

Potential changes to Zoning Ordinance Sec. 48.1101 to require a true 20' setback on Broad and Washington:

(11) Minimum 20 feet for commercially-zoned properties (B, M, T) with frontage on the following streets: Broad Street and Washington Street. These requirements may be reduced; ~~by the planning commission as part of a site plan review or~~ by city council as part of a special exception (location and extent of any such reductions must be specifically identified). Distance shall be measured from the backface of the curb, to the closest building face or building projection (including stairs, railings, columns, elevated terraces, or other permanent fixtures) located at ground level and up to 9-feet above grade narrowest point of the face of the building.

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Potential Guidelines to address additional setback and building articulation on Broad and Washington:

1. The minimum 20-foot building setback on Broad and Washington should be maintained throughout in accordance with the Zoning Ordinance. (above)
2. For any building frontage greater than 50 linear feet, at least 50% of the frontage should include an additional two feet of setback (so minimum 22-foot setback) for increased dining and other streetscape opportunities.
3. The additional setback requirement in #2 may be incorporated in a variety of manners on a one-for-one SF basis, provided any areas incorporating the additional setback are at least 20 linear feet or greater.

EXAMPLE - Assuming 100' of building frontage, an additional 100 SF of total setback (in addition to the 20-foot setback already required) is incorporated into the building design. Below are several ways to achieve:

Alternative #1: 50 feet of frontage with 20' setback and 50 feet of frontage with 22' setback



Alternative #2: Alternating 20' and 22' setbacks every 25 feet of frontage



Alternative #3: 25 feet of frontage with 24' setback, everything else at 20' setback



Alternative #4: 20 feet of frontage with 25' setback, everything else at 20' setback

