

14-505-12 Mixed use residential

14-505-12-A. General. Mixed use residential is subject to the standards of Section 14-301-04 (Table 301-2) through 14-301-06, except as expressly modified or supplemented by the following standards.

14-505-12-B. Ground Floor Use. Commercial and other nonresidential uses allowed in the subject zoning districts must occupy at least 100% of the building's ground floor area.

14-505-12-C. Density. In the O-1 and C-1 districts, the density shall comply with the maximum density allowed in the R-18/PUD District. In O-2, C-2 and C-3 districts, the density shall comply with the maximum density allowed in the R-30/PUD District.

14-505-12-D. New Construction. The following requirements shall be applied to all new construction mixed use residential buildings located with the City.

1. Facade Materials and Building Requirements. The following building materials shall be used for all mixed-use residential buildings located within the city:

- (a). Masonry. Brick, stone, concrete masonry units (CMU's) with split-face, fluted, scored or other rough texture finish. (Specifically excluding smooth finish CMU or concrete brick i.e. "Cherokee block", with the color and texture of clay brick.). Masonry shall be utilized exclusively on the ground level with a minimum of 35% utilized on the entire building.**
- (b). Concrete. Precast, exposed aggregate, cast in place, or tilt up panels provided a rough texture is present or to be added.**
- (c). Stucco. Including E.I.F.S., Dryvit, but excluding pre-manufactured panels. EFIS (Exterior Finish Insulation Systems) may be permitted on exterior building walls that are more than eight feet above the adjacent ground or paved surface. EFIS may not be used on more than 35 percent of any building wall. All EIFS must be of a moisture drainage type and also incorporates an air and water-resistive barrier.**
- (d). Structural clay tile. Excluding glazed surface finish.**
- (e). Glass. Glass curtain walls, glass block, excluding mirror glass which reflects more than 40 percent of incident visible light.**
- (f). Metal. Used only in an incidental role i.e., trim, architectural features, standing seam metal roofing or other architectural metal siding or roofing as approved by the Planning Commission and/or City Council as part of the development plan.**
- (g). Roofing materials. As approved per development plan.**

2. Building Design. The following standards apply to all building facades and exterior walls. A building's walls shall have horizontal and vertical architectural interest and variety to avoid the effect of a single, blank, long or massive wall with no relations to human scale.

- (a). Four-sided architecture. All sides of a building shall include similar architectural details materials and colors to avoid a back side or at least to minimize a back side presentation to other buildings or residential neighborhoods.**
- (b). Offsets.**
 - (i) Horizontal breaks shall be provided on all sides of buildings to provide architectural relief and may include bands of accent color, brick course variances in color or placement, i.e., soldier course bricks for bands of different texture, windows, cornices, wall protrusions, horizontal belt courses, etc.**

- (ii) Vertical breaks shall be provided on all sides of buildings to provide architectural relief as in Subsection A. above.
- (c). Color. Colors of all exteriors including walls, trim, accents, roofs, mechanical equipment, etc., shall be indicated on the preliminary and final development plans and, when required, shall be approved by the Planning Commission and/or by the City Council following recommendation by the Planning Commission.
- (d). Roof mounted equipment. All rooftop units shall be screened from view with a parapet or an architectural treatment compatible with the building architecture equal to the height of the unit (as measured from the roof surface). Screening shall not include painted mechanical units or pre-finished mechanical units. For mechanical units not adequately screened by the parapet, supplementary screening shall be provided by the use of pre-finished architectural metal panels, stucco panels, masonry walls, or other similar building materials. The screens shall incorporate similar detailing, features, and colors used in the building.
- (e). Ground mounted equipment. Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.
- (f). Outside Stairways. Mixed use residential structures with outside staircases leading to units on floors above the ground floor are prohibited.
- (g). Roofs.
- (i) Flat roofs. Buildings using flat roofs with a pitch of two inches vertical to 12 inches horizontal or less shall incorporate detailed parapets or exaggerated cornice lines to provide architectural relief.
 - (ii) Roof penetrations. All roof penetrations shall be placed in architecturally designed appurtenances. Small vent pipes may be painted to blend in with a roof to disguise their presence. Roof penetrations shall be shown on the preliminary and final plans to the extent possible.
- (h). Building Entrance. Each building must have a clearly defined, highly visible entrance featuring the following:
- (i) Buildings must have a primary, working entrance door facing the primary street. Angled entrances at building corners may be used to satisfy this requirement.
 - (ii) Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances to a cluster of shops or businesses.
- 3. Open Space. On-site outdoor space shall be a minimum of 10 percent of the site. The purpose is to assure that mixed use development includes adequate outdoor space for residents and guests. Adequate outdoor space includes a mix of:
- (a). Usable green spaces for unstructured recreation, playgrounds, outdoor swimming pools, and athletic courts; and
 - (b). Common gathering spaces such as plazas and courtyards. A significant portion of the outdoor space shall be consolidated in a centralized portion of the development. This requirement applies to all zone districts where multifamily is permitted.
 - (c). The required outdoor space may not include areas intended for vehicular use. Landscape buffers and other required landscape features do not count toward the outdoor space requirements unless they are designed as usable green space or common gathering space or

are adjacent to and within 25 feet of such space. Internal sidewalks and trails intended for use by all residents and guests may contribute to the requirement when adjacent to eight feet of landscape area and include amenities such as benches or similar features. Detention ponds may only count toward the requirement for the portions designed to include usable green space and common gathering space. Balconies and rooftop “outdoor spaces” that is not part of an individual dwelling unit may count toward the requirement. Dog parks may count for up to 40 percent of the requirement.

(d). Outdoor Space Credit. Mixed use residential properties located within 330 feet of a public park may reduce the outdoor space requirement by half. To receive this credit, a direct pedestrian route to the park is required, which may not cross an arterial street.

4. Ground Floor Transparency. Each building shall have ground floor transparency featuring the following:

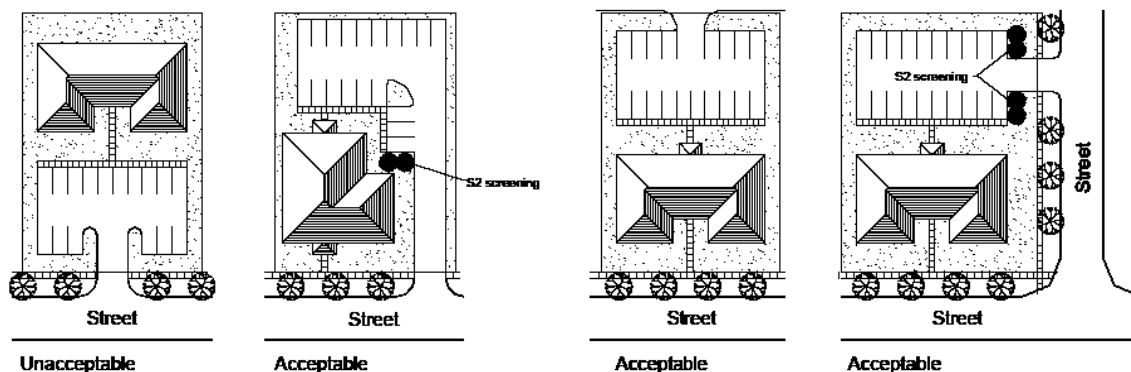
(a). At least 50 percent of the street-facing building facade between four feet and ten feet above the sidewalk must be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas. On corner lots, this 50 percent transparency requirement applies only along the front of the building; the minimum transparency requirement on the exterior side of the building is 30 percent.

(b). Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50 percent of the minimum transparency requirements, provided that they internally illuminated and are at least two feet in depth.

5. Building Placement. In lieu of complying with the exterior setback standards of Section 14-301-04-A (Table 301-2), each mixed-use residential building shall be located not less than 5 feet and no more than 15 feet from the street right-of-way line.

6. Parking Location/Orientation. Surface parking and parking within accessory structures must be located behind principal building or otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required interior side setback area. Any portion of a parking area that is not completely concealed from view of an abutting street must be screened in accordance with Section 14-503.

Figure 500-20



14-505-12-E. Rehabilitation of existing building. The following requirements shall be applied to all existing buildings to be rehabilitated for mixed use residential buildings.

1. Ground Floor Transparency. Each building shall have ground floor transparency featuring the following:

- (a).** At least 50 percent of the street-facing building facade between four feet and ten feet above the sidewalk must be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas. On corner lots, this 50 percent transparency requirement applies only along the front of the building; the minimum transparency requirement on the exterior side of the building is 30 percent.
- (b).** Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50 percent of the minimum transparency requirements, provided that they internally illuminated and are at least two feet in depth.

2. Building Entrance. Each building must have a clearly defined, highly visible entrance featuring the following:

- (a).** Buildings must have a primary, working entrance door facing the primary street. Angled entrances at building corners may be used to satisfy this requirement.
- (b).** Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances to a cluster of shops or businesses.

3. Roof mounted equipment. All rooftop units shall be screened from view with a parapet or an architectural treatment compatible with the building architecture equal to the height of the unit (as measured from the roof surface). Screening shall not include painted mechanical units or pre-finished mechanical units. For mechanical units not adequately screened by the parapet, supplementary screening shall be provided by the use of pre-finished architectural metal panels, stucco panels, masonry walls, or other similar building materials. The screens shall incorporate similar detailing, features, and colors used in the building.

4. Ground mounted equipment. Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.