

CHAPTER 33.460
MAIN STREET CORRIDOR OVERLAY ZONE

(Added by Ord. No. 174325, effective 5/5/00. Amended by: Ord. No. 178452, effective 7/10/04; Ord. No. 179925, effective 3/17/06; Ord. No. 181357, effective 11/9/07; Ord. No. 182429, effective 1/16/09; Ord. No. 182474, effective 2/13/09; Ord. No. 186639, effective 7/11/14.)

(Previously, Natural Resource Zone, repealed by Ord. No. 163770, effective 2/8/91, and replaced by Chapter 33.435, Future Urban Zone; Ord. No. 185974, effective 5/10/13.)

Sections:

General

- 33.460.010 Purpose
- 33.460.020 Short Name and Map Symbol
- 33.460.030 Where These Regulations Apply
- 33.460.040 Building Coverage

North Lombard Regulations

- 33.460.100 Additional Regulations in the CN1 Zone
- 33.460.110 Additional Standards in the R1 Zone
- 33.460.120 Minimum Density in the R1 Zone

Sandy Boulevard Regulations

- 33.460.200 Bonus Building Height
- 33.460.210 Transition Between Residential and Commercial Zones
- 33.460.220 On-Site Location of Vehicle Areas Along Sandy Boulevard in the CS Zone
- 33.460.230 Building Facades Facing Sandy Boulevard
- 33.460.240 Required Design Review

Division Street Regulations

- 33.460.300 Purpose
- 33.460.310 Additional Standards

General

33.460.010 Purpose

These regulations encourage higher density residential uses by allowing greater building heights, reducing required building coverage for residential development; and allowing more flexibility in site design. The intent of the zone is to provide transit-supportive levels of residential and mixed-use development along identified main streets.

33.460.020 Short Name and Map Symbol

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

33.460.030 Where These Regulations Apply

The regulations of this chapter apply to sites in the Main Street Corridor Overlay Zone. Sections 33.460.010 through 33.460.040 apply to all sites in this overlay zone. Sections 33.460.100 through 33.460.120 apply to sites with frontage on North Lombard. Sections 33.460.200 through 33.460.240 apply to sites with frontage on Sandy Boulevard. Sections 33.460.300 through 33.460.310 apply to sites with frontage on Division Street.

33.460.040 Building Coverage

On sites in the CS zone, where 100 percent of the floor area of a building is in residential uses, the minimum building coverage is reduced to 40 percent.

North Lombard Regulations

33.460.100 Additional Regulations in the CN1 Zone

- A. Purpose.** These regulations encourage residential mixed use development and housing, in addition to small scale commercial development along sections of North Lombard Street to foster a transit-oriented main street environment. Size of uses are specified to promote commercial uses along the main street that serve a local market area, while limiting their potential impacts on residential uses. Parking standards for the CN1 zone are revised to provide adequate parking opportunity for development along a main street.
- B. Where these regulations apply.** These regulations apply to sites in the CN1 zone.
- C. Floor area for Retail Sales And Service and Office uses.** Each individual use is limited to 10,000 square feet of total floor area exclusive of parking areas.
- D. Maximum allowed parking.** The maximum allowed parking in the CN1 zone is Standard B in Table 266-2.
- E. Bonus option for housing.** Proposals providing housing receive bonus floor area. Where floor area is being added to a site, and at least 25 percent of the new floor area will be in residential use, a bonus of 0.25 FAR is earned for non-residential uses on the site. Proposals using this bonus are subject to the following development standards:
1. Height. The maximum building height is 45 feet.
 2. The maximum FAR for non-residential uses is 1:1. Adjustments to this maximum are prohibited.

33.460.110 Additional Standards in the R1 Zone

- A. Purpose.** These standards ensure that development of sites with the potential for medium density development along or adjacent to the main street:
- contributes positively to established neighborhoods and the area's character;
 - creates a strong physical and visual connection between the living area and the street, and the main entrance and the street; and
 - improves the transition between development in the commercial and single-dwelling zone areas.
- B. Where these standards apply.** The standards of this section apply to duplexes, attached houses, and multi-dwelling structures in the R1 zone.
- C. Adjustments.** Adjustments may be requested to these standards; they may not be modified through design review.

D. Standards.

1. Community design standards. The following standards of Section 33.218.110, Community Design Standards for Primary and Attached Accessory Structures in the R3, R2, and R1 Zones, must be met:
 - a. 33.218.110.E, Large building elevations divided into smaller areas;
 - b. 33.218.110.G.1, Location of main entrance;
 - c. 33.218.110.H.4, Attached garages; and
 - d. 33.218.110.J.1 and J.2, Exterior finish materials.
2. At least 15 percent of the street-facing façade must be windows. Windows used to meet this standard must allow views from the building to the street. Glass block does not meet this standard. Windows in garage doors do not count toward meeting this standard, but windows in garage walls do count toward meeting this standard. Development on flag lots or on lots that slope up or down from the street with an average slope of 20 percent or more is exempt from this standard.
3. Corner lots with alley access. If the site is a corner lot that is adjacent to an alley, access for motor vehicles must be from the alley.

33.460.120 Minimum Density in the R1 Zone

- A. Purpose.** Reducing the minimum density on small lots in the R1 zone provides flexibility for development of a broad range of dwelling types.
- B. Standard.** On lots less than 10,000 square feet in the R1 zone, the minimum density is 1 unit per 2,250 square feet of site area. This standard does not apply on corner lots.

Sandy Boulevard Regulations

33.460.200 Bonus Building Height

Bonus building height up to 65 feet is allowed as stated in Subsections A and B, except as provided in Subsection 33.460.210.B:

- A. Additions to existing buildings.** Where floor area that is in residential uses is added to an existing building, the portion of the building containing residential uses may extend above the height limit. However, the maximum height allowed for the entire building is 65 feet.
- B. New buildings.** Where at least 25 percent of the floor area of a new building is in residential uses, the maximum building height is 65 feet.

33.460.210 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 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 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. These height limits are as follows:

1. Sites abutting RF - R1 zones. Properties abutting RF through R1 zones have height limits that decrease in two steps near the residential zone. (See Figure 460-1.) 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 facing a site zoned RF through R1, the maximum building height is the same as the residential zone. (See Figure 460-2.)

C. Lot lines across the street and within 50 feet of a RF - R2.5 zone. Sites 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 of the site are within 50 feet of RF through R2.5 zones, then one frontage is exempt from this standard.
2. Building facades 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.

33.460.220 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.

Figure 460-1
Height limits on sites abutting RF - R1 zones

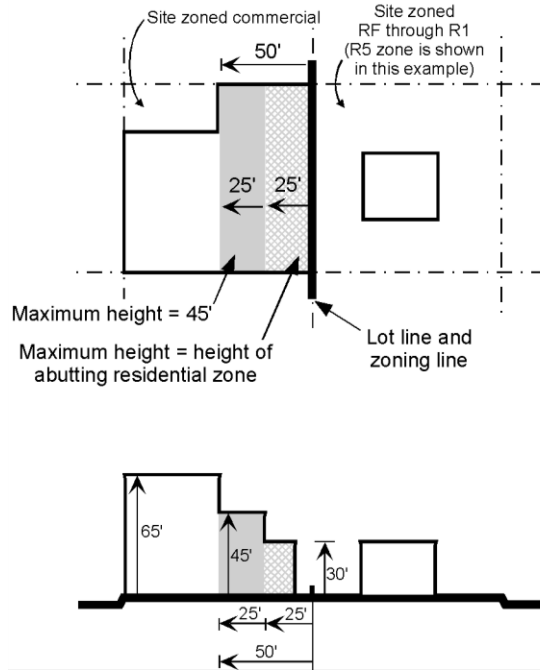
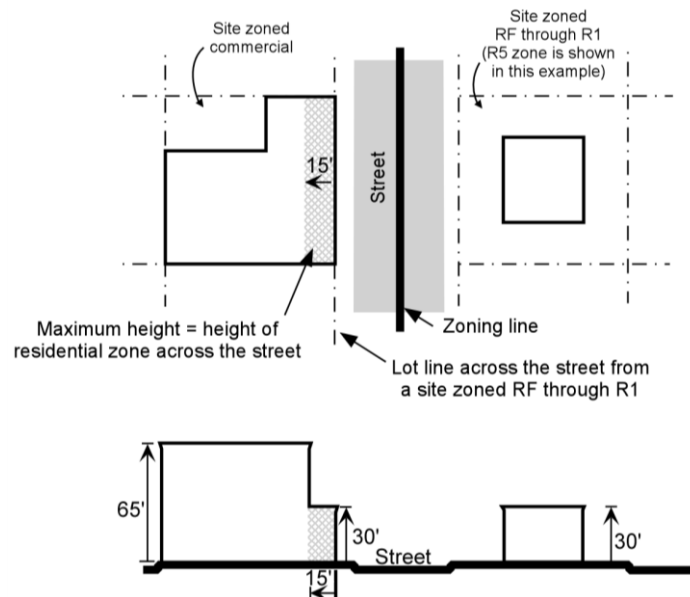


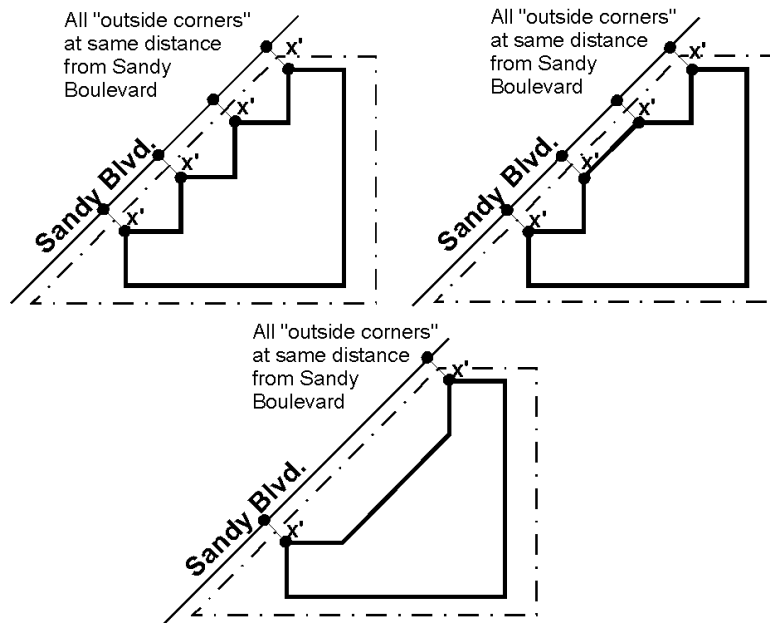
Figure 460-2
Height limits on sites across a street from RF - R1 zones



33.460.230 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 460-3.

Figure 460-3
Examples of building facades facing Sandy Boulevard



33.460.240 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 Corridor 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 Corridor Overlay Zone that are within the Design Overlay Zone.

Division Street Regulations

33.460.300 Purpose

These regulations promote development that fosters a pedestrian- and transit-oriented main street and reinforces the pattern of older industrial, commercial, and residential buildings along the street. These regulations ensure that development:

- Activates Division Street corners and enhances the pedestrian environment;
- Steps down building heights to reduce the negative impacts of larger scale buildings on the adjoining single-dwelling zones;
- Is constructed with high quality materials in combinations that are visually interesting;
- Consists of retail that primarily serves the surrounding neighborhood, is small in scale and promotes pedestrian activity; and
- Provides neighbors with the opportunity to give early input to developers on significant projects.

33.460.310 Additional Standards.

A. Reinforce the corner. This standard applies to all sites where any of the floor area on the site is in nonresidential uses. Where a site abuts both Division Street and an intersecting street:

1. Setbacks. The requirements of Subparagraph 33.130.215.C.2.e, Setbacks in a Pedestrian District must be met;
2. Main entrance. For portions of a building within the maximum building setback, at least one main entrance for each nonresidential tenant space on the ground floor must meet the standards of this section. The ground floor is the lowest floor of the building that is within four feet of the adjacent street grade. The main entrance must:
 - a. Be within 5 feet of the façade facing Division Street; and
 - b. Either:
 - (1) Face Division Street; or
 - (2) Be at an angle of up to 45 degrees from Division Street, measured from the street property line.
3. Surface parking areas are not allowed within 40 feet of the corner.

B. Height limits for sites abutting R5 – R2.5 zones.

1. Generally. If a site has frontage on Division Street, on the portion of a site within 25 feet of a site zoned R5 through R2.5, the maximum building height is 35 feet.
2. Exceptions.
 - a. Railings may extend up to 3-1/2 feet above the 35-foot height limit if the railing is set back at least 4 feet from all roof edges.

- b. Walls or fences designed to provide visual screening between individual roof-top decks may extend up to 6 feet above the 35-foot height limit if the visual screen is set back at least 4 feet from all roof edges.

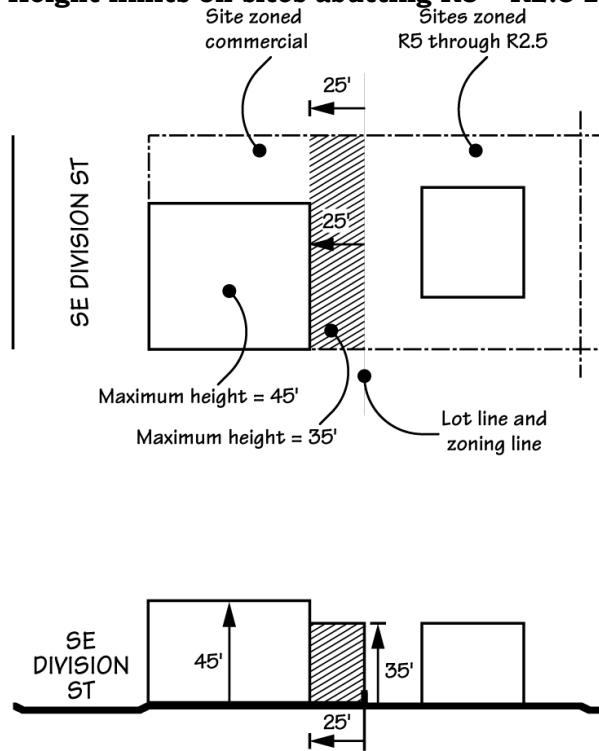
C. Exterior finish materials. This standard applies on all building façades. Items that are exempt from this standard are listed in Section 33.420.045, Exempt From Design Review.

Plain concrete block, plain concrete, corrugated metal, plywood, and sheet pressboard may not be used as exterior finish material except as secondary finishes if they cover no more than 10 percent of each façade.

D. Floor area for Retail Sales And Service.

1. Generally. Each individual Retail Sales And Service use is limited to 10,000 square feet of net building area.
2. Exceptions.
 - a. Supermarkets are exempt from this regulation.
 - b. A Retail Sales And Service use may exceed 10,000 square feet if:
 - (1) The building it is in had more than 10,000 square feet of floor area on March 17, 2006;
 - (2) The maximum floor area of that use on the ground level of the building is no more than 10,000 square feet;
 - (3) The total building floor area is no more than 120 percent of the floor area that existed on March 17, 2006; and
 - (4) the applicant must present the proposal to City Council before a building permit is applied for. The Council discussion is advisory only and is not binding on the applicant.

Figure 460-4
Height limits on sites abutting R5 – R2.5 zones



- E. Neighborhood contact.** Proposals meeting the following conditions are subject to the neighborhood contact requirement as specified in section 33.700.025, Neighborhood Contact. All of the steps in 33.700.025 must be completed before a building permit is applied for:
1. The proposed development has not been subject to a land use review, and
 2. The proposed development will add more than 5,000 square feet of gross building area to the site, or will utilize the Retail Sales And Service exception of D.2.b above.

