

CHAPTER 33.455
MAIN STREET NODE OVERLAY ZONE

(Added by Ord. No. 174325, effective 5/5/00. Amended by: Ord. No. 178452, effective 7/10/04;
Ord. No. 186639, effective 7/11/14.)

(Previously, Interim Resource Protection Zone, added by Ord. No. 163697, effective 1/1/91,
deleted by Ord. No. 171219, effective 7/1/97.)

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General

33.455.010 Purpose.

These regulations encourage a mix of residential, commercial, and employment opportunities within identified centers of activity along identified main streets. The zone allows for efficient use of land at increased densities for the mutual reinforcement of public investments and private development. Allowing additional height and floor area for all uses encourages transit-supportive densities and a mix of uses and activities.

33.455.020 Short Name and Map Symbol.

The Main Street Node Overlay Zone is also referred to as the j zone, and is shown on the Official Zoning Maps with a "j" map symbol.

33.455.030 Where These Regulations Apply.

The regulations of this chapter apply to sites that are in the Main Street Node Overlay Zone. Sections 33.455.010 through 33.455.030 apply to all sites in the overlay zone. Section 33.455.100 applies to corner sites with frontage on North Lombard. Sections 33.455.200 through 33.455.250 apply to sites with frontage on Sandy Boulevard.

North Lombard Regulations

33.455.100 Standards for Community Corners

- A. Purpose.** These standards create active use areas and community gathering places along major streets intersecting with North Lombard. These standards ensure that

development at key intersections along North Lombard is oriented to enhance the pedestrian environment.

B. Standards.

1. Ground floor windows. The standard of 33.130.230.B.3 must be met along both street frontages.
2. The ground level street-facing façades of primary structures must be within 10 feet of both street lot lines.
3. Surface parking areas are not allowed within 40 feet of the corner.

Sandy Boulevard Regulations

33.455.200 Maximum Building Height.

The maximum allowed building height is 65 feet except as specified in Section 33.455.220. Adjustments to maximum building height are prohibited.

33.455.210 Maximum Floor Area Ratio

The maximum floor area ratio is 4:1.

33.455.220 Transition Between Residential and Commercial Zones

- A. Purpose.** These regulations ensure a landscaping treatment along commercial lot lines that face, but are across the street from a single-dwelling residential zone. In addition, the regulations prevent large blank walls above the ground floor from facing residential sites from across a street and ensure that building heights reduce to relate to adjoining single-dwelling zones.
- B. Height limits for sites abutting or across the street from a RF-R1 zones.** Sites in commercial zones abutting or across the street from RF through R1 zones have special height limits that create a transition to the residential zone. The height limits are as follows:
1. Sites abutting RF - R1 zones. Sites abutting RF through R1 zones have height limits that decrease in two steps near the residential zone. See Figure 455-1. These height limits are:
 - a. On the portion of a site within 25 feet of a site zoned RF through R1, the maximum building height is the same as the abutting residential zone.
 - b. On the portion of a site that is more than 25 feet but within 50 feet of a site zoned RF through R1, the maximum building height is 45 feet.
 2. Sites across a street from RF - R1 zones. Sites across a street from RF through R1 zones have height limits that decrease near the residential zone. On the portion of the site within 15 feet of the lot line across the street from a site zoned RF through R1, the maximum building height is the same as the residential zone. See Figure 455-2.

Figure 455-1
Height limits on sites abutting RF - R1 zones

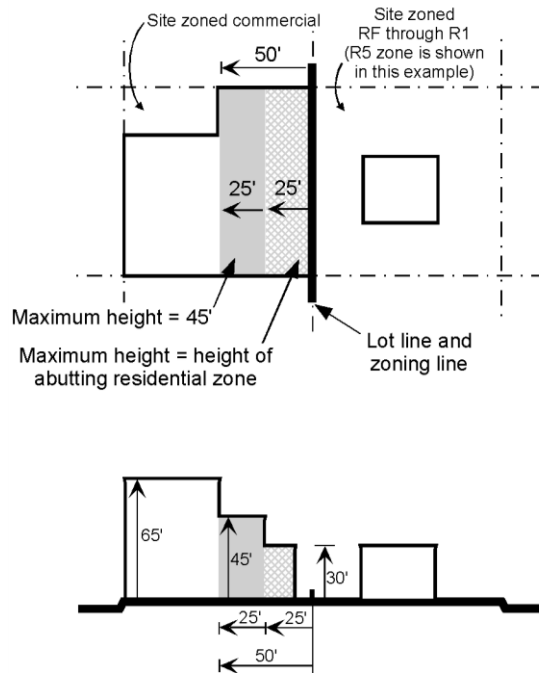
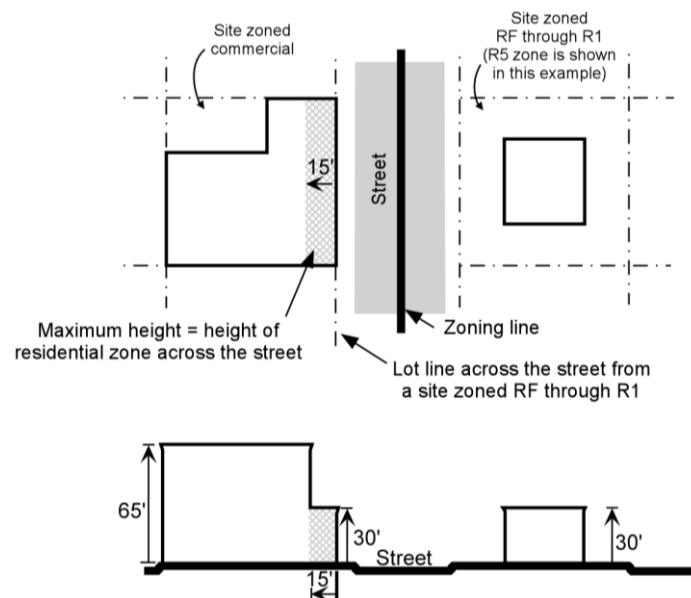


Figure 455-2
Height limits on sites across a street from zones RF - R1 zones



- C. Lot lines across the street and within 50 feet of a RF-R2.5 zone.** Sites in commercial zones across the street and within 50 feet of RF through R2.5 zones must meet the following:
1. Along frontages that face RF through R2.5 zones there must be a 5 foot deep landscaped area which complies with at least the L2 standard as stated in Chapter 33.248, Landscaping and Screening. If all frontages at the site are within 50 feet of RF through R2.5 zones, then one frontage is exempt from this standard.
 2. Building façades facing residential zones must include windows. The windows must cover at least 15 percent of the area of the façade above the ground level. This requirement is in addition to any required ground floor windows.

33.455.230 On-Site Location of Vehicle Areas Along Sandy Boulevard in the CS Zone

- A. Purpose.** These regulations maintain a pedestrian-friendly environment along Sandy Boulevard while providing sites with diagonal frontages along Sandy Boulevard flexibility in site design.
- B. Where these regulations apply.** These regulations apply to sites with frontage along Sandy Boulevard in the CS zone.
- C. On-site location of vehicle areas.** Vehicle areas are prohibited between the building and Sandy Boulevard. Vehicle areas are not allowed between the building and other transit street frontages.

33.455.240 Building Facades Facing Sandy Boulevard

- A. Purpose.** These regulations ensure that new development reinforces the unique diagonal geometry of sites adjacent to Sandy Boulevard.
- B. Where these regulations apply.** These regulations apply to sites with frontage along Sandy Boulevard.
- C. Building facades facing Sandy Boulevard.** The exterior walls of the building that can be seen from the Sandy Boulevard lot line must be either:
1. Parallel to Sandy Boulevard; or
 2. In a series of stepped facades at an angle to Sandy Boulevard in which all outside building corners are the same distance from Sandy Boulevard, as shown in Figure 455-3.

33.455.250 Required Design Review

- A. Purpose.** Design review ensures design quality and an attractive pedestrian-friendly character in the areas planned for urban scale development in the Main Street Node overlay. Design review is also intended to promote a relationship between new development and older buildings that contribute to the personality of Sandy Boulevard.

- B. Required Design Review.** The regulations of Chapter 33.420, Design Overlay Zones apply in all areas of the Main Street Node Overlay Zone that are within the Design Overlay Zone.

Figure 455-3
Examples of building facades facing Sandy Boulevard

