR	PR	PR	PR	PR					Sec. D. and F.9.
Retail Sales & Service	P	PR	P	PR	PR	PR					Sec. D. and F.10.
Self-service storage		P		P	P	P					Sec. D. and F.5.
Vehicle Sales & Service	PR	PR		PR	PR	PR					Sec. D. and F.4.
CIVIC & INSTITUTIONAL	P	P		P	P	P					Section G.
Civic & Cultural Assembly	PR		PR		PR		PR		PR		Sec. D. and G.1.
Community Services											Sec. D.
Colleges & Universities											Sec. D.
Day Care	P	P		P	P	P	PR	PR	PR	PR	Sec. D. and G.2.
Educational	P	P		P	P	P	P	P	P	P	Sec. D.
Government & Public Safety	P	P		P	P	P					Sec. D.
Health Care	P	P		P	P	P					Sec. D.

Form-Based Code:

Item 1.

Neighborhood Manners Section 193.1.F

Special protection for existing houses relative to new, more intensive development



Character Districts

26-193 Building Form Standards

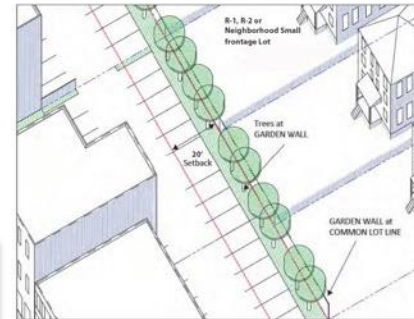


Illustration L. Neighborhood Manners Context

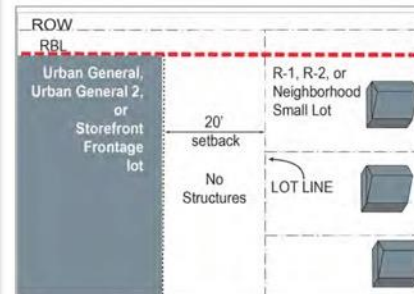


Diagram M. Neighborhood Manners Setback

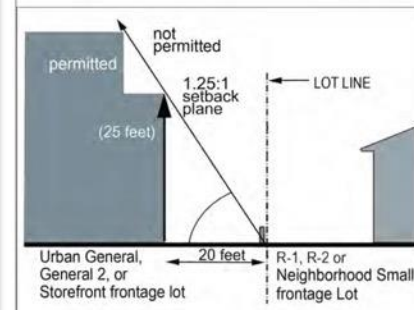


Diagram N. Neighborhood Manners Setback Plane

d. The habitable area in an ATTIC STORY is restricted by the limitations on roof pitch.

4. Roof configurations are regulated in 194. *Architectural Standards, D. Roofs and Parapets.*

D. Frontage Design Flexibility

When the building frontage designation shown on the REGULATING PLAN changes along a property's REQUIRED BUILDING LINE (RBL), the applicant has the option of applying either BUILDING FORM STANDARD for a maximum additional distance of 30 feet in either direction, for that parcel only, from the transition point shown on the REGULATING PLAN. This flexibility is limited by the configuration of the REGULATING PLAN (including the parcel lines) at the time of its adoption. An adjustment greater than 30 feet requires a rezoning. (See Diagram K)

E. Civic Buildings

When CIVIC BUILDINGS, existing or proposed, are designated on the REGULATING PLAN, they are exempt from the BUILDING FORM STANDARD provisions except those that relate to F. *Neighborhood Manners* and/or R-1 and R-2 districts.

F. Neighborhood Manners

Where Urban General, Urban General 2, and Storefront frontage lots share a COMMON LOT LINE with a Neighborhood Small or Medium frontage lot, or an R-1 or R-2 district, the following standards apply (See Illustration L).

1. A wall, 4 to 8 feet in height, shall be constructed within one foot of the COMMON LOT LINE.
2. Trees from the *Street Tree List* (see Section 195 *Public Realm Standards*) shall be planted, on maximum 30-foot centers, between 5 and 10 feet from the wall.¹
3. Neighborhood Manners Setback (See Diagram M):
 - a. There shall be a 20 foot setback from the lot line shared with the R-1 or R-2 or Neighborhood Small or Medium frontage lot. There shall be no structures within this area.
 - b. There shall be a setback plane, beginning at the R-1 or R-2 or Neighborhood Small or Medium frontage lot line, extending at a slope of one and one quarter to one (1.25: 1),

¹ Drafting note: At planting, trees shall be at least 2.5 inches in diameter at designated breast height (DBH) and at least eight feet in...







Item 1.









Item 1.



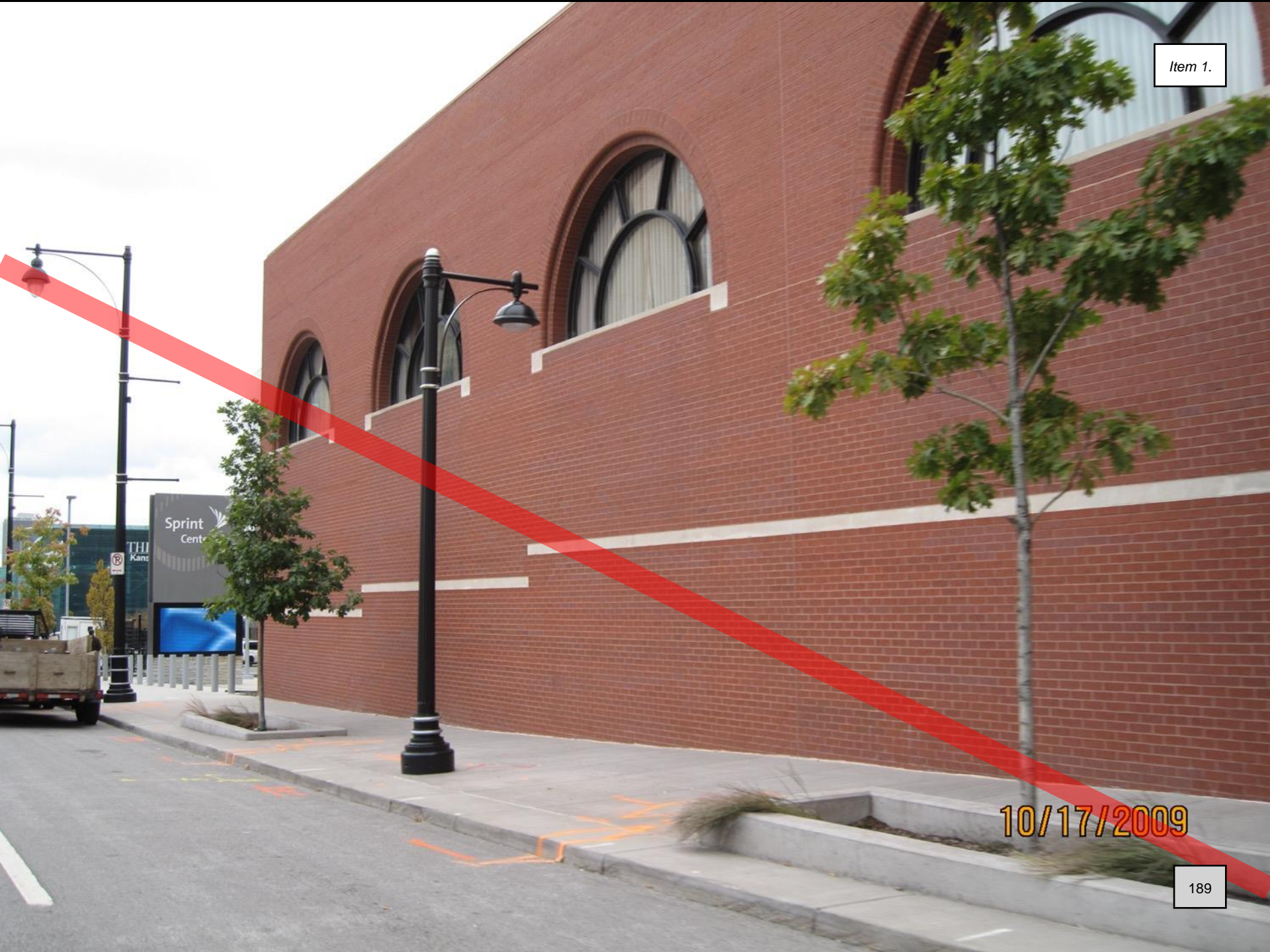
116/118
UPSTAIRS

118

Pizzeria's flat

Running Walking Fitness

Item 1.



10/17/2009



Item 1.



PLAZA
CITY SQUARE
1910
1000
1000

1910



190

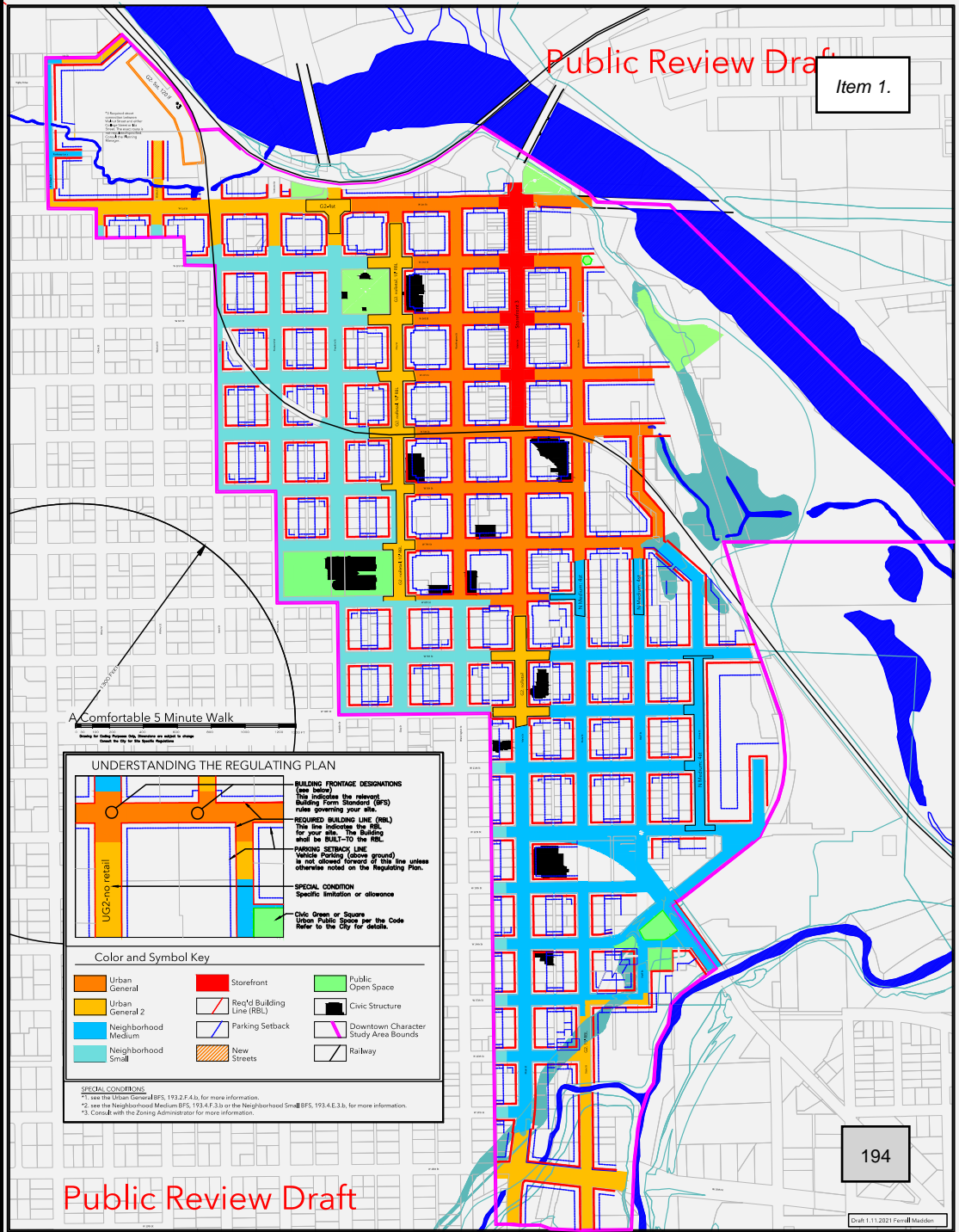


Item 1.





Downtown Neighborhoods



A Comfortable 5 Minute Walk
1000 Feet

UNDERSTANDING THE REGULATING PLAN

BUILDING FRONTAGE DESIGNATIONS
(see below)
This indicates the relevant Building Form Standard (BFS) rules governing your site.

REQUIRED BUILDING LINE (RBL)
This line indicates the RBL for your site. The Building shall be BUILT TO the RBL.

PARKING-SETBACK LINE
Vehicle parking (above ground) is not allowed in front of this line unless otherwise noted on the Regulating Plan.

SPECIAL CONDITION
Specific limitation or allowance
Civic Green or Square
Urban Public Space (see the Code Refer to the City for details.)

Color and Symbol Key

Urban General	Storefront	Public Open Space
Urban General 2	Req'd Building Line (RBL)	Civic Structure
Neighborhood Medium	Parking Setback	Downtown Character Study Area Bounds
Neighborhood Small	New Streets	Railway

SPECIAL CONDITIONS:
 *1. see the Urban General BFS, 193.2.F.4.b, for more information.
 *2. see the Neighborhood Medium BFS, 193.4.F.3.b or the Neighborhood Small BFS, 193.4.E.3.b, for more information.
 *3. Consult with the Zoning Administrator for more information.



Item 1.



FOR RENT
(319) 768-7150
www.BrentCaseyFurniture.com



Item 1.





Item 1.



Item 1.



201

Item 1.







Item 1.



205

Cedar Falls, IA

W 4th Street

Item 1.



Cedar Falls, IA

W 4th Street

Item 1.



Cedar Falls, IA

W 4th Street



Cedar Falls, IA

W 4th Street

Item 1.



P&Z Amendments to Public Review Draft

- *proposed by members, residents, and staff*

PROPOSED AMENDMENTS TO THE PUBLIC REVIEW DRAFT OF THE DOWNTOWN ZONING CODE

26-193 – Building Form Standards

	Proposed Amendment	Explanatory Notes	Consultant/Staff Recommendation	P&Z Discussion (Date)	P&Z Decision
1	Requestor: Consultant/staff Change Building Form Standards (BFS) Section 193.5 Neighborhood Small Frontage B. Placement 4. Buildable Area to allow Private Open Area to be above grade for lots with less than 70 ft of depth.	Technical Fix: This better accommodates rowhouses on especially shallow lots (such as many of the lots along 2 nd Street, as shown in the Vision Plan) with their 66ft width/depth. This will make Neighborhood Small consistent with Neighborhood Medium.	Consultant/staff are in support of this amendment.	Commission directed staff to make the change.	Amendment Approved
2	Requestor: Consultant/staff Change Required Building Line (RBL) on the Downtown Regulating Plan, on the north side of W 2 nd St. from Franklin St. to the western border of the District. The RBL should be moved forward an additional 5ft, from 15ft to 10ft off the front property line.	Technical Fix: This is for consistency with the RBL to the east of Franklin (Urban General 2) and better accommodates rowhouses fronting 2 nd Street (as shown in the Vision Plan) within the shallower (66ft) depth of many of those lots. This keeps the building form and scale consistent with the Neighborhood Small designation, but allows room for both parking and for usable ground floor space within the buildings.	Consultant/staff are in support of this amendment to the Downtown Character District Regulating Plan.	Commission directed staff to make the change.	Amendment Approved
3	Requestor: Staff a) Insure consistency of terms between new proposed Section 26-140. Use-Specific Standards, Category Descriptions, and Definitions and proposed Section 26-197. Building Functions; b) Clarify language in Character District Use Table introductory paragraph concerning additional standards that apply	Technical Fix: a) Because drafting was an iterative process, additional revisions were made to Section 26-140, Use Classification, after the public review draft of Downtown Character District Code (Section 26-197) was released. This is a simple clean-up to make sure terms are internally consistent. Also to correct the Code Section number of the Use Classification to Sec. 26-140 (not 26-132). b) Make clear that additional development and performance standards apply above and beyond the broad permitted use categories.	Consultant/staff are in support of these amendments	Commission directed staff to make these changes.	Amendment Approved

P&Z Approved Amendments

Item 1.

- *Technical:*

- *Allow for private open area to be above grade on shallow lots*
- *Adjust RBL on 2nd St west of Franklin -- consistency and to provide more developable area for shallow lots*
- *Add clarifying language and insure consistency of terms between Sections 26-140 (master use definitions) and 26-197 (character district uses)*
- *Correct outline format and numbering*
- *Identify additional civic buildings on regulating plan*
- *Clarify commercial assembly use categories based on size*

P&Z Approved Amendments

Item 1.

- *Content:*
 - *Designate existing businesses in neighborhood frontage areas to be conforming, but no new businesses allowed*
 - *Permit vinyl siding on existing single-unit residential structures in neighborhood frontages and to repair/replace vinyl siding on buildings that currently have vinyl siding and on any future additions to those buildings.*
 - *Permit the use of high quality foam products for architectural detailing*
 - *Provide additional standard for creating ADUs to insure legal enforceability over time (to be addressed procedurally)*

Site Plan Review

- All applications in Downtown Character District
- Zoning Administrator, Zoning Review Committee (ZRC), Technical Advisory Committee (TRC)
- Review criteria:
 1. The site plan is consistent with all applicable adopted plans and policies;
 2. The site plan is consistent with any prior approvals, including any conditions that may have been placed on such approvals; and
 3. The site plan conforms with all applicable requirements of the Code of Ordinances, or with all applicable requirements as modified by a request for a minor adjustment.

Administration Updates

Item 1.

Proportionate Compliance

Application of development standards to redevelopment

- New construction
- Parking lot changes (new, expanded, relocated)
- Change with no building expansion
- Expansion of building area
 - Any building 75% or more
 - Smaller building by % of expansion
 - Larger building by % of expansion



Administration Updates

Proportionate Compliance

Table 26-38.1: Proportionate Compliance

ALL FRONTAGE TYPES	BUILDING FORM STANDARDS									ARCHITECTURAL STANDARDS			PUBLIC REALM STANDARDS	
	Placement: Required Building Line	Placement: Buildable Area	Placement: Parking Setback Line	Height: Minimum/Maximum	Elements: Fenestration	Elements: Façade Projections	Uses	Neighborhood Manners	Materials	Configuration	Signs	ROW Frontage Area	Dooryard	
Key: X = compliance with standard is required S = site-specific determination														
Full Compliance: Entire Structure Must Comply with Standards														
New Construction	X	X	X	Both	X	X	X	X	X	X	X	X	X	
Expansion of Building Area														
For buildings < 2000 sf GFA, an expansion > 75%	X	X	X	Both	X	X	X	X	X	X	X	X	X	
For buildings ≥2000 sf GFA, an expansion > 66%	X	X	X	Both	X	X	X	X	X	X	X	X	X	
New, Expanded, or Relocated Parking Area			X											
Changes with No Building Expansion														
Change of use							X				X [3]			
Façade changes [1]					X	X			X	X	X [3]			
Expansion of Building Area (GFA) for Buildings < 2000 sf														
Minimal Change: 0 to 40%		X	X	Max			X	X	X			X	S	
Proportionate Change: 41% to 75% [2]		X	X	Max	X		X	X	X			X	X	
Façade Changes [1]					X	X			X	X	X [3]			
Expansion of Building Area (GFA) for Building 2000 sf or more														
Minimal Change: 0 to 20%		X	X	Max			X	X	X			X	S	
Proportionate Change: 21 to 66% [2]		X	X	Max	X		X	X	X			X	X	
Façade Changes [1]					X	X			X	X	X [3]			
Expansion of Parking Area			X					X						

[1] Major façade changes (as defined in Section 26-62(E)(3)) will trigger compliance with the standards marked in this row.
 [2] Expansion area shall comply with identified development standards.
 [3] Where a use or façade change results in new signage, changes to a sign structure, relocation of an existing sign, or changes to the sign area of an existing sign.

Minor Adjustments

- Adjustments to measurable standards
- Can be made during design or construction
- Limited to specific standards, for example:
 - Minimum and maximum height - up to 5% for any cumulative increase or decrease in building height.
 - Street wall/fence requirements – up to 10%.
- Equivalent or better materials
- Non-alley curb cuts



Use Updates

- Uses grouped by category
 - Description
 - Examples
 - Accessory Uses
 - Exclusions
- Process for interpreting new uses
- Categories included in Character District
- Additional use-specific standards follow table

DOWNTOWN CHARACTER DISTRICT USE TABLE												
USE CATEGORY		BUILDING FORM FRONTAGES										Additional Regulations
		General Urban		Storefront		General Urban 2		Neighborhood Medium		Neighborhood Small		
		Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	
RESIDENTIAL												Section E.
	Household Living	X	X	X	X	X	X	X	X	X	X	Sec. D. and E.1-4
	Group Living	X	X	X	X	X	X	X	X	X	X	Sec. D. and E.1-6
COMMERCIAL												Section F.
	Amusement & Recreation	X	X		X	X	X					Sec. D. and F.1.
	Animal Sales & Service	X	X		X	X	X					Sec. D. and F.2.
	Commercial Assembly	X	X	X	X	X	X					Sec. D. and F.1.
	Eating & Drinking Establishments	X	X	X	X	X	X					Sec. D. and F.3.
	Financial Services	X	X	X	X	X	X					Sec. D. and F.4.
	Gas Station/Accessory Repair	X				X						Sec. D. and F.5.
	Heavy Commercial	X	X	X	X	X	X					Sec. D. and F.6.
	Lodging	X	X	X	X	X	X	X	X	X	X	Sec. D. and F.7.
	Office	X	X	X	X	X	X					Sec. D. and F.8.
	Parking, Commercial	X	X	X	X	X	X					Sec. D. and F.9.
	Retail Sales & Service	X	X	X	X	X	X					Sec. D. and F.10.
	Self-service storage		X		X		X					Sec. D. and F.5.
	Vehicle Sales & Service	X	X		X	X	X					Sec. D. and F.4.
CIVIC & INSTITUTIONAL												Section G.
	Civic & Cultural Assembly	X	X	X	X	X	X	X	X	X	X	Sec. D. and G.1.
	Community Services											Sec. D.
	Colleges & Universities											Sec. D.
	Day Care	X	X		X	X	X	X	X	X	X	Sec. D. and G.2.
	Educational	X	X		X	X	X	X	X	X	X	Sec. D.
	Government & Public Safety	X	X		X	X	X					Sec. D.
	Health Care	X	X		X	X	X					Sec. D.
INDUSTRIAL, WHOLESALE, & STORAGE												Sec. D. and H.
		X										

Key: X= Permitted, Additional Regulations Apply Blank Cell = Not Permitted

(1) Commercial Uses

a. General Description: Commercial uses include any retail, consumer service, or office use.

b. Use Categories

1. **Amusement and Recreation:** This use type includes a broad array of commercial establishments, divided into indoor and outdoor categories, which operate or provide services to meet varied artistic, cultural, entertainment, and recreational interests of their patrons and the community. Restaurants and bars that provide live entertainment in addition to the sale of food and beverages, are excluded from this classification and categorized as Eating and Drinking Establishments.

(i) Sub-categories:

(a) **Adult Business:** Any amusement or entertainment establishment, bookstore, massage establishment, motion picture theater, video rental or sales establishment, or other similar use, in which 25% or more of its floor area is customarily not open to the public generally but only to one or more classes of the public excluding any minor by reason of age under Chapter 728, obscenity, Code of Iowa, as amended.

(b) **Indoor:** movie theaters and live theaters, video arcades, pool halls.

(c) **Outdoor:** drive-in movie theater, amusement park or theme park, fairgrounds; miniature golf establishments, golf driving ranges, water slides, and batting cages.

Next Steps

Item 1.

- **Planning & Zoning Commission's Recommended Draft:**
-- *on the web at ourcedarfalls.com*
- **Public Feedback:**
-- *submit questions and comments to:*
planning@cedarfalls.com
- **Use Decision Matrix for any requests for amendments**

CEDAR FALLS RECREATION DIVISION

J.J. LILLIBRIDGE



THE RECREATION TEAM

J.J. Lillibridge – Recreation & Community Programs Manager (7 Months)

Chris Schoentag – Aquatics Supervisor (31 Years)

Brock Goos – Athletics and Camp Supervisor (22 Years)

Kari Voss– Recreation Administrative Supervisor (2 Months)

Christine Anderson – Recreation Coordinator (26 Years)

Megan Gerhardt – Fitness Coordinator (3 Years)

CEDAR FALLS RECREATION CENTER

**1993 – New
Recreation
Center Site
Opened**

**2005 – Recreation
Center Expansion**



AQUATICS – THE FALLS AQUATIC CENTER

Item 2.

Opened in 2006

Amenities:

- Zero depth pool
- Lazy River
- 2 Water Slides
- Olympic Size Lap Pool
- Water basketball & floatable toys
- Concession Stand
- Locker Rooms



ATHLETICS

**Participants Since
2000 – 44,368**

**Programs Since
2000 – 1260**



FITNESS

- Personal Training
- Group Exercise Classes
- Average of 35,000 Class Participants Per Year



RESPONSE TO COVID-19 2020-2021

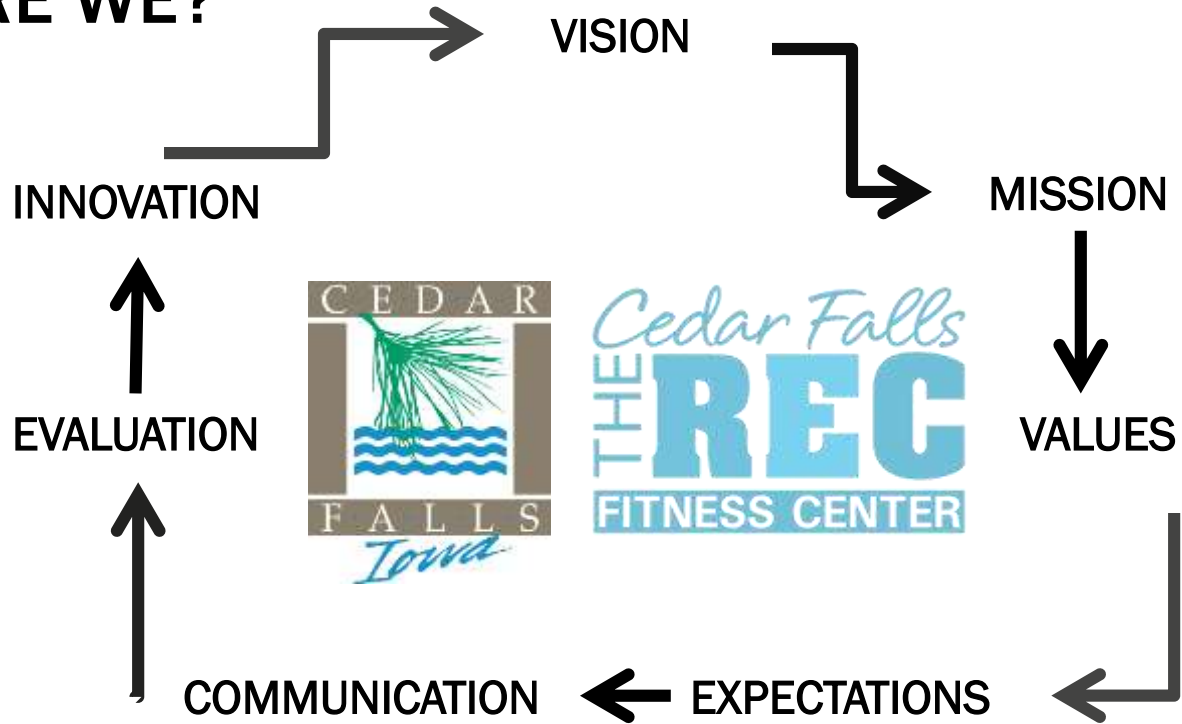
Timeline:

- Facilities Closed April-June
- Facilities re-opened June
- Slowly bringing back programs
- Reallocated equipment and spaces in the Recreation Center



WHO ARE WE?

Item 2.



FEASIBILITY STUDY 2019

Study	Results
Racquetball courts are underutilized	Converted 1 into Challenge Court
Added gym space for drop in play More room for group exercise	Functional Fitness on Track Reallocated equipment rooms
Locker rooms need upgrading.	Finished in 2020
Swimming pool	Partnering with the school district
Expansion of the Recreation Center	Evaluating current needs of community



WHERE ARE WE GOING?

Evaluation:

1. Current trends in Parks & Recreation
2. Market study in Cedar Valley
3. Pricing & Understanding our costs
4. Collaborative Partnerships
5. What is our role in the community?



WE ARE MORE THAN FACILITIES

Utilization of Space

- Recreation & Fitness Center
- Community Center
- Falls Aquatics Center
- Hearst Center for the Arts
- Parks
- Trails



TELLING OUR STORY

- Impacts Parks & Recreation has on community
- Personal stories from citizens
- Support from community for growth, development, and opportunity
- Economic benefits

**WE ARE
PARKS AND
RECREATION**

QUESTIONS & CONTACT INFORMATION

Email

JJ.lillibridge@cedarfalls.com

Phone

319-268-5528

