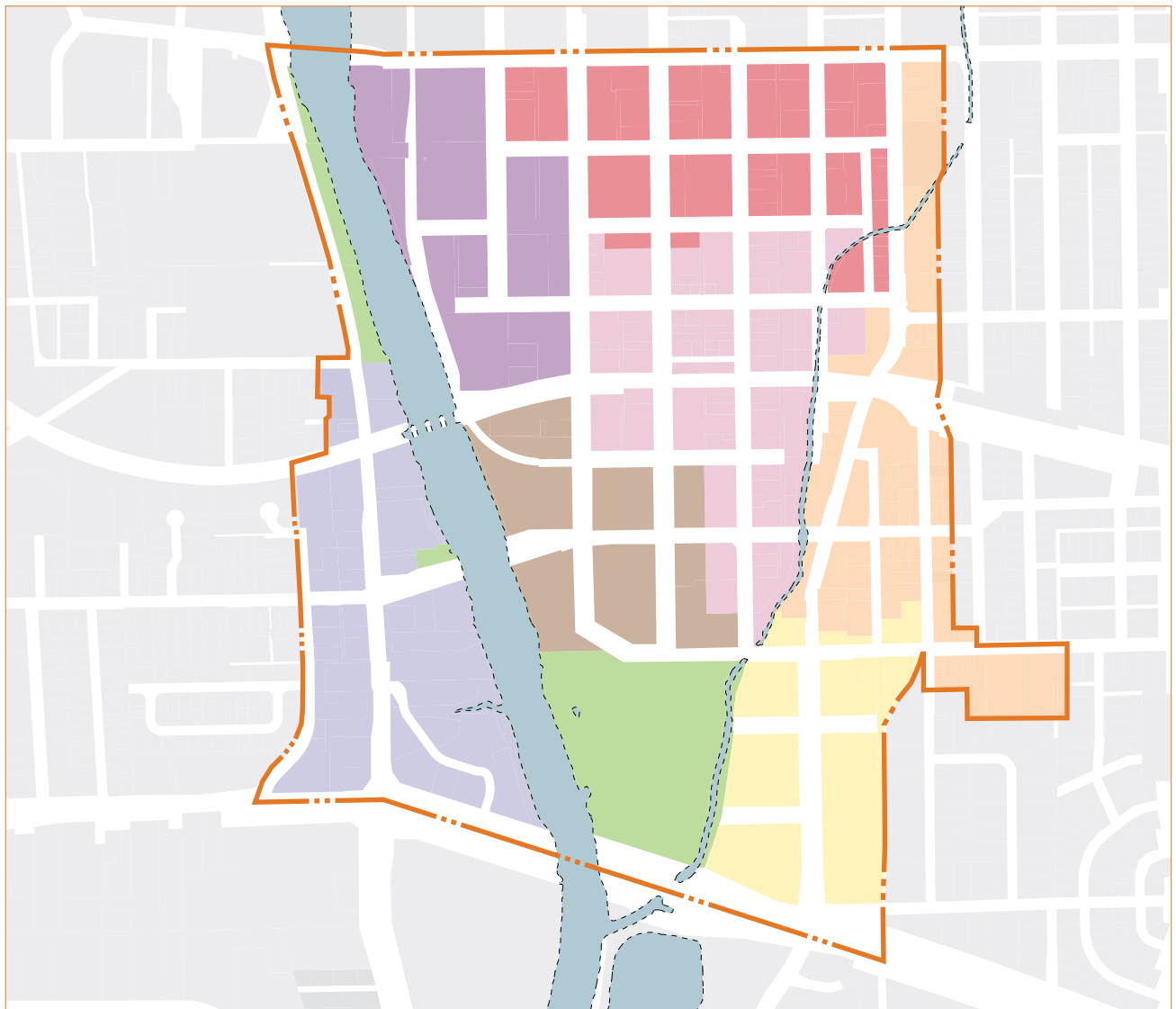


City of Iowa City

Riverfront Crossings

Form-Based Development Standards



Adopted June 3, 2014



ARTICLE G: RIVERFRONT CROSSINGS DISTRICT FORM-BASED DEVELOPMENT STANDARDS

TABLE OF CONTENTS

14-2G-1: INTENT, APPLICABILITY, AND ADMINISTRATION

A. Regulating Plan.	1
B. Subdistricts.	1
C. Applicability.	1
D. Design Review.	2

14-2G-2: REGULATING PLAN

A. Regulating Plan.	3
B. Building Height Diagram.	5

14-2G-3: SUBDISTRICT STANDARDS

A. South Downtown, Park, South Gilbert, and University Subdistricts.	7
B. Central Crossings Subdistrict.	13
C. Gilbert Subdistrict.	19
D. West Riverfront Subdistrict.	25

14-2G-4: FRONTAGE TYPE STANDARDS

A. Generally.	33
B. Storefront.	34
C. Urban Flex.	36
D. Terrace.	38
E. Stoop.	40
F. Porch and Yard.	42
G. Portico.	44
H. Forecourt.	46

14-2G-5: BUILDING TYPE STANDARDS

A. Generally.	49
B. Cottage Home.	50
C. Rowhouse.	52

D. Townhouse.....	54
E. Apartment Building.....	56
F. Multi-Dwelling Building	58
G. Live-Work Townhouse.....	60
H. Commercial Building.....	62
I. Mixed-Use Building.	64
J. Liner Building.....	66
K. Civic or Institutional Building	68
14-2G-6: PARKING TYPE STANDARDS	
A. Generally.....	71
B. Garage.....	72
C. Tuck-Under Parking.....	72
D. Surface Lot.....	72
E. Mid-Block Structure.....	73
F. Lined Structure.....	73
G. Integrated Structure.....	74
H. Underground Structure.....	74
14-2G-7: GENERAL REQUIREMENTS	
A. Streetscape and Frontage Area Improvements.....	75
B. Pedestrian Streets.....	77
C. Pedestrian Passageways.....	79
D. Streetscreens.....	79
E. Open Space Requirement for Projects with Residential Use.....	80
F. Building Design Standards.....	82
G. Building Height Bonus Provisions.....	90
H. Minor Adjustments.....	96

This page intentionally left blank

14-2G-1: INTENT, APPLICABILITY, AND ADMINISTRATION

A. Regulating Plan

The form-based development standards in the following sections are intended to shape development and redevelopment in the Riverfront Crossings District. The standards are designed to promote the creation of economically vital, mixed-use, pedestrian-friendly districts. The form-based standards describe required development patterns, building and frontage types, and parking locations and treatments. The standards are organized in seven sections—Intent, Applicability, and Administration; Regulating Plan; Subdistrict Standards; Frontage Type Standards; Building Type Standards; Parking Type Standards; and General Requirements—with each section defining building and site development conditions affecting the quality of the built environment and ensuring projects are consistent with the goals, objectives, and guidelines in the Riverfront Crossings Plan.

B. Subdistricts

The Riverfront Crossings District is divided into subdistricts, which are listed below with the corresponding zoning map symbol.

1. South Downtown Subdistrict (RFC – SD)
2. University Subdistrict (RFC – U)
3. Central Crossings Subdistrict (RFC – CX)
4. Gilbert Subdistrict (RFC – G)
5. Park Subdistrict (RFC – P)
6. South Gilbert Subdistrict (RFC – SG)
7. West Riverfront Subdistrict (RFC – WR)

C. Applicability

All development within the Riverfront Crossings District as designated on the Zoning Map shall be subject to the provisions of this Article and to the Use Regulations and Site Development Standards contained in Chapters 4 and 5 of this Title and, if applicable, the Overlay Zone provision of Chapter 14-3. In the case of any inconsistency or conflict between the provisions of this Article, the provision that is more specific to the situation will control. When regulations are equally specific or when it is unclear which regulation to apply, the more restrictive provision will control.

For purposes of this Article, grade shall be defined as the average point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the streetside property line(s), or when the streetside property line is more than 5' from the building, between the building and a line 5' from the building. Any story that has more than 3' of its floor-to-ceiling height above grade along one or more frontages shall be counted as a story for purposes of measuring height. Streetside property lines shall include those abutting approved Pedestrian Streets.

D. Design Review

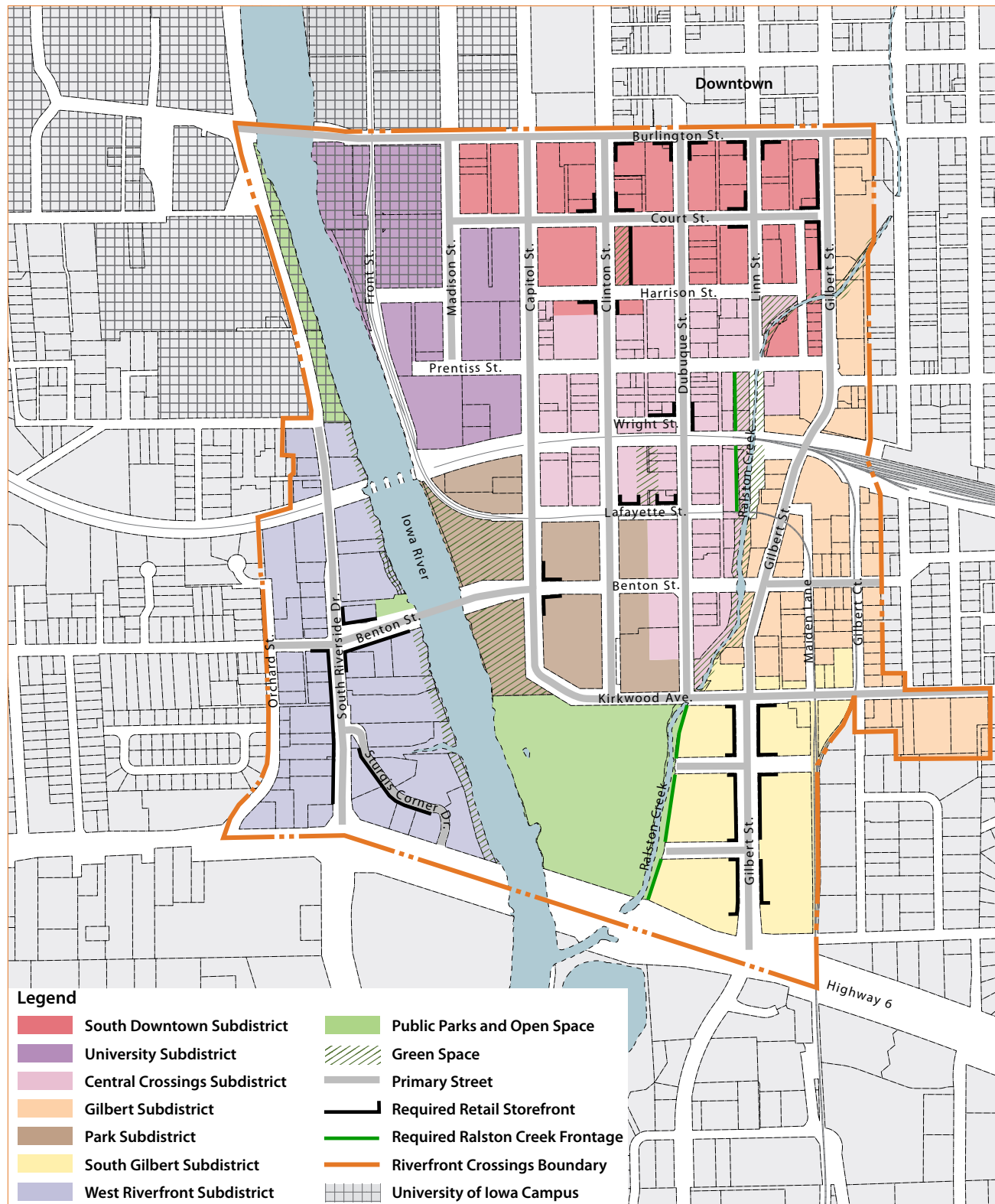
Any exterior alterations to, additions to, or new construction of buildings and structures, or alterations or additions to site development, including but not limited to parking areas, landscaping, screening, signage, lighting, and access on property zoned to a Riverfront Crossings designation shall be subject to Design Review. Design Review shall be conducted by the Form-Based Code Committee (FBC Committee), as designated by the City Manager. The FBC Committee shall review the proposed development for compliance with the applicable provisions of this Article and the goals and objectives of the adopted Riverfront Crossings Master Plan.

14-2G-2: REGULATING PLAN

A. Regulating Plan

The Riverfront Crossings Regulating Plan—see Figure 2G-1—indicates the location and extent of subdistricts, primary street designations, required retail storefront locations, and required Ralston Creek Frontage locations. The Regulating Plan identifies public parks and open spaces as well as proposed green space within subdistricts, which includes publicly accessible parks, plazas, and trails and open spaces along the Iowa River and Ralston Creek. Reference to the Regulating Plan is required to determine the applicability of standards included in the Subdistrict Standards, Frontage Types, Building Types, Parking Types, and General Requirements.

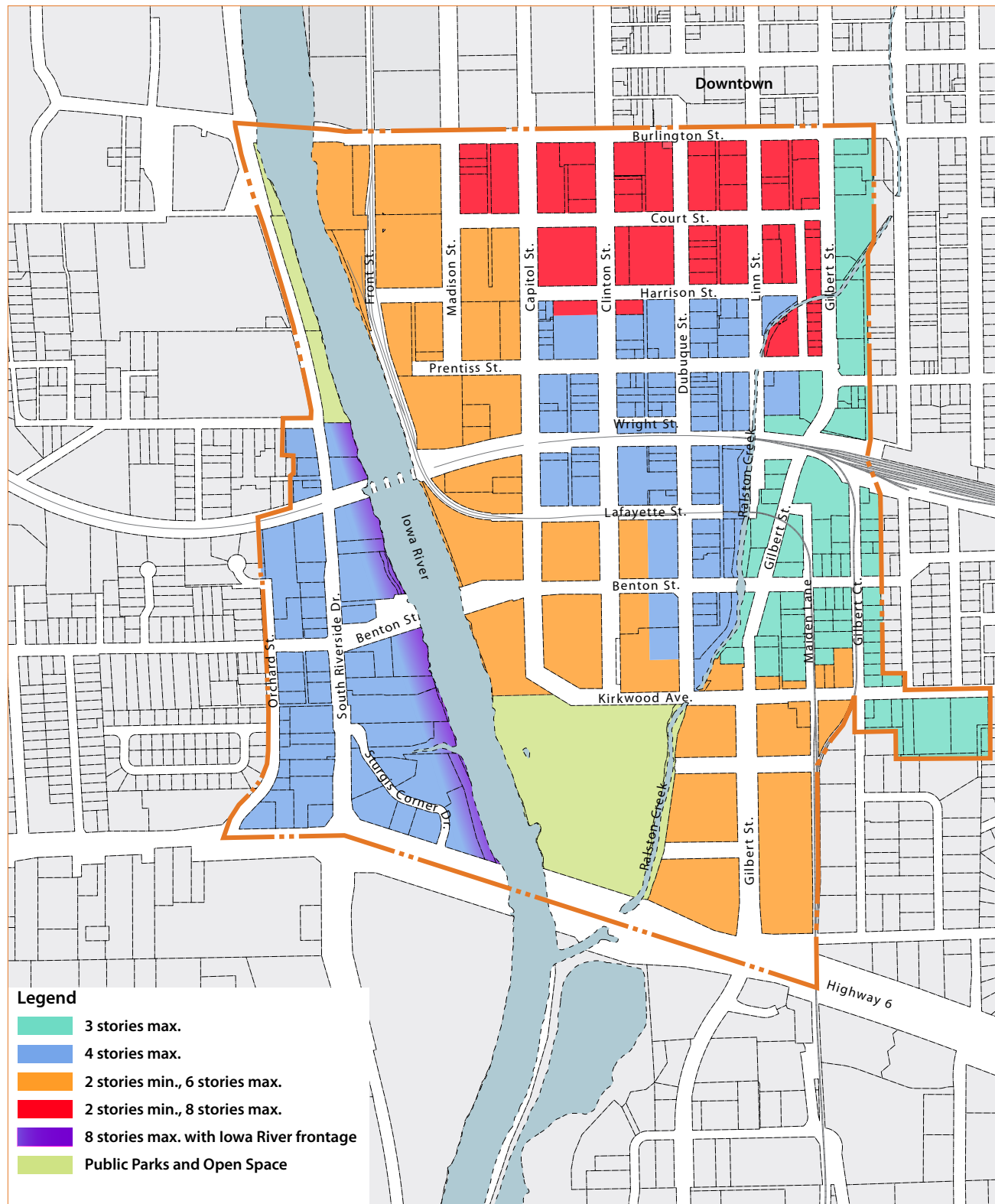
Figure 2G-1: Regulating Plan



B. Building Height Diagram

The Building Height Diagram—see Figure 2G-2—indicates the building heights permitted in the Riverfront Crossings District. Additional building height standards can be found in the Section 14-2G-3, Subdistrict Standards. The diagram only indicates the base heights allowed in the respective Subdistrict Standards—bonus height provisions may be applicable (see Section 14-2G-7G, Building Height Bonus Provisions).

Figure 2G-2: Building Height Diagram



14-2G-3: SUBDISTRICT STANDARDS

A. South Downtown, Park, South Gilbert, and University Subdistricts

1. INTENT

The South Downtown, Park, South Gilbert, and University subdistricts (shaded in dark in Figure 2G-3) are intended for high intensity mixed-use development in buildings with active ground floor uses opening onto pedestrian-friendly streetscapes. Buildings are designed with facades aligned along public sidewalks with parking and service areas located behind buildings in rear lot and mid-block locations.

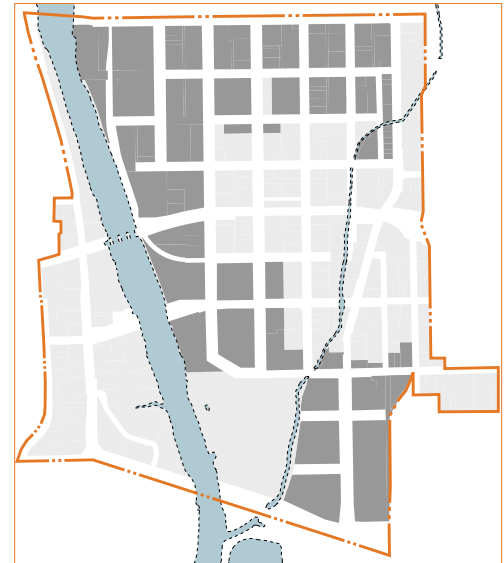
The University subdistrict is intended for continued use by the University of Iowa. While not subject to these standards, new and renovated University facilities should adhere to the standards to the extent feasible. Properties within the University subdistrict that are not owned by the University of Iowa, however, must fully comply with all applicable standards below.

2. USES

The principal uses allowed in the South Downtown, Park, South Gilbert, and University subdistricts are the same as allowed in the CB-5 Zone, as specified in Table 2C-1 within Article 14-2C, except as noted below. Provisions and special exception approval criteria that apply in the CB-5 Zone also apply in the South Downtown, Park, South Gilbert, and University subdistricts, as set forth in Article 14-4B, except as noted below. In addition, the following restrictions and allowances shall apply:

- a. In the South Downtown and Park subdistricts, Quick Vehicle Servicing Uses are not allowed on any frontage designated as a Primary Street Frontage, as specified on the Regulating Plan. In the South Gilbert subdistrict, Quick Vehicle Servicing Uses are not allowed on any frontage designated as a required retail storefront, as specified on the Regulating Plan.
- b. Household Living Uses shall be allowed within permitted Building Types as specified in Section 14-2G-5. For Multi-Family Uses, the provisions in Section 14-4B-4 are superseded by the standards in this Article and, therefore, do not apply. Residential occupancy is limited to one “household” per dwelling unit, as this term is defined in Article 14-9A, General Definitions. The maximum number of bedrooms per dwelling unit is three. Residential density (units per acre): No maximum. However, for Apartment Buildings, Multi-Dwelling Buildings, and Mixed-Use Buildings, the number of 3-bedroom units per lot may not exceed 30% of the total number of units on the lot.
- c. Residential Uses are not allowed within required retail storefronts, as specified in the Riverfront Crossings Regulating Plan, except in mid-block locations along South Gilbert Street, where storefront spaces may be configured as live-work units.

Figure 2G-3: Subdistrict Locator - South Downtown, Park, South Gilbert, University



- d. Independent and Fraternal Group Living Uses are allowed by special exception in the South Downtown and University subdistricts according to the approval criteria set forth in 14-4B-4. Residential occupancy is limited to 1 roomer per 300 square feet of floor area, not including floor area within a garage or structured parking area. These uses shall be allowed within permitted Building Types as specified in Section 14-2G-5.
- e. Assisted Group Living Uses shall be allowed within permitted Building Types as specified in Section 14-2G-5. Residential occupancy is limited to 1 roomer per 300 square feet of floor area, not including floor area within a garage or structured parking area.
- f. In the Park and South Gilbert subdistricts, Drinking Establishments are only allowed in Required Retail Storefronts, as indicated on the regulating plan, and must also meet the applicable Drinking Establishment spacing requirement.

3. PRINCIPAL BUILDING PLACEMENT AND FORM

a. Building Types

- (1) Principal buildings shall comply with Section 14-2G-5, Building Type Standards. The following Building Types are permitted in the South Downtown, Park, South Gilbert, and University subdistricts (see also Table 2G-6):

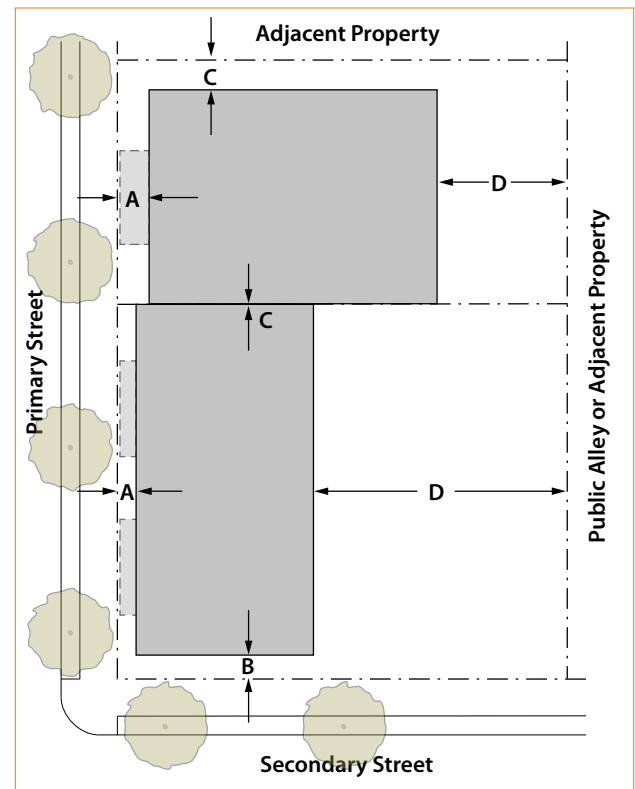
Table 2G-1: Permitted Building Types - South Downtown, Park, South Gilbert, University

Riverfront Crossings Subdistricts	Permitted Building Types									
	Cottage Home	Rowhouse	Townhouse	Apartment Building	Multi-Dwelling Building	Live-Work Townhouse	Commercial Building	Mixed-Use Building	Liner Building	Civic or Institutional Building
South Downtown				x	x		x	x	x	x
Park				x	x		x	x	x	x
South Gilbert				x	x	x	x	x	x	x
University				x	x	x	x	x	x	x

b. Building Placement

- (1) Principal buildings shall be placed to the front and corner of lots and aligned along setbacks in compliance with the following requirements as shown in Figure 2G-4.
 - (a) Primary (A) and Secondary (B) Street Setback: 2' min., 8' max. (except as indicated below).
 - (b) Burlington Street Setback: 10' min., 14' max.
 - (c) Lots Fronting on Pedestrian Streets: 5' min., 10' max. from public right-of-way or access easement. See Section 14-2G-7B for additional requirements.
 - (d) Ralston Creek Frontage Setback: 5' min. from stream corridor buffer line.
 - (e) Side Setback (C): 10' min. or 0' if building abuts or will abut the adjacent building, except for apartment buildings and multi-dwelling buildings where the minimum is always 10'. For mixed-use buildings, facades on residential floors above the 3rd floor must be set back at least 10' from the side lot line.

Figure 2G-4: Building Placement Diagram



- (f) Rear Setback (D): 10' min. or 5' min. if set back along public alley or private rear lane.
- (g) Above the 3rd floor (or above the 2nd floor if the height of the first 2 stories is at least 30' above grade) the maximum setback does not apply.
- (h) Approved forecourt frontages may exceed the maximum setbacks stated above.

c. Building Height and Facade Stepbacks

- (1) Principal building heights shall be regulated as provided below:
 - (a) In the South Downtown subdistrict buildings shall be 2 stories min. and 8 stories max. in height above grade.
 - (b) In the Park, South Gilbert and University subdistricts buildings shall be 2 stories min. and 6 stories max. in height above grade. Single story buildings may be permitted in midblock locations in the South Gilbert subdistrict.
 - (c) Additional building height may be granted through transfer of development rights or through bonus height provisions as set forth in the Section 14-2G-7G, Building Height Bonus Provisions.
 - (d) Building heights may be further restricted by FAA regulations.

- (2) Upper floor building facades facing and visible from streets, plazas, or parks shall step back 10' min. from the lower floor facade as follows:
 - (a) In the South Downtown subdistrict above the 5th floor.
 - (b) In the Park, South Gilbert and University subdistricts above the 4th floor.
 - (c) At street corners, tower elements or similar corner emphasis treatments may be exempt from the stepback requirement as approved by the FBC Committee.
 - (d) The required facade stepback may be established at a lower floor than stated above, provided it is established at least 30' in height above grade.

d. Building Projections

- (1) The following building features may project into setbacks as follows:
 - (a) Bay windows, eaves, cornices, belt courses, buttresses, sills, and other similar features: 2' max.
 - (b) Balconies on upper floors may project up to 6' into front setbacks. Balconies may project beyond non-street-facing facades on upper floors up to 4' max., but shall extend no closer than 4' from a side or rear lot line, unless said lot line abuts an alley or permanent open space.
 - (c) Canopies, awnings, stoops, terraces, covered building entries, and similar elements as permitted in Section 14-2G-4, Frontage Type Standards.
- (2) Awnings and canopies may also project into public rights-of-way according to the applicable provisions of the Building Code. Certain permitted signs may also project into public rights-of-way according to applicable standards set forth in Article 14-5B, Sign Regulations. Projections into the right-of-way shall not interfere with utilities, street trees and other important right-of-way features.
- (3) Arcades and galleries projecting beyond street-facing building facades are not permitted.

e. Building and Frontage Types

- (1) Principal buildings and building facades shall be designed in compliance with Section 14-2G-4, Frontage Type Standards, and Section 14-2G-5, Building Type Standards.

f. Facade Continuity

- (1) To define pedestrian friendly streetscapes and create a mostly continuous frontage of buildings along primary streets, principal buildings shall occupy a min. of 75% of the primary street lot frontage. In the absence of a building along the remainder of the lot frontage, a streetscreen shall be built in compliance with Section 14-2G-7D.

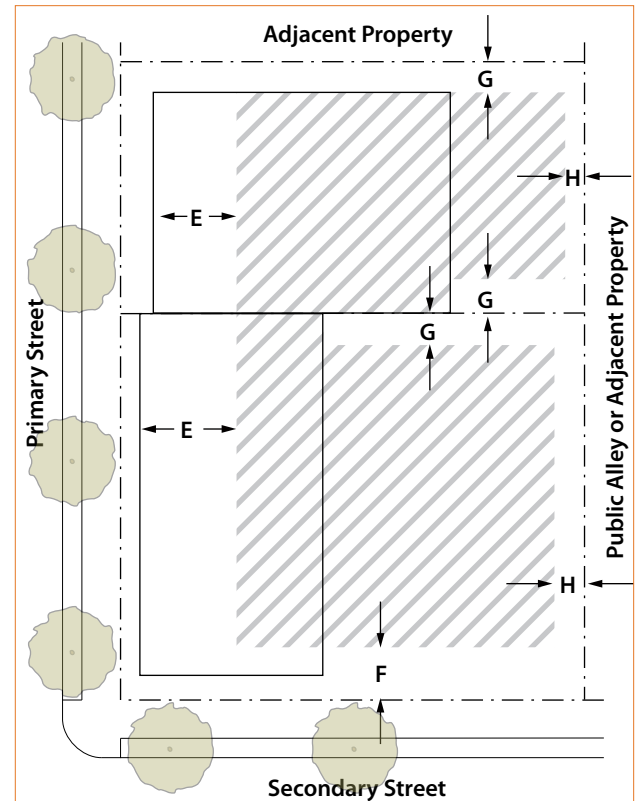
4. PARKING, LOADING, AND SERVICE AREAS

- a. Parking shall be provided using a permitted Parking Type appropriate for the selected Building Type in compliance with Section 14-2G-6, Parking Type Standards, and at the minimum ratios specified in 14-5A-4, Minimum Parking Requirements.
- b. Parking, Loading, and Service Area Placement & Screening

Parking, loading, and service areas shall be located within and behind principal buildings in compliance with the following requirements as shown in Figure 2G-5.

- (1) Primary Street, Pedestrian Street, and designated Ralston Creek Frontage Setback (E) and Screening
 - (a) Surface Parking, Loading, and Service Areas: 30' min. from primary street building facade and located behind fully-enclosed, occupied building space.
 - (b) Building/Structured Parking: 30' min. from primary street building facade and located behind fully-enclosed, occupied building space.
 - (c) Underground Parking: 0' min. from primary street building facade.
- (2) Secondary Street Setback (F) and Screening
 - (a) Surface Parking, Loading, and Service Area: 10' min. and set back 3' min. from the secondary street building facade and screened by low masonry walls and landscaping as specified for S2 standard - alternative materials (option B), set forth in Article 14-5F, Screening and Buffering Standards.
 - (b) Building/Structured Parking: 2' min. and set back 1' min. from the secondary street building facade and screened from view by architecturally-finished building facades, according to the standards for structured parking set forth in 14-5A-5F.
 - (c) Underground Parking: 2' min. and set back 0' min. from secondary street building facade.
- (3) Side (G) and Rear (H) Setbacks and Screening
 - (a) Surface Parking, Loading, and Service Area: 5' min. or 0' where parking is shared with the adjacent property. Setback area shall be landscaped to the S2 standard.
 - (b) Building/Structured Parking: Must comply with the same side and rear setback requirements as principal buildings. Parking must be screened from view by architecturally-finished building facades, according to the standards for structured parking set forth in 14-5A-5F.
 - (c) Underground Parking: Must comply with the same side and rear setback requirement as principal buildings.
- (4) Underground parking shall be designed to ensure ground floor finished floor elevations meet elevation requirements for permitted frontage types.

Figure 2G-5: Parking and Service Placement Diagram



- (5) For buildings with ground floor residential use, no surface parking shall be closer than 10' to any residential portion of a building (i.e. not including portions of the building containing garage space). This 10' area must be used for walkways and landscaping and/or may be included as part of a larger open space area. If parking spaces are located where headlights of vehicles shine onto a wall containing ground floor windows, said parking spaces must be screened from view of the windows to at least the S2 standard.

c. Access to Parking and Service Areas

- (1) All parking, loading, and service areas shall be accessed from public alleys, private rear lanes, or driveways on secondary streets consistent with the Riverfront Crossings Plan, except where permitted as specified in paragraph (2), below.
- (2) If access from an alley, private rear lane, or driveway from the secondary street is not feasible due to topography, site conditions, configuration of the lot, and/or other constraints, access to a primary street may be granted by the FBC Committee. Any request for a curb cut on an arterial street will be reviewed according to the applicable provisions set forth in Section 14-5C-6, Arterial Street Access Requirements.

d. Construction and Design Standards for Parking Areas

- (1) The following subsections of Section 14-5A-5, Construction and Design Standards, shall apply:
 - A. Purpose
 - B. Paving Materials
 - C. Parking and Stacking Space Size
 - D. Drainage
 - E. Location
 - F. Standards for Structured Parking
 - H. Design and Layout of Surface Parking Areas
 - I. Landscaping and Tree Requirements within Parking Areas
 - J. Screening and Setback Areas
 - K. Design of Bicycle Parking Areas.

5. ACCESSORY USES, BUILDINGS AND STRUCTURES

- a. Accessory uses, buildings and structures shall comply with the provisions of Article 14-4C. However, if the provisions contained in the Riverfront Crossings Code are more specific or restrictive, said provisions shall supersede the provisions of Article 14-4C.
- b. Garages and parking structures must be located and constructed in compliance with the provisions of paragraph 4, Parking, Loading, and Service Areas.
- c. Accessory buildings other than garages and parking structures must be located behind principal buildings according to the same setback standards as surface parking. Facades of accessory buildings within public view must be architecturally finished in a manner that is consistent with the principal building.

B. Central Crossings Subdistrict

1. INTENT

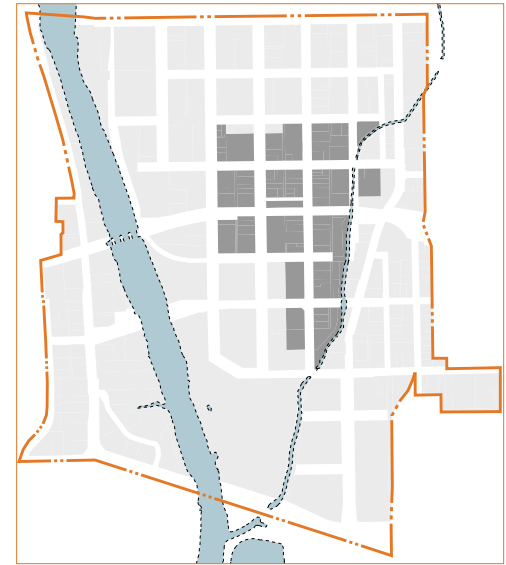
The Central Crossings subdistrict (shaded in dark in Figure 2G-6) is intended for moderate intensity mixed-use development in buildings with entries opening onto pedestrian-friendly public streets and streetscapes. Buildings are designed with facades aligned along primary streets and parking located in mid-block parking lots and structures.

2. USES

The principal uses allowed in the Central Crossings Subdistrict are the same as allowed in the CB-5 Zone, as specified in Table 2C-1 within Article 14-2C, except as noted below. Provisions and special exception approval criteria that apply in the CB-5 Zone also apply in the Central Crossings Subdistrict as set forth in Article 14-4B, except as noted below. In addition, the following restrictions and allowances shall apply:

- a. Quick Vehicle Servicing Uses are not allowed on any frontage designated as Primary Street or Ralston Creek Frontage, as specified in the Riverfront Crossings Regulating Plan.
- b. Household Living Uses shall be allowed within permitted Building Types as specified in Section 14-2G-5. For Multi-Family Uses, the provisions in Section 14-4B-4 are superseded by the standards in this Article and, therefore, do not apply. Residential occupancy is limited to one “household” per dwelling unit, as this term is defined in Article 14-9A, General Definitions. The maximum number of bedrooms per dwelling unit is three. Residential density (units per acre): No maximum. However, for Apartment Buildings, Multi-Dwelling Buildings, and Mixed-Use Buildings, the number of 3-bedroom units per lot may not exceed 30% of the total number of units on the lot.
- c. Residential Uses are not allowed within required retail storefronts, as specified in the Riverfront Crossings Regulating Plan.
- d. Assisted Group Living Uses shall be allowed within permitted Building Types as specified in Section 14-2G-5. Residential occupancy is limited to 1 roomer per 300 square feet of floor area, not including floor area within a garage or structured parking area.
- e. Drinking Establishments are not allowed.

Figure 2G-6: Subdistrict Locator - Central Crossings



3. PRINCIPAL BUILDING PLACEMENT AND FORM

a. Building Types

- (1) Principal buildings shall comply with Section 14-2G-5, Building Type Standards. The following Building Types are permitted in the Central Crossings subdistrict (see also Table 2G-6):

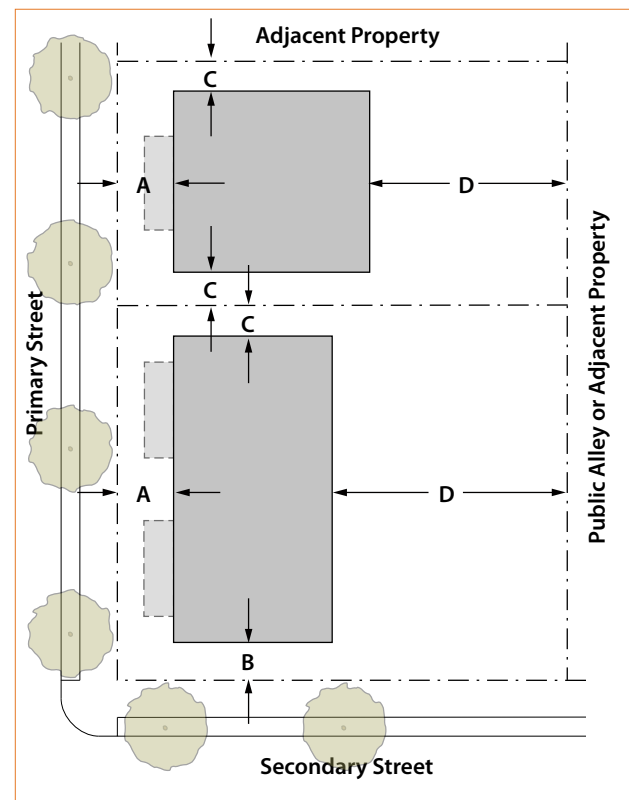
Table 2G-2: Permitted Building Types - Central Crossings

Riverfront Crossings Subdistricts	Permitted Building Types									
	Cottage Home	Rowhouse	Townhouse	Apartment Building	Multi-Dwelling Building	Live-Work Townhouse	Commercial Building	Mixed-Use Building	Liner Building	Civic or Institutional Building
Central Crossings			x	x	x	x	x	x	x	x

b. Building Placement

- (1) Principal buildings shall be placed to the front and corner of lots and aligned along setbacks in compliance with the following requirements as shown in Figure 2G-7.
- Primary (A) and Secondary (B) Street Setback: 10' min., 16' max.
 - Lots Fronting on Pedestrian Streets: 5' min., 10' max. from public right-of-way or access easement. See Section 14-2G-7B for additional requirements.
 - Ralston Creek Frontage Setback: 5' min. from stream corridor buffer line.
 - Side Setback (C): 10' min. or 0' if building abuts or will abut the adjacent building, except for apartment buildings and multi-dwelling buildings where the minimum is always 10'. For mixed-use buildings, facades on residential floors above the 3rd floor must be set back at least 10' from the side lot line.
 - Rear Setback (D): 10' min. or 5' min. if set back along public alley or private rear lane.
 - Above the 3rd floor (or above the 2nd floor if the height of the first 2 stories is at least 30' above grade) the maximum setback does not apply.
 - Approved forecourt frontages may exceed the maximum setbacks stated above.

Figure 2G-7: Building Placement Diagram



c. Building Height and Facade Stepbacks

- (1) Except as provided below, principal buildings shall be 4 stories max. in height above grade.
 - (a) Additional building height may be granted through transfer of development rights or through bonus height provisions as set forth in the Section 14-2G-7G, Building Height Bonus Provisions.
 - (b) Building heights may be further restricted by FAA regulations.
- (2) Above the 3rd floor, building facades facing and visible from streets, plazas, or parks shall step back 10' min. from the lower floor facade.
 - (a) At street corners, tower elements or similar corner emphasis treatments may be exempt from the stepback requirement as approved by the FBC Committee.
 - (b) The required facade stepback may be established at a lower floor than stated above, provided it is established at least 30' in height above grade.

d. Building Projections

- (1) The following building features may project into setbacks as follows:
 - (a) Bay windows, eaves, roof overhangs, cornices, belt courses, buttresses, sills, and other similar features: 2' max.
 - (b) Balconies on upper floors may project up to 6' into front setbacks. Balconies may project beyond non-street-facing facades on upper floors up to 4' max., but shall extend no closer than 4' from a side or rear lot line, unless said lot line abuts an alley or permanent open space.
 - (c) Canopies, awnings, stoops, terraces, covered building entries, and similar elements as permitted in Section 14-2G-4, Frontage Type Standards.
- (2) Awnings and canopies may also project into public rights-of-way according to the applicable provisions of the Building Code. Certain permitted signs may also project into public rights-of-way according to applicable standards set forth in Article 14-5B, Sign Regulations. Projections into the right-of-way shall not interfere with utilities, street trees and other important right-of-way features.
- (3) Arcades and galleries projecting beyond street-facing building facades are not permitted.

e. Building and Frontage Types

- (1) Principal buildings and building facades shall be designed in compliance with Section 14-2G-4, Frontage Type Standards, and Section 14-2G-5, Building Type Standards.

f. Facade Continuity

- (1) To define pedestrian friendly streetscapes and create a mostly continuous frontage of buildings along primary streets, principal buildings shall occupy a min. of 75% of the primary street lot frontage. In the absence of a building along the remainder of the lot frontage, a streetscreen shall be built in compliance with Section 14-2G-7D.

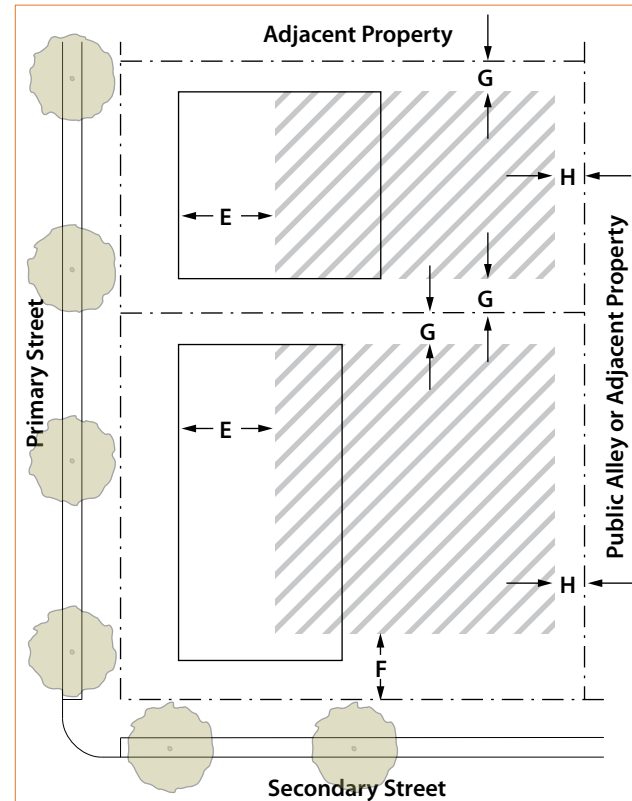
4. PARKING, LOADING, AND SERVICE AREAS

- a. Parking shall be provided using a permitted Parking Type appropriate for the selected Building Type in compliance with Section 14-2G-6, Parking Type Standards, and at the minimum ratios specified in 14-5A-4, Minimum Parking Requirements.
- b. Parking, Loading, and Service Area Placement & Screening

Parking, loading, and service areas shall be located within and behind principal buildings in compliance with the following requirements as shown in Figure 2G-8.

- (1) Primary Street, Pedestrian Street, and designated Ralston Creek Frontage Setback (E) and Screening
 - (a) Surface Parking and Service Areas: 30' min. from primary street building facade and located behind fully-enclosed, occupied building space.
 - (b) Building/Parking Structure: For parking in the ground floor of a building or structure, 30' min. from primary street building facade and located behind fully-enclosed, occupied building space. For parking in upper floors, 1' min. from street-facing building facade and screened from view by architecturally-finished building facades.
 - (c) Underground Parking: 0' min. from primary street building facade.
- (2) Secondary Street Setback (F) and Screening
 - (a) Surface Parking, Loading, and Service Areas: 10' min. from secondary street building facade and screened by lot screening standard - alternative materials (option B) or lot screening Standards.
 - (b) Building/Structured Parking: 10' min. from secondary street building facade and screened from public view by lot screening standard - alternative materials to the standards for structured parking screening.
 - (c) Underground Parking: 10' min. and set back from secondary street building facade.

Figure 2G-8: Parking and Service Placement Diagram



- (3) Side (G) and Rear (H) Setbacks and Screening
 - (a) Surface Parking, Loading, and Service Area: 5' min. or 0' where parking is shared with the adjacent property. Setback area shall be landscaped to the S2 standard.
 - (b) Building/Structured Parking: Must comply with the same side and rear setback requirements as principal buildings. Parking must be screened from view by architecturally-finished building facades, according to the standards for structured parking set forth in 14-5A-5F.
 - (c) Underground Parking: Must comply with the same side and rear setback requirement as principal buildings.
- (4) Underground parking shall be designed to ensure ground floor finished floor elevations meet elevation requirements for permitted frontage types.
- (5) For buildings with ground floor residential use, no surface parking shall be closer than 10' to any residential portion of a building (i.e. not including portions of the building containing garage space). This 10' area must be used for walkways and landscaping and/or may be included as part of a larger open space area. If parking spaces are located where headlights of vehicles shine onto a wall containing ground floor windows, said parking spaces must be screened from view of the windows to at least the S2 standard.
- c. Access to Parking, Loading, and Service Areas
 - (1) All parking, loading, and service areas shall be accessed from public alleys, private rear lanes or driveways on secondary streets consistent with the Riverfront Crossings Plan, except as allowed in paragraph (2), below.
 - (2) If access from an alley, private rear lane, or driveway from the secondary street is not feasible due to topography, site conditions, configuration of the lot, and/or other constraints, access to a primary street may be granted by the FBC Committee. Any request for a curb cut on an arterial street will be reviewed according to the applicable provisions set forth in Section 14-5C-6, Arterial Street Access Requirements.
- d. Construction and Design Standards for Parking and Loading Areas
 - (1) The following subsections of Section 14-5A-5, Construction and Design Standards, shall apply:
 - A. Purpose
 - B. Paving Materials
 - C. Parking and Stacking Space Size
 - D. Drainage
 - E. Location
 - F. Standards for Structured Parking
 - H. Design and Layout of Surface Parking Areas
 - I. Landscaping and Tree Requirements within Parking Areas
 - J. Screening and Setback Areas
 - K. Design of Bicycle Parking Areas.

5. ACCESSORY USES, BUILDINGS AND STRUCTURES

- a. Accessory uses, buildings and structures shall comply with the provisions of Article 14-4C. However, if the provisions contained in the Riverfront Crossings Code are more specific or restrictive, said provisions shall supersede the provisions of Article 14-4C.
- b. Garages and parking structures must be located and constructed in compliance with the provisions of paragraph 4, Parking, Loading, and Service Areas.
- c. Accessory buildings other than garages and parking structures must be located behind principal buildings according to the same setback standards as surface parking. Facades of accessory buildings within public view must be architecturally finished in a manner that is consistent with the principal building.

C. Gilbert Subdistrict

1. INTENT

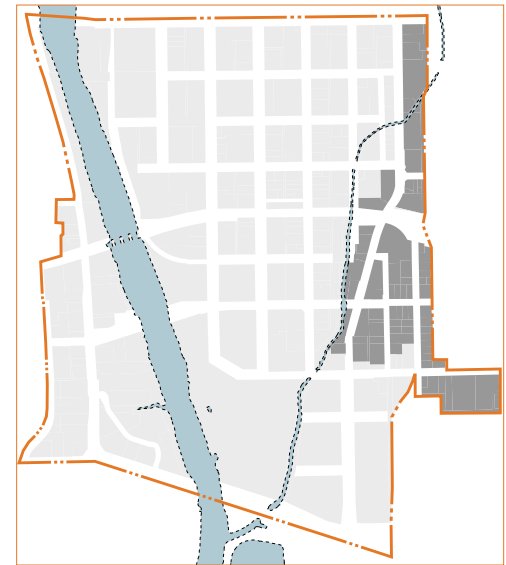
The Gilbert subdistrict (shaded in dark in Figure 2G-9) is intended for lower intensity mixed-use development in buildings with street-facing entries opening onto pedestrian-friendly streetscapes. Buildings are designed with facades aligned along primary streets, modest setbacks, and parking located in mid-block parking lots.

2. USES

The principal uses allowed in the Gilbert subdistrict are the same as allowed in the CB-5 Zone, as specified in Table 2C-1 within Article 14-2C. Provisions and special exception approval criteria that apply in the CB-5 Zone also apply in the Gilbert subdistrict as set forth in Article 14-4B, except as noted below. In addition, the following restrictions and allowances shall apply:

- a. Household Living Uses shall be allowed within permitted Building Types as specified in Section 14-2G-5. For Multi-Family Uses, the provisions in Section 14-4B-4 are superseded by the standards in this Article and, therefore, do not apply. Residential occupancy is limited to one “household” per dwelling unit, as this term is defined in Article 14-9A, General Definitions. The maximum number of bedrooms per dwelling unit is three. Residential density (units per acre): No maximum. However, for Apartment Buildings, Multi-Dwelling Buildings, and Mixed-Use Buildings, the number of 3-bedroom units per lot may not exceed 30% of the total number of units on the lot.
- c. Residential Uses are not allowed within required retail storefronts, as specified in the Riverfront Crossings Regulating Plan.
- d. Assisted Group Living Uses shall be allowed within permitted Building Types as specified in Section 14-2G-5. Residential occupancy is limited to 1 roomer per 300 square feet of floor area, not including floor area within a garage or structured parking area.
- e. Building Trade Uses shall be allowed on properties located south of the Iowa Interstate Railroad, provided all aspects of the operation are conducted indoors and, except for fleet vehicle parking, outdoor storage of materials and equipment is not allowed.
- f. Drinking Establishments are not allowed.

Figure 2G-9: Subdistrict Locator - Gilbert



3. PRINCIPAL BUILDING PLACEMENT AND FORM

a. Building Types

- (1) Principal buildings shall comply with Section 14-2G-5, Building Types Standards. The following Building Types are permitted in the Gilbert subdistrict (see also Table 2G-6):

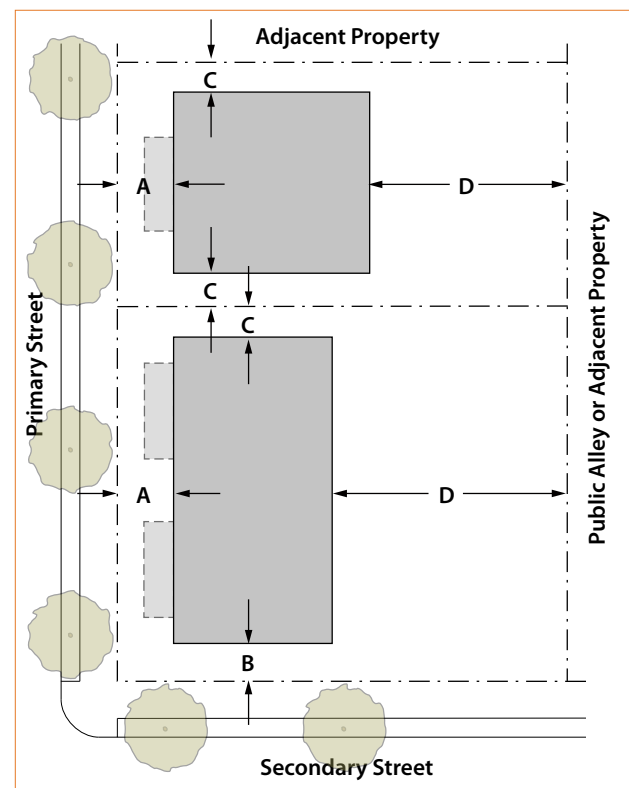
Table 2G-3: Permitted Building Types - Gilbert

Riverfront Crossings Subdistricts	Permitted Building Types									
	Cottage Home	Rowhouse	Townhouse	Apartment Building	Multi-Dwelling Building	Live-Work Townhouse	Commercial Building	Mixed-Use Building	Liner Building	Civic or Institutional Building
Gilbert	x	x	x	x	x	x	x	x	x	x

b. Building Placement

- (1) Principal buildings shall be placed to the front and corner of lots and aligned along setbacks in compliance with the following requirements as shown in Figure 2G-10.
- Primary (A) and Secondary (B) Street Setback: 10' min., 20' max.
 - Lots Fronting on Pedestrian Streets: 5' min., 10' max. from public right-of-way or access easement. See Section 14-2G-7B for additional requirements.
 - Side Setback (C): 10' min. or 0' if building abuts or will abut the adjacent building, except for apartment buildings, multi-dwelling buildings, and cottage homes where the minimum is always 10'. For mixed-use buildings, facades on residential floors above the 3rd floor must be set back at least 10' from the side lot line.
 - Rear Setback (D): 10' min.
 - Above the 3rd floor (or above the 2nd floor if the height of the first 2 stories is at least 30' above grade) the maximum setback does not apply.
 - Approved forecourt frontages may exceed the maximum setbacks stated above.

Figure 2G-10: Building Placement Diagram



c. Building Height and Facade Stepbacks

- (1) Except as provided below, principal buildings shall be 3 stories max. in height above grade.
 - (a) Additional building height may be granted through transfer of development rights or through bonus height provisions as set forth in the Section 14-2G-7G, Building Height Bonus Provisions.
- (2) Above the 3rd floor, building facades facing and visible from public streets, plazas, or parks shall step back 10' min. from the lower floor facade.
 - (a) At street corners, tower elements or similar corner emphasis treatments may be exempt from the stepback requirement as approved by the FBC Committee.
 - (b) The required facade stepback may be established at a lower floor than stated above, provided it is established at least 30' in height above grade.

d. Building Projections

- (1) The following building features may project into setbacks as follows:
 - (a) Bay windows, eaves, roof overhangs, cornices, belt courses, buttresses, sills, and other similar features: 2' max.
 - (b) Balconies on upper floors may project up to 6' into front setbacks. Balconies may project beyond non-street-facing facades on upper floors up to 4' max., but shall extend no closer than 4' from a side or rear lot line, unless said lot line abuts an alley or permanent open space.
 - (c) Canopies, awnings, stoops, terraces, covered building entries, and similar elements as permitted in Section 14-2G-4, Frontage Type Standards.

e. Building and Frontage Types

- (1) Principal buildings and building facades shall be designed in compliance with Section 14-2G-4, Frontage Type Standards, and Section 14-2G-5, Building Type Standards.

f. Facade Continuity

- (1) To define pedestrian friendly streetscapes while maintaining a lower intensity development character along primary streets, principal buildings shall occupy a min. of 50% and a max. of 75% of the primary street lot frontage.

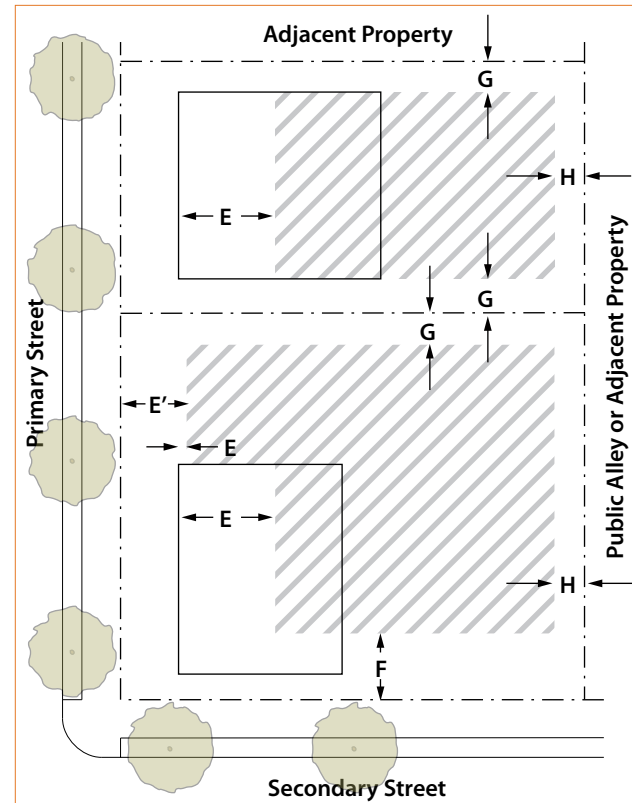
4. PARKING, LOADING, AND SERVICE AREAS

- a. Parking shall be provided using a permitted Parking Type appropriate for the selected Building Type in compliance with Section 14-2G-6, Parking Type Standards, and at the minimum ratios specified in 14-5A-4, Minimum Parking Requirements.
- b. Parking, Loading, and Service Area Placement & Screening

Parking, loading, and service areas shall be located within, behind and to the side of principal buildings in compliance with the following requirements as shown in Figure 2G-11.

- (1) Primary Street, Pedestrian Street, and designated Ralston Creek Frontage Setback (E) and Screening
 - (a) Surface Parking, Loading, and Service Area: 30' min. from primary street building facade and located behind fully-enclosed, occupied building space.
 - (b) Surface Parking located to the side of buildings: 10' min. from the streetside property line (E') and set back 3' min. from the primary street building facade (E) and screened by low masonry walls and landscaping as specified for S2 standard - alternative materials (option B), set forth in Article 14-5F, Screening and Buffering Standards.
 - (c) Building/Structured Parking: 15' min. from primary street building facade and located behind fully-enclosed, occupied building space.
 - (d) Underground Parking: 0' min. from primary street building facade.
- (2) Secondary Street Setback (F) and Screening
 - (a) Surface Parking, Loading, and Service Area: 10' min. and located 3' min. from the secondary street building facade and screened by low masonry walls and landscaping as specified for S2 standard - alternative materials (option B), set forth in Article 14-5F, Screening and Buffering Standards.
 - (b) Building/Structured Parking: 10' min. and set back 1' min. from the secondary street building facade and screened from view by architecturally-finished building facades, according to the standards for structured parking set forth in 14-5A-5F.
 - (c) Underground Parking: 10' min. and set back 0' min. from secondary street building facade.

Figure 2G-11: Parking and Service Placement Diagram



- (3) Side (G) and Rear (H) Setbacks and Screening
 - (a) Surface Parking, Loading, and Service Area: 5' min. or 0' where parking is shared with the adjacent property. Setback area shall be landscaped to the S2 standard.
 - (b) Building/Structured Parking: Must comply with the same side and rear setback requirements as principal buildings. Parking must be screened from view by architecturally-finished building facades, according to the standards for structured parking set forth in 14-5A-5F.
 - (c) Underground Parking: Must comply with the same side and rear setback requirements as principal buildings.
- (4) Underground parking shall be designed to ensure ground floor finished floor elevations meet elevation requirements for permitted frontage types.
- (5) For buildings with ground floor residential use, no surface parking shall be closer than 10' to any residential portion of a building (i.e. not including portions of the building containing garage space). This 10' area must be used for walkways and landscaping and/or may be included as part of a larger open space area. If parking spaces are located where headlights of vehicles shine onto a wall containing ground floor windows, said parking spaces must be screened from view of the windows to at least the S2 standard.
- c. Access to Parking, Loading, and Service Areas
 - (1) All parking, loading, and service areas shall be accessed from public alleys, private rear lanes or driveways on secondary streets consistent with the Riverfront Crossings Plan, except as allowed in paragraph (2), below.
 - (2) If access from an alley, private rear lane, or driveway from the secondary street is not feasible due to topography, site conditions, configuration of the lot, and/or other constraints, access to a primary street may be granted by the FBC Committee. Any request for a curb cut on an arterial street will be reviewed according to the applicable provisions set forth in Section 14-5C-6, Arterial Street Access Requirements.
- d. Construction and Design Standards for Parking and Loading Areas
 - (1) The following subsections of Section 14-5A-5, Construction and Design Standards, shall apply:
 - A. Purpose
 - B. Paving Materials
 - C. Parking and Stacking Space Size
 - D. Drainage
 - E. Location
 - F. Standards for Structured Parking
 - H. Design and Layout of Surface Parking Areas
 - I. Landscaping and Tree Requirements within Parking Areas
 - J. Screening and Setback Areas
 - K. Design of Bicycle Parking Areas.

5. ACCESSORY USES, BUILDINGS AND STRUCTURES

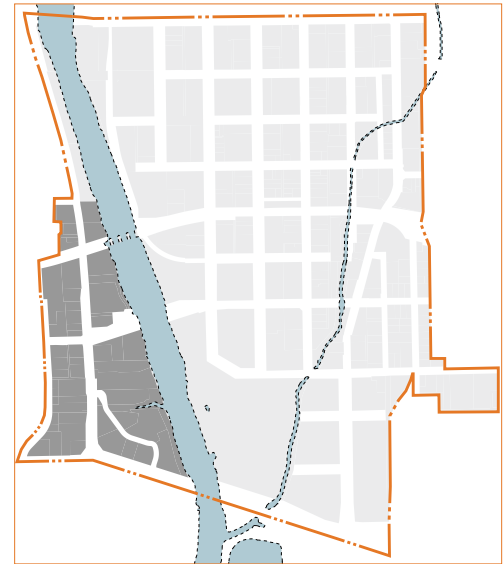
- a. Accessory uses, buildings and structures shall comply with the provisions of Article 14-4C. However, if the provisions contained in the Riverfront Crossings Code are more specific or restrictive, said provisions shall supersede the provisions of Article 14-4C.
- b. Garages and parking structures must be located and constructed in compliance with the provisions of paragraph 4, Parking, Loading, and Service Areas.
- c. Accessory buildings other than garages and parking structures must be located behind or to the side of principal buildings according to the same setback standards as surface parking. Facades of accessory buildings within public view must be architecturally finished in a manner that is consistent with the principal building

D. West Riverfront Subdistrict

1. INTENT

The West Riverfront subdistrict (shaded in dark in Figure 2G-12) is intended for commercial and mixed-use development in buildings with street-facing entries opening onto streetscapes designed to provide a comfortable and attractive environment for pedestrians buffered from vehicular traffic on Riverside Drive. Along the west side of Riverside Drive south of Benton Street, buildings are designed with facades fronting onto a pedestrian way and perpendicular parking aligned along a continuous north-south travelway allowing cross-parcel connections among adjacent sites and a reduction in curb cuts along Riverside Drive. Along the Iowa River, buildings are located, oriented, and designed to take advantage of river views. Along streets in this district, buildings are designed with facades aligned parallel to Riverside Drive, Benton Street, and Sturgis Corner Drive, with parking located in mid-block and side yard locations with front yard parking only along the west side of Riverside Drive south of Benton Street, and along some portions of Orchard Street and Highway 6.

Figure 2G-12: Subdistrict Locator - West Riverfront



2. USES

The principal uses allowed in the West Riverfront Subdistrict are the same as allowed in the CB-5 Zone, as specified in Table 2C-1 within Article 14-2C. Provisions and special exception approval criteria that apply in the CB-5 Zone also apply in the West Riverfront Subdistrict, as set forth in Article 14-4B, except as noted below. In addition, the following restrictions and allowances shall apply:

- a. Household Living Uses shall be allowed within permitted Building Types as specified in Section 14-2G-5. For Multi-Family Uses, the provisions in Section 14-4B-4 are superseded by the standards in this Article and, therefore, do not apply. Residential occupancy is limited to one "household" per dwelling unit, as this term is defined in Article 14-9A, General Definitions. The maximum number of bedrooms per dwelling unit is three. Residential density (units per acre): No maximum. However, for Apartment Buildings, Multi-Dwelling Buildings, and Mixed-Use Buildings, the number of 3-bedroom units per lot may not exceed 30% of the total number of units on the lot.
- b. Assisted Group Living Uses shall be allowed within permitted Building Types as specified in Section 14-2G-5. Residential occupancy is limited to 1 roomer per 300 square feet of floor area, not including floor area within a garage or structured parking area.
- c. Residential Uses are not allowed within required retail storefronts, as specified in the Riverfront Crossings Regulating Plan.

- d. Outdoor Commercial Recreational Uses shall be allowed by special exception. The Board of Adjustment may modify subdistrict standards as appropriate for the specific use.
- e. Building Trade Uses shall be allowed, provided all aspects of the operation are conducted indoors and, except for fleet vehicle parking, outdoor storage of materials and equipment is not allowed.
- f. Drinking Establishments must meet the applicable Drinking Establishment spacing requirement.

3. PRINCIPAL BUILDING PLACEMENT AND FORM

- a. Building Types
 - (1) Principal buildings shall comply with Section 14-2G-5, Building Types Standards. The following Building Types are permitted in the West Riverfront subdistrict (see also Table 2G-6):

Table 2G-4: Permitted Building Types - West Riverfront

Riverfront Crossings Subdistricts	Permitted Building Types									
	Cottage Home	Rowhouse	Townhouse	Apartment Building	Multi-Dwelling Building	Live-Work Townhouse	Commercial Building	Mixed-Use Building	Liner Building	Civic or Institutional Building
West Riverfront		x	x	x	x	x	x	x	x	x

b. Building Placement

- (1) Principal buildings shall be placed to the front and corner of lots and aligned along setbacks in compliance with the following requirements as shown in Figure 2G-13, except as allowed in paragraphs (2), (3), and (4), below.

(a) Primary (A) and Secondary (B) Street Setback: 10' min., 20' max.

(b) Lots Fronting on Pedestrian Streets: 5' min., 10' max. from public right-of-way or access easement. Pedestrian Streets that provide frontage for buildings located along the riverfront shall provide a connection through the block between the riverfront trail and the intersecting public street. See Section 14-2G-7B for additional requirements.

(c) Side Setback (C): 10' min. or 0' if building abuts or will abut the adjacent building, except for apartment buildings and multi-dwelling buildings where the minimum is always 10'. For mixed-use buildings, facades on residential floors above the 3rd floor must be set back at least 10' from the side lot line.

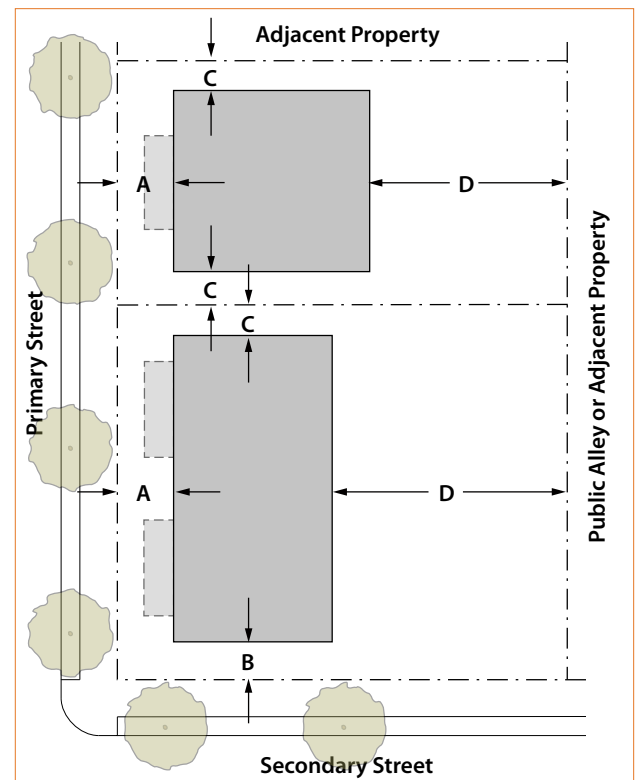
(d) Rear Setback (D): 10' min.

(e) Above the 3rd floor (or above the 2nd floor if the height of the first 2 stories is at least 30' above grade) the maximum setback does not apply.

(f) Approved forecourt frontages may exceed the maximum setbacks stated above.

- (2) Setbacks along the west side of South Riverside Drive south of Benton Street shall be as shown in the Riverfront Crossings District Master Plan. Building facades shall be aligned along a pedestrian way with abutting perpendicular parking spaces aligned along a continuous north-south drive aisle, which allows cross-parcel connections among adjacent sites.
- (3) On lots with double frontages on Sturgis Corner Drive and South Riverside Drive or Sturgis Corner Drive and Highway 6, Sturgis Corner Drive shall be considered the primary street frontage. For these lots, there shall be no maximum building setback along the Riverside Drive and Highway 6 frontages.
- (4) For lots with double frontages on Orchard Street and Riverside Drive, there shall be no maximum building setback along the Orchard Street frontage.

Figure 2G-13: Building Placement Diagram



c. Building Height and Facade Stepbacks

- (1) Except as provided below, principal buildings shall be 4 stories max. in height above grade.
 - (a) Principal buildings with frontage on the Iowa River may be 8 stories max. in height before application of bonus provisions.
 - (b) Additional building height may be granted through transfer of development rights or through bonus height provisions as set forth in the Section 14-2G-7G, Building Height Bonus Provisions.
- (2) Above the 3rd floor, building facades facing and visible from streets, plazas, parks, and single family residential zones shall step back 10' min. from the lower floor facade.
 - (a) At street corners, tower elements or similar corner emphasis treatments may be exempt from the stepback requirement as approved by the FBC Committee.
 - (b) Buildings with frontage on the Iowa River shall be exempt from the stepback requirement.
 - (c) The required facade stepback may be established at a lower floor than stated above, provided it is established at least 30' in height above grade.

d. Building Projections

- (1) The following building features may project into setbacks as follows:
 - (a) Bay windows, eaves, roof overhangs, cornices, belt courses, buttresses, sills, and other similar features: 2' max.
 - (b) Balconies on upper floors may project up to 6' into front setbacks. Balconies may project beyond non-street-facing facades on upper floors up to 4' max., but shall extend no closer than 4' from a side or rear lot line, unless said lot line abuts an alley or permanent open space.
 - (c) Canopies, awnings, stoops, terraces, covered building entries, and similar elements as permitted in Section 14-2G-4, Frontage Type Standards.

e. Building and Frontage Types

- (1) Principal buildings and building facades shall be designed in compliance with Section 14-2G-4, Frontage Type Standards, and Section 14-2G-5, Building Type Standards.

f. Facade Continuity

- (1) To define pedestrian friendly streetscapes while maintaining a lower intensity development character along primary streets, principal buildings shall occupy a min. of 50% of the primary street lot frontage.
- (2) To ensure public access and view corridors to the Iowa River, buildings located along the riverfront shall occupy no more than 75% of the width of the lot as measured along the riverside lot line.
- (3) Any building that exceeds 5 stories in height must be separated from any other building that exceeds 5 stories in height by a distance equal to the height of the taller building or 100', whichever is less.

4. PARKING AND SERVICE AREAS

- a. Parking shall be provided using a permitted Parking Type appropriate for the selected Building Type in compliance with Section 14-2G-6, Parking Type Standards, and at the minimum ratios specified in 14-5A-4, Minimum Parking Requirements.
- b. Parking, Loading, and Service Area Placement & Screening

Parking, loading, and service areas shall be located within, behind and to the side of principal buildings in compliance with the following requirements as shown in Figure 2G-14.

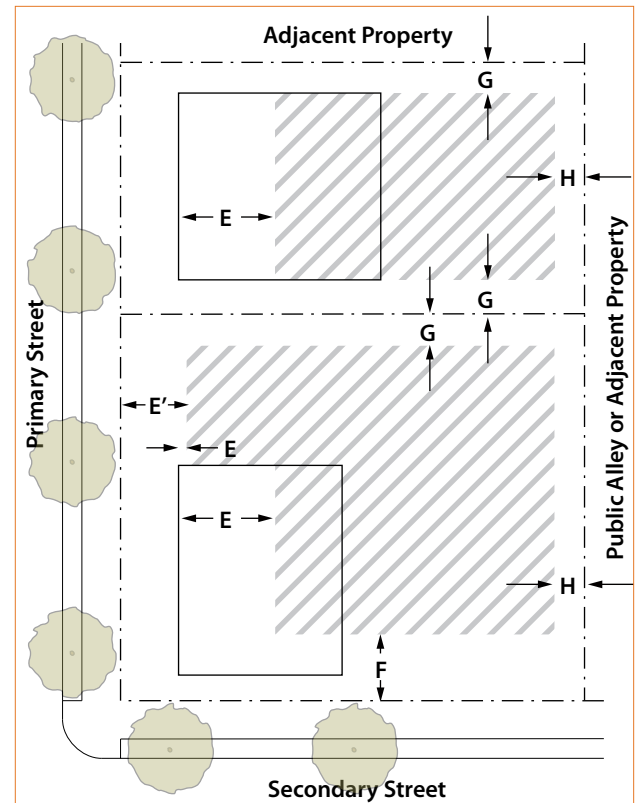
(1) Primary Street and Pedestrian Street Setback (E) and Screening

- (a) Surface Parking, Loading, and Service Areas: 30' min. from primary street building facade and located behind fully-enclosed, occupied building space.
- (b) Surface Parking located to the side of buildings: 10' min. from the streetside property line (E') and set back 3' min. from the primary street building facade (E) and screened by low masonry walls and landscaping as specified for S2 standard - alternative materials (option B), set forth in Article 14-5F, Screening and Buffering Standards.
- (c) Along the west side of South Riverside Drive south of Benton Street, one single-loaded aisle of parking is permitted within the private frontage area. The parking aisle shall be set back a min. of 5' from the front property line and the area between the parking aisle and the public sidewalk shall be landscaped to the S2 standard.
- (d) Building/Structured Parking: 15' min. from primary street building facade and located behind fully-enclosed, occupied building space.
- (e) Underground Parking: 0' min. from primary street building facade.

(2) Secondary Street Setback (F) and Screening

- (a) Surface Parking, Loading, and Service Areas along Myrtle Avenue and Highway 1: 10' min. and set back 3' min. from secondary street building facades and screened to the S2 standard.
- (b) Surface Parking, Loading, and Service Areas along Orchard Street: 10' min. and screened to the S2 standard.
- (c) Building/Structured Parking: 10' min. and screened from view by architecturally-finished building facades, according to the standards for structured parking set forth in 14-5A-5F.
- (d) Underground Parking: 10' min. and set back 0' min. from secondary street building facades.

Figure 2G-14: Parking and Service Placement Diagram



- (3) Side (G) and Rear (H) Setbacks and Screening
 - (a) Surface Parking, Loading, and Service Area: 5' min. or 0' where parking is shared with the adjacent property. Setback area shall be landscaped to the S2 standard.
 - (b) Building/Structured Parking: Must comply with the same side and rear setback requirements as principal buildings. Parking must be screened from view by architecturally-finished building facades, according to the standards for structured parking set forth in 14-5A-5F.
 - (c) Underground Parking: Must comply with the same side and rear setback requirement as principal buildings.
- (4) Underground parking shall be designed to ensure ground floor finished floor elevations meet elevation requirements for permitted frontage types.
- (5) For buildings with ground floor residential use, no surface parking shall be closer than 10' to any residential portion of a building (i.e. not including portions of the building containing garage space). This 10' area must be used for walkways and landscaping and/or may be included as part of a larger open space area. If parking spaces are located where headlights of vehicles shine onto a wall containing ground floor windows, said parking spaces must be screened from view of the windows to at least the S2 standard.
- c. Access to Parking and Service Areas
 - (1) All parking and service areas shall be accessed from public alleys, private rear lanes or driveways on secondary streets consistent with the Riverfront Crossings Plan. Limited access to primary streets is allowed consistent with the Riverfront Crossings Plan. However, in order to improve traffic circulation upon redevelopment, the City may require closure of inappropriately located curb cuts in favor of shared access points along the frontage.
 - (2) FBC Committee approval is required for the placement of new driveway and curb cuts along primary streets. Any request for a curb cut on an arterial street will be reviewed according to the applicable provisions set forth in Section 14-5C-6, Arterial Street Access Requirements.
- d. Construction and Design Standards for Parking and Loading Areas
 - (1) The following subsections of Section 14-5A-5, Construction and Design Standards, shall apply:
 - A. Purpose
 - B. Paving Materials
 - C. Parking and Stacking Space Size
 - D. Drainage
 - E. Location
 - F. Standards for Structured Parking
 - H. Design and Layout of Surface Parking Areas
 - I. Landscaping and Tree Requirements within Parking Areas
 - J. Screening and Setback Areas
 - K. Design of Bicycle Parking Areas.

5. ACCESSORY USES, BUILDINGS AND STRUCTURES

- a. Accessory uses, buildings and structures shall comply with the provisions of Article 14-4C. However, if the provisions contained in the Riverfront Crossings Code are more specific or restrictive, said provisions shall supersede the provisions of Article 14-4C.
- b. Garages and parking structures must be located and constructed in compliance with the provisions of paragraph 4, Parking, Loading, and Service Areas.
- c. Accessory buildings other than garages and parking structures must be located behind and to the side of principal buildings according to the same setback standards as surface parking. Facades of accessory buildings within public view must be architecturally finished in a manner that is consistent with the principal building.

This page intentionally left blank

14-2G-4: FRONTAGE TYPE STANDARDS

A. Generally

A building's frontage condition—the transition from public to private space, from indoor to outdoor at the main entrance, the design treatment of ground floor building facades, the configuration of facade projections, and the disposition of improvements within required setbacks—strongly influences the quality and character of public streets and spaces.

All principal buildings in the Riverfront Crossings District shall be designed with Frontage Types meeting the requirements of this section. The standards recognize that different types of buildings—as defined in the Building Type standards in the subsequent section—may call for different frontage conditions. Illustrations within this section are intended to demonstrate basic frontage type standards and are not intended to promote a particular architectural style or represent the architectural detail necessary for high quality buildings.

Table 2G-5 below identifies which of the Frontage Types are permitted in conjunction with each of the Building Types:

Table 2G-5: Permitted Frontage Types

Building Types	Permitted Frontage Types						
	Storefront	Urban Flex	Terrace	Stoop	Porch and Yard	Portico	Forecourt
Cottage Home				x	x		
Rowhouse			x	x	x		
Townhouse			x	x			
Apartment Building				x		x	x(1)
Multi-Dwelling Building				x		x	x(1)
Live-Work Townhouse		x	x	x			
Commercial Building	x	x					x(1)
Mixed-Use Building	x	x					x(1)
Liner Building	x	x	x	x			
Civic or Institutional Building		x	x	x		x	x(1)

Notes:

- 1 Subordinate frontage type – to be used in conjunction with other permitted frontage type(s)

B. Storefront

1. DESCRIPTION

The Storefront frontage is the primary frontage type for buildings with active commercial ground floor uses, such as retail, personal services, and restaurants—see Table 2G-5 to determine appropriate building types. The frontage provides storefront facades that are typically aligned close to the streetside property line, with large transparent windows and multiple building entries at the grade of the fronting sidewalk. The Regulating Plan indicates locations where this frontage type is required.

Figure 2G-15: Storefront



2. STANDARDS

- a. The private frontage area between the public sidewalk and the building facade shall be designed for additional sidewalk width and other pedestrian-oriented uses, such as plaza space, outdoor patio space for restaurant and café seating, landscaping, public art, or recessed entryways.
- b. To encourage commercial activity at the street level, private frontage areas should be seamlessly integrated with and at the same level as the public sidewalk to the extent possible. With approval of the FBC Committee, on sloping sites in specific locations where there is a desire to provide usable outdoor space the private frontage area may be slightly raised above sidewalk grade to create a level plaza or patio area. The elevation of the raised area shall not exceed the elevation of the ground floor finished floor (see 2.d below). A transparent, decorative wrought iron or similar metal railing may be located at the edge of the raised area if required for safety, but shall be limited to 42" max. in height. Opaque railings, fences or walls shall not be permitted. Access to raised areas shall be provided directly from the sidewalk through steps and/or ramps. The use of ramps and railings shall be minimized to maintain a seamless transition from sidewalk to storefront. Transparent, decorative wrought iron or similar metal fencing/railings not to exceed 42" are allowed for outdoor service areas for eating and drinking establishments, as approved by the City.
- c. A minimum of 70% of the total area of the ground floor facade shall consist of storefront windows and doors. Glazing shall be clear and highly transparent. Reflective (mirrored) or colored glass is not permitted. Storefront windows must allow views into the interior space. The bottom of storefront windows shall be no more than 2' above the level of the adjacent exterior grade, except along sloping sites, where this standard shall be met to the extent possible so that views into the interior are maximized and blank walls are avoided.
- d. The ground floor finished floor elevation shall match the elevation of the abutting public sidewalk or publicly accessible plaza. On sloping sites the FBC Committee may adjust this requirement, provided that the height of the ground floor of the building is no more than 3' above the level of the abutting public sidewalk or public pedestrian plaza at any point along a street-facing facade.
- e. The ground floor floor-to-structural-ceiling height shall be 14' min.
- f. Ground floor building space shall be designed to meet Building Code requirements for commercial uses.
- g. Entries to individual ground floor tenant spaces and entries to common lobbies accessing upper floor space shall open directly onto public sidewalks or publicly-accessible outdoor plazas where present. Thresholds at building entries shall match the grade of the adjacent sidewalk or plaza area.
- h. Storefront entries shall be recessed a minimum of 18" and sheltered by awnings or canopies that project a minimum of 6' from the building facade. Entries must also be distinguished by facade design, materials, articulation, or other architectural details that provide relief to the building facade and draw attention to the entrance.
- i. Awnings or canopies designed to provide weather protection are required along at least 60% of the street-facing facade and shall project 5' min., 8' max. from the front facade and shall be located 8' min. above the adjacent sidewalk.

C. Urban Flex

1. DESCRIPTION

The Urban Flex frontage is a frontage type appropriate for buildings with ground floor commercial uses where more flexibility is desired for non-retail uses, such as offices, institutional uses, building trade uses, and live-work uses, or along secondary frontages where views into the interior of the building are not as critical, but where architecturally finished facades with elements that provide visual interest and comfort to pedestrians are important. See Table 2G-5 to determine appropriate building types. The frontage provides ground floor storefront conditions with high proportions of transparency, but to a lesser degree than the Storefront frontage.

Figure 2G-16: Urban Flex



2. STANDARDS

- a. The private frontage area between the public sidewalk and the building facade shall be designed for pedestrian-oriented uses, such as plaza space, outdoor patio space for restaurant and café seating, landscaping, public art, or recessed entryways.
- b. To encourage commercial activity at the street level, private frontage areas should be seamlessly integrated with and at the same level as the public sidewalk to the extent possible. With approval of the FBC Committee, on sloping sites in specific locations where there is a desire to provide usable outdoor space the private frontage area may be slightly raised above sidewalk grade to create a level plaza or patio area. The elevation of the raised area shall not exceed the elevation of the ground floor finished floor (see 2.d below). A transparent, decorative wrought iron or similar metal railing may be located at the edge of the raised area if required for safety, but shall be limited to 42" max. in height. Opaque railings, fences or walls shall not be permitted. Access to raised areas shall be provided directly from the sidewalk through steps and/or ramps. The use of ramps and railings shall be minimized to maintain a seamless transition from sidewalk to storefront. Transparent, decorative wrought iron or similar metal fencing/railings not to exceed 42" are allowed for outdoor service areas for eating and drinking establishments, as approved by the City.
- c. A minimum 50% of the total area of the ground floor facade shall consist of storefront windows and doors. Glazing shall be clear and highly transparent. Reflective (mirrored) or colored glass is not permitted. Such windows must allow views into the interior space. The bottom of storefront windows shall be no more than 3' above the level of the adjacent exterior grade, except along sloping sites, where this standard shall be met to the extent possible so that views into the interior are maximized and blank walls are minimized.
- d. The ground floor finished floor elevation shall not exceed 12" max. above the elevation of the abutting public sidewalk or publicly accessible plaza. On sloping sites the FBC Committee may adjust this requirement, provided that at least a portion of the ground floor finished floor elevation is located within 12" of the elevation of the abutting public sidewalk or publicly accessible plaza, views into storefronts are maximized to the extent possible, and blank walls are avoided.
- e. The ground floor floor-to-structural-ceiling height shall be 14' min.
- f. Ground floor building space shall be designed to meet Building Code requirements for commercial uses.
- g. Entries to ground floor building space and common lobbies accessing upper floor space shall open directly onto public sidewalks or publicly-accessible outdoor plazas where present, or shall be directly connected to sidewalks by a paved walkway.
- h. Thresholds at building entries shall match the grade of adjacent sidewalks, plaza areas, or paved walkways.
- i. Building entries shall be recessed a min. of 18" and sheltered by awnings or canopies that project a minimum of 6' from the building facade. Entries must also be distinguished by facade design, materials, articulation, or other architectural details that provide relief to the building facade and draw attention to the entrance.
- j. Awnings and canopies designed to provide weather protection along frontages are encouraged and may project 8' max. from the front facade and shall be located 8' min. above the adjacent sidewalk.

D. Terrace

1. DESCRIPTION

The Terrace frontage provides for vertical separation of building space from sidewalk grade and creates semi-private outdoor space for individual dwelling units by elevating and partially enclosing a portion of the private frontage area. The Terrace frontage is suited for ground floor residential uses in urban settings and may be appropriate for live-work and institutional uses. See Table 2G-5 to determine appropriate building types.

Figure 2G-17: Terrace



2. STANDARDS

- a. The private frontage area between the sidewalk and the building facade shall be designed as a raised terrace, which is elevated up to 36" max. above grade by a garden wall to provide a semi-private outdoor space. The terrace may also be suitable for outdoor seating for live-work uses.
- b. A Terrace shall project 6' min., 10' max. beyond the front facade. A Terrace may extend along the front facade for the width of the dwelling unit. The Terrace frontage is only allowed for access to individual dwelling units, individual live-work units, or for institutional uses. To enhance privacy, adjacent Terrace frontages shall be separated by walls and/or railings, or by a min. 6' wide landscaped area.
- c. Terraces may be hardscaped or landscaped, or a combination of both. Wood or composite decking shall not be permitted. Where present, any private frontage area between the Terrace and the edge of sidewalk shall be landscaped, except for walkways leading to the Terrace.
- d. Terraces shall be enclosed by garden walls up to 42" max. in height above grade. The garden wall's design and materials shall be of high quality and compatible with the building's architecture. A decorative, transparent railing or fence, constructed of metal and glass, wrought iron, or metal faithfully imitating wrought iron, may be affixed atop the garden walls if additional height is necessary for safety. The railing height shall not exceed 42" max. above the terrace grade. Steps or a ramp shall be provided for access to the terrace. Steps and/or ramps may be perpendicular or parallel to the sidewalk.
- e. To provide vertical separation and enhance privacy, the finished floor elevation of ground floor residential building space shall be elevated 18" min. above the elevation of the abutting public sidewalk, and 36" max. above grade and may be flush with or slightly elevated above the Terrace level.
- f. Building entries shall be accessed directly from the Terrace.
- g. Landscaping of the Terrace may include groundcovers, grasses, garden plants, low shrubs, and ornamental trees. All plant material shall be of a variety that will not exceed 42" in height at maturity (except trees) so as not to obstruct ground floor windows. Plant material shall be selected to prevent encroachment of the public sidewalk. Thorny plants are not permitted.

E. Stoop

1. DESCRIPTION

The Stoop frontage is a frontage type appropriate for certain buildings with ground floor residential or institutional use—see Table 2G-5 to determine appropriate building types. The Stoop frontage provides for vertical separation of building space from sidewalk grade and modest projections of stoops and covered entries for individual dwelling units beyond building facades. The Stoop frontage typically is used in conjunction with shallow setbacks.

Figure 2G-18: Stoop



2. STANDARDS

- a. The private frontage area between the sidewalk and the building facade shall be landscaped with the intent to provide privacy for residents and attractive landscape for pedestrians. The private frontage area is not intended as outdoor gathering space (such as patios) and hardscaped areas other than stoop, stair, accessible ramp, and paved walkway are not permitted.
- b. To provide vertical separation and enhance privacy, the finished floor elevation of ground floor residential space shall be elevated 18" min. above the elevation of the abutting public sidewalk, and 36" max. above grade.
- c. Stoops shall be provided at the entries of individual units along front building facades and shall consist of an exterior floor area raised 18" min. above the elevation of the abutting public sidewalk, and 36" max. above grade to generally match the interior ground floor finished floor elevation. For buildings with multiple Stoops, or a combination of Stoops, Porches, and Porticos, a 6' min. landscaped area shall be provided between adjacent frontages.
- d. Stoops shall project 4' min., 6' max. beyond the front facade and extend 5' min., 8' max. along the front facade.
- e. The exterior stair of a stoop may be perpendicular or parallel to the sidewalk.
- f. Landscaping on both sides of the Stoop is required. Landscaping may be at grade or elevated, and may be demarcated by a garden wall up to 24" in height or a max. 42" decorative, transparent fence constructed of wrought iron or metal that faithfully imitates wrought iron. Plants may include groundcovers, grasses, garden plants, low shrubs, and ornamental trees. All plant material (except trees) shall be of a variety whose height at maturity will not obstruct ground floor windows. Plant material shall be selected to prevent encroachment of the public sidewalk. Thorny plants are not permitted within 3' of the public sidewalk.

F. Porch and Yard

1. DESCRIPTION

The Porch and Yard frontage is a frontage type appropriate for certain residential buildings—see Table 2G-5 to determine appropriate building types. The Porch and Yard frontage provides for vertical separation of building space from sidewalk grade, projections of usable porches beyond building facades, and is typically set back from the streetside property line to provide a front yard area. An optional fence may be built at or close to the property line to delineate the front yard.

Figure 2G-19: Porch and Yard



2. STANDARDS

- a. The private frontage area between the sidewalk and the building facade shall be landscaped with the intent to provide privacy for residents and attractive landscape for pedestrians. The private frontage area is not intended as outdoor gathering space (such as patios) and hardscaped areas other than porch, stair, accessible ramps, and paved walkway are not permitted.
- b. To provide vertical separation and enhance privacy, the finished floor elevation of ground floor residential space shall be elevated 18" min. above the elevation of the abutting public sidewalk, and 36" max. above grade.
- c. Porches shall be provided at the entries of single or two-family dwellings along front building facades and shall consist of an exterior floor area raised 18" min. above the elevation of the abutting public sidewalk, and 36" max. above grade to generally match the interior ground floor finished floor elevation. For buildings with multiple Porches, or a combination of Porches and Stoops, a 6' min. landscaped area shall be provided between adjacent frontages.
- d. Porches shall project 6' min., 10' max. beyond the front facade and extend at least 50% of the facade width along the front facade.
- e. An optional fence enclosing the front yard shall not exceed 48" max. in height. Fences shall be made of high quality materials and construction compatible with the building's architecture. Permitted materials include vertical wood pickets, wood lattice, wrought iron, and metal that faithfully imitates wrought iron. Fences shall be semi-transparent with max. 50% opacity. Chain link or wire mesh fences are prohibited.
- f. Frontyard landscaping may include groundcovers, grasses, garden plants, low shrubs, and ornamental trees. All plant material (except trees) shall be of a variety whose height at maturity will not obstruct ground floor windows. Plant material shall be selected to prevent encroachment of the public sidewalk. Thorny plants are not permitted within 3' of the public sidewalk.

G. Portico

1. DESCRIPTION

The Portico frontage is a frontage type appropriate for certain buildings with ground floor residential use as well as institutional uses—see Table 2G-5 to determine appropriate building types. The Portico frontage has its building facade aligned close to the streetside property line with the ground floor elevated above the sidewalk level to provide privacy for the ground floor windows and is accessed by a covered, generously-sized exterior stairway and landing.

Figure 2G-20: Portico



2. STANDARDS

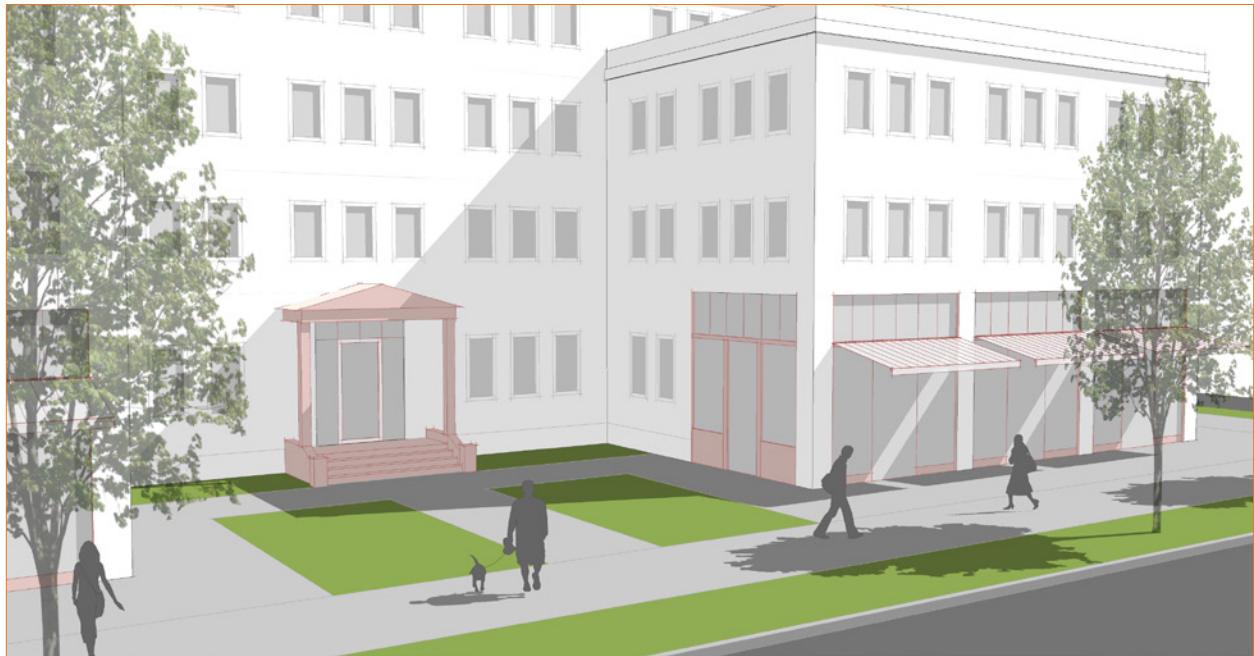
- a. The private frontage area between the sidewalk and the building facade shall be landscaped with the intent to provide privacy for residents and attractive landscape for pedestrians. The private frontage area is not intended as outdoor gathering space (such as patios) and hardscaped areas other than portico, stair, accessible ramp, and paved walkway are not permitted.
- b. To provide vertical separation and enhance privacy, the finished floor elevation of ground floor residential space shall be elevated 18" min. above the elevation of the abutting public sidewalk, and 36" max. above grade.
- c. Porticos shall be provided at building entries along front building facades and shall consist of an exterior floor area raised 18" min. above the elevation of the abutting public sidewalk, and 36" max. above grade to generally match the interior ground floor finished floor elevation. Porticos may provide access to a central lobby of a multi-unit building or may provide direct access to no more than two entrances to individual dwelling units.
- d. Porticos shall project 6' min., 8' max. beyond the front facade and extend 10' min., 16' max. along the front facade. A flat or pitched roof that is supported by columns or piers shall extend over the entire Portico. Alternatively a flat metal canopy suspended from support rods or cables may extend over the entirety of the Portico. For buildings with multiple Porticos, or a combination of Stoops and Porticos, a 6' min. landscaped area shall be provided between adjacent frontages.
- e. Landscaping on both sides of the Portico is required. Landscaping may be at grade or elevated, and may be demarcated by a garden wall up to 24" in height or a max. 42" decorative, transparent fence constructed of wrought iron or metal that faithfully imitates wrought iron. Plants may include groundcovers, grasses, garden plants, low shrubs, and ornamental trees. All plant material (except trees) shall be of a variety whose height at maturity will not obstruct ground floor windows. Plant material shall be selected to prevent encroachment of the public sidewalk. Thorny plants are not permitted within 3' of the public sidewalk.

H. Forecourt

1. DESCRIPTION

The forecourt frontage is a subordinate frontage type intended for use in combination with one or more of the above permitted frontage types—see Table 2G-5 to determine appropriate building types. The forecourt frontage is created by setting back the central portion of the building facade to create an entry plaza or green that is surrounded by building facades on three sides. Forecourts at corners are not permitted.

Figure 2G-21: Forecourt



2. STANDARDS

- a. Forecourts shall be 20' min. in depth and width, however, neither dimension shall exceed 1.5 times the other dimension. In addition, the width of a forecourt shall not exceed one-third of the overall facade width.
- b. Forecourts may provide access to a central lobby of a larger building or may provide access to multiple uses through individual entrances. Depending on ground floor uses, forecourts may be appropriate for either semi-private or public uses, such as outdoor cafes, gardens, public art, or fountains.
- c. The forecourt may be hardscaped or landscaped, or a combination thereof, and may be elevated 24" max. above the elevation of the public sidewalk to maintain visual connectivity between the forecourt and the public sidewalk. If elevated, steps and/or ramps shall be provided to directly connect the forecourt with the adjacent sidewalk.
- d. Garden walls 24" max. in height may be used to separate the forecourt from the public sidewalk while maintaining visual connectivity. The garden wall's design and materials shall be high quality and compatible with the building's architecture.
- e. Where landscaped areas are provided, plants may include groundcovers, grasses, garden plants, low shrubs, and ornamental trees. All plant material (except trees) shall be of a variety whose height at maturity will not obstruct ground floor windows. Plant material shall be selected to prevent encroachment of the public sidewalk or walkways necessary to gain access to the building. Thorny plants are not permitted within 3' of public sidewalks or walkways necessary to gain access to the building.
- f. Other design standards required for the primary frontage types shall apply.

This page intentionally left blank

14-2G-5: BUILDING TYPE STANDARDS

A. Generally

The Building Type Standards differentiate and define a range of principal building typologies deemed appropriate for the Riverfront Crossings District. The Building Types describe basic building configuration and massing, pedestrian access, vehicle access, and parking specific to each typology. The standards are intended to complement the Subdistrict Standards and Frontage Type standards set forth in previous sections. Illustrations are intended to demonstrate basic Building Type standards, and are not intended to promote a particular architectural style or represent the architectural detail necessary for high quality buildings. In the event of conflicting requirements the more stringent requirement shall control.

Table 2G-6 below identifies which of the Building Types are allowed in each of the Subdistricts:

Table 2G-6: Permitted Building Types

Permitted Building Types	Riverfront Crossings Subdistricts						
	South Downtown	Park	South Gilbert	University	Central Crossings	Gilbert	West Riverfront
Cottage Home						x	
Rowhouse						x	x
Townhouse					x	x	x
Apartment Building	x	x	x	x	x	x	x
Multi-Dwelling Building	x	x	x	x	x	x	x
Live-Work Townhouse			x	x	x	x	x
Commercial Building	x	x	x	x	x	x	x
Mixed-Use Building	x	x	x	x	x	x	x
Liner Building	x	x	x	x	x	x	x
Civic or Institutional Building	x	x	x	x	x	x	x

B. Cottage Home

1. DESCRIPTION

The Cottage Home is a detached single-family house on a fee simple lot. The Cottage Home provides a semi-private frontyard and a private backyard. Garages are located in the rear yards, accessed either from an alley or by narrow driveways between adjacent Cottage Homes. Table 2G-6 above identifies the Subdistricts where this Building Type is permitted.

Figure 2G-22: Cottage Home (Alley Access)

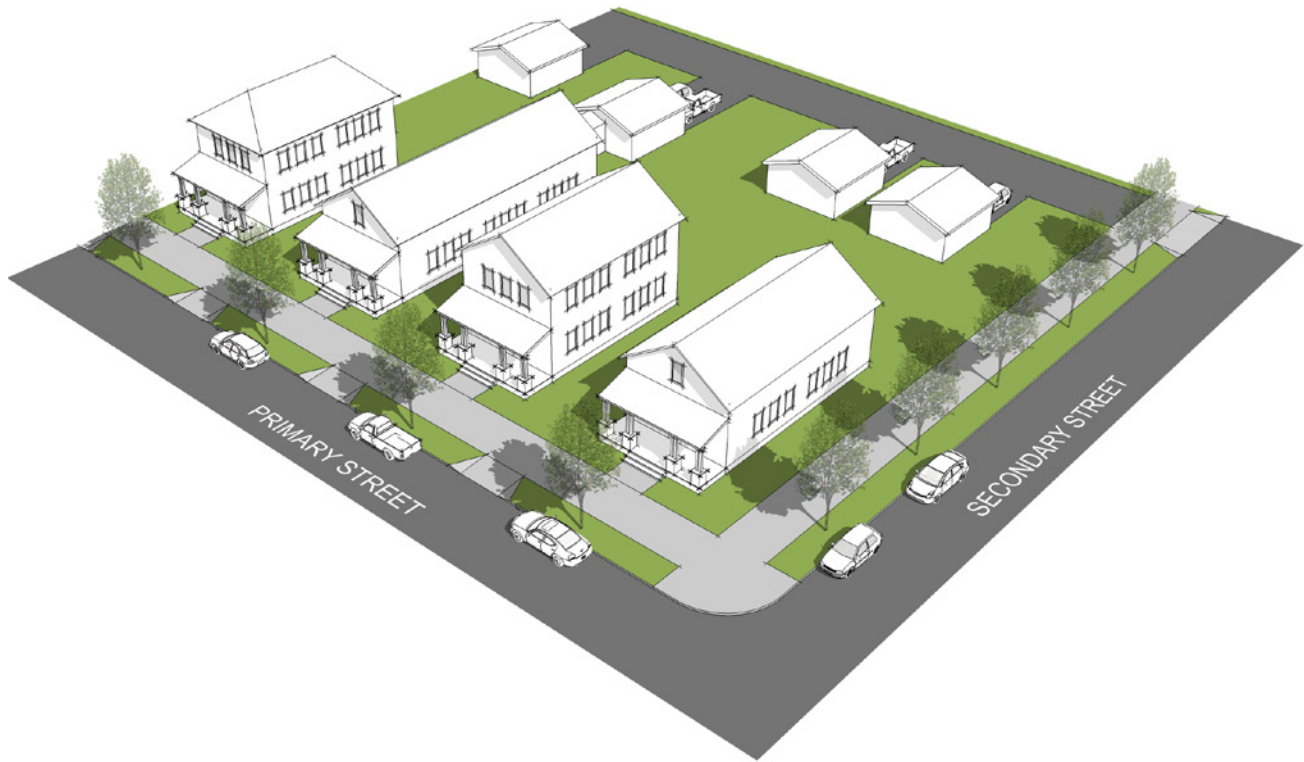
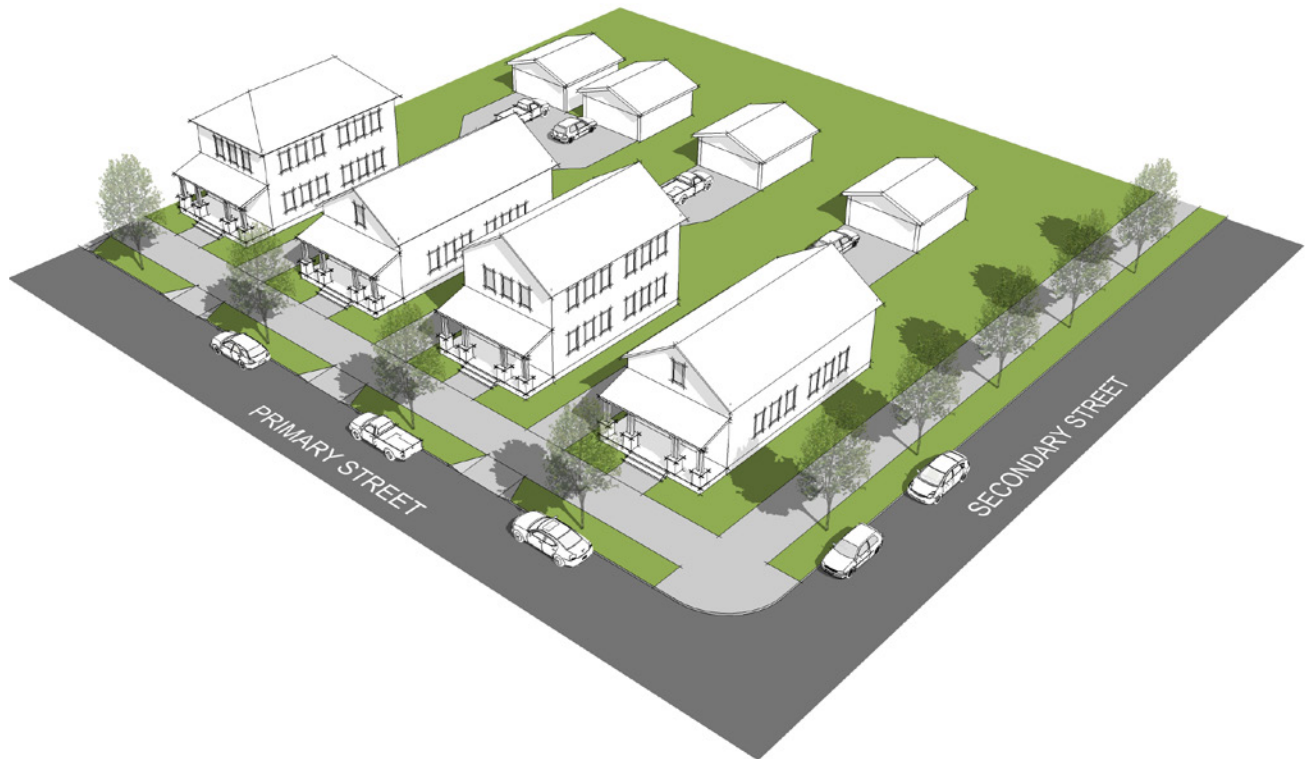


Figure 2G-23: Cottage Home (Driveway Access)



2. BUILDING SIZE AND MASSING

- a. Buildings shall be composed of one, one and a half, or two-story volumes.

3. PRIMARY PEDESTRIAN ACCESS

- a. The main entrance shall be located within the facade and shall be accessed directly from a street through an allowed Frontage Type—see Table 2G-5.

4. VEHICLE PARKING

- a. Parking shall be provided in a garage located in the rear yard behind the principal building. Garages may be detached, attached to the principal building, or connected to the principal building by a covered or enclosed breezeway.
- b. Vehicular access shall be provided as follows:
 - (1) Where a public alley or private rear lane is present garages shall be accessed from the alley or rear lane.
 - (2) Where no rear access is possible, garages shall be accessed through max. 10' wide driveways accessed from the front of the lot between adjacent Cottage Homes. Shared driveways between adjacent lots are encouraged.
- c. Refer to the Section 14-2G-6, Parking Type Standards for additional requirements.

C. Rowhouse

1. DESCRIPTION

The Rowhouse is a single-family unit that shares common walls with one or two of the adjacent units. A Rowhouse may be located on a separate fee-simple lot or be part of a multi-unit development. The Rowhouse provides a semi-private frontyard and a private backyard. Table 2G-6 above identifies the Subdistricts where this Building Type is permitted.

Figure 2G-24: Rowhouse



2. BUILDING SIZE AND MASSING

- a. Buildings shall be composed of two, two and a half, or three-story volumes.
- b. Groups of Rowhouses may consist of two to six attached units.

3. PRIMARY PEDESTRIAN ACCESS

- a. The main entrance shall be located within the facade and shall be accessed directly from a street through an allowed Frontage Type—see Table 2G-5.

4. VEHICLE PARKING

- a. Parking shall be provided in a garage, which may be detached or attached to the principal building.
- b. Garage doors must be oriented to an alley or private rear lane and shall not face the street.
- c. Refer to the Section 14-2G-6, Parking Type Standards for additional requirements.

D. Townhouse

1. DESCRIPTION

The Townhouse is a single-family unit that shares common walls with one or two of the adjacent units. A Townhouse may be located on a separate fee-simple lot or be part of a multi-unit development. The Townhouse provides a semi-private frontyard but no private backyard. Table 2G-6 above identifies the Subdistricts where this Building Type is permitted.

Figure 2G-25: Townhouse



2. BUILDING SIZE AND MASSING

- a. Buildings shall be composed of two, two and a half, or three-story volumes.
- b. Groups of Townhouses may consist of two to ten units.

3. PRIMARY PEDESTRIAN ACCESS

- a. Entrances to each dwelling shall be located within the facade and shall be accessed directly from a street through an allowed Frontage Type—see Table 2G-5.

4. VEHICLE PARKING

- a. Parking shall be provided in a garage attached to or tucked-under the unit at the rear.
- b. Garage doors must be oriented to an alley or private rear lane and shall not face the street.
- c. Refer to the Section 14-2G-6, Parking Type Standards for additional requirements.

E. Apartment Building

1. DESCRIPTION

The Apartment Building is designed to be occupied by multiple dwelling units configured as a double-loaded corridor building. The Apartment Building is oriented perpendicular to the primary street frontage and sits atop an underground parking garage whose bay width determines the building width. Table 2G-6 above identifies the Subdistricts where this Building Type is permitted.

Figure 2G-26: Apartment Building



2. BUILDING SIZE AND MASSING

- a. Buildings shall be composed of two, three, or four-story (where permitted) volumes.

3. PRIMARY PEDESTRIAN ACCESS

- a. The main entrance to the Apartment Building shall be located within the facade and shall be accessed directly from a street through an allowed Frontage Type—see Table 2G-5.
- b. Access to dwelling units shall be from a shared lobby located at the main entrance with entrances to each dwelling unit provided through central corridors. Exterior corridors and exterior stairways to upper floor dwelling units are not permitted.

4. VEHICLE PARKING

- a. Parking shall be provided in an underground structure located beneath the building footprint. The underground structure shall be designed so that the finished floor elevation of the residential space above matches the elevation of the Frontage Type (see Section 14-2G-4, Frontage Type Standards).
- b. Additional surface parking may be located to the rear of the building.
- c. Refer to the Section 14-2G-6, Parking Type Standards for additional requirements.

F. Multi-Dwelling Building

1. DESCRIPTION

The Multi-Dwelling Building is designed to be occupied by multi-family dwelling units or group living uses. The Multi-Dwelling Building may be arranged in a variety of configurations, including bar, L and C-shapes. A Multi-Dwelling Building may be configured around a courtyard providing private outdoor space, or may be part of a larger development with multiple buildings configured around a common courtyard. Table 2G-6 above identifies the Subdistricts where this Building Type is permitted.

Figure 2G-27: Multi-Dwelling Building



2. BUILDING SIZE AND MASSING

- a. Buildings shall be composed in accordance with the applicable Subdistrict Standards with respect to building height and stepback requirements.
- b. Courtyards shall have no dimension less than 20' and shall be designed with appropriate landscaping and/or hardscaping to provide a safe and attractive outdoor space for residents of the building.

3. PRIMARY PEDESTRIAN ACCESS

- a. The main entrance to the Multi-Dwelling Building shall be located within the facade and shall be accessed directly from a street through an allowed Frontage Type—see Table 2G-5.
- b. Access to dwelling units shall be from a shared lobby located at the main entrance with entrances to each dwelling unit provided through shared corridors. Exterior corridors and exterior stairways to upper floor dwelling units are not permitted.
- c. Ground floor dwelling units fronting on a street may also have a separate entrance directly from the street through an allowed Frontage Type. However, the scale and design of entrances to individual units shall be such that the entrance to the shared lobby is clearly recognizable as the building's main entrance.

4. VEHICLE PARKING

- a. Parking shall be provided in a surface lot in the rear, an underground structure, an above-grade mid-block structure, an integrated structure contained within the base of the building, or a combination thereof.
- b. Where present, above-grade mid-block parking structures shall be separated from the principal building by at minimum 40'. This space shall be landscaped to screen the parking structure and may contain an alley or private rear lane providing vehicular access to the structure.
- c. Refer to the Section 14-2G-6, Parking Type Standards for additional requirements.

G. Live-Work Townhouse

1. DESCRIPTION

The Live-Work Townhouse is designed to be occupied by a single dwelling unit and a single ground floor commercial or flex space. The Live-Work Townhouse shares common walls with one or two adjacent units and may be located on a separate fee-simple lot or be part of a multi-unit development. Table 2G-6 above identifies the Subdistricts where this Building Type is permitted.

Figure 2G-28: Live-Work Townhouse



2. BUILDING SIZE AND MASSING

- a. Buildings shall be composed of two, two and a half, or three-story volumes.
- b. Groups of Live-Work Townhouses may consist of two to ten units.

3. PRIMARY PEDESTRIAN ACCESS

- a. Entrances to ground floor commercial or flex space shall be located within the facade and shall be accessed directly from a street through an allowed Frontage Type—see Table 2G-5.
- b. Entrances to each dwelling unit shall be provided through a separate street level entrance or through a foyer shared with the commercial space.

4. VEHICLE PARKING

- a. Parking shall be provided in a garage attached to or tucked-under the unit at the rear, and/or a surface lot located behind the building.
- b. Garage doors must be oriented to an alley or private rear lane and shall not face the street.
- c. Refer to the Section 14-2G-6, Parking Type Standards for additional requirements.

H. Commercial Building

1. DESCRIPTION

Commercial Buildings are designed for occupancy by one or more non-residential uses. If present, uses generating visitor or customer traffic (such as retail, restaurants, personal services) are typically located on the ground floor facing the sidewalk. Table 2G-6 above identifies the Subdistricts where this Building Type is permitted.

Figure 2G-29: Commercial Building



2. BUILDING SIZE AND MASSING

- a. Buildings shall be composed in accordance with the applicable Subdistrict Standards with respect to building height and stepback requirements.

3. PRIMARY PEDESTRIAN ACCESS

- a. For buildings occupied by a single user: The main entrance to a lobby shall be located within the facade and shall be accessed from a street through an allowed Frontage Type—see Table 2G-5.
- b. For buildings occupied by multiple uses: Entrances to ground floor commercial spaces shall be located within the facade and shall be accessed from a street through an allowed Frontage Type. Entrances to upper floor commercial space shall be through a street level lobby and/or interior corridors accessed from the street through a separate entrance.

4. VEHICLE PARKING

- a. Parking may be provided in a surface lot, underground structure, above-grade mid-block structure, tuck-under parking, or a combination thereof.
- b. Where present, above-grade mid-block parking structures shall be separated from the principal building by at minimum 40'. This space may contain an alley or private rear lane.
- c. Refer to the Section 14-2G-6, Parking Type Standards for additional requirements.

I. Mixed-Use Building

1. DESCRIPTION

Mixed-Use Buildings are designed for occupancy by a minimum of two different uses that may be vertically and/or horizontally demised. If present, uses generating visitor or customer traffic (such as retail, restaurants, personal services, live/work commercial space) are typically located on the ground floor facing the sidewalk, whereas uses generating limited pedestrian activity (such as office or residential) are typically located on upper floors or behind street fronting commercial uses. Residential uses are not allowed in street-facing storefront spaces unless designed as live-work space. Table 2G-6 above identifies the Subdistricts where this Building Type is permitted.

Figure 2G-30: Mixed-Use Building



2. BUILDING SIZE AND MASSING

- a. Buildings shall be composed in accordance with the applicable Subdistrict Standards with respect to building height and stepback requirements.
- b. Courtyards shall have no dimension less than 20' and shall be designed with appropriate landscaping and/or hardscaping to provide a safe and attractive outdoor space.

3. PRIMARY PEDESTRIAN ACCESS

- a. Entrances to ground floor commercial spaces shall be located within the facade and shall be accessed from a street through an allowed Frontage Type—see Table 2G-5.
- b. Entrances to upper floor commercial space or dwelling units shall be through a street level lobby and/or interior corridors accessed from the street through a separate entrance.
- c. Entrances to live/work residential space may be provided directly from the live/work commercial space.

4. VEHICLE PARKING

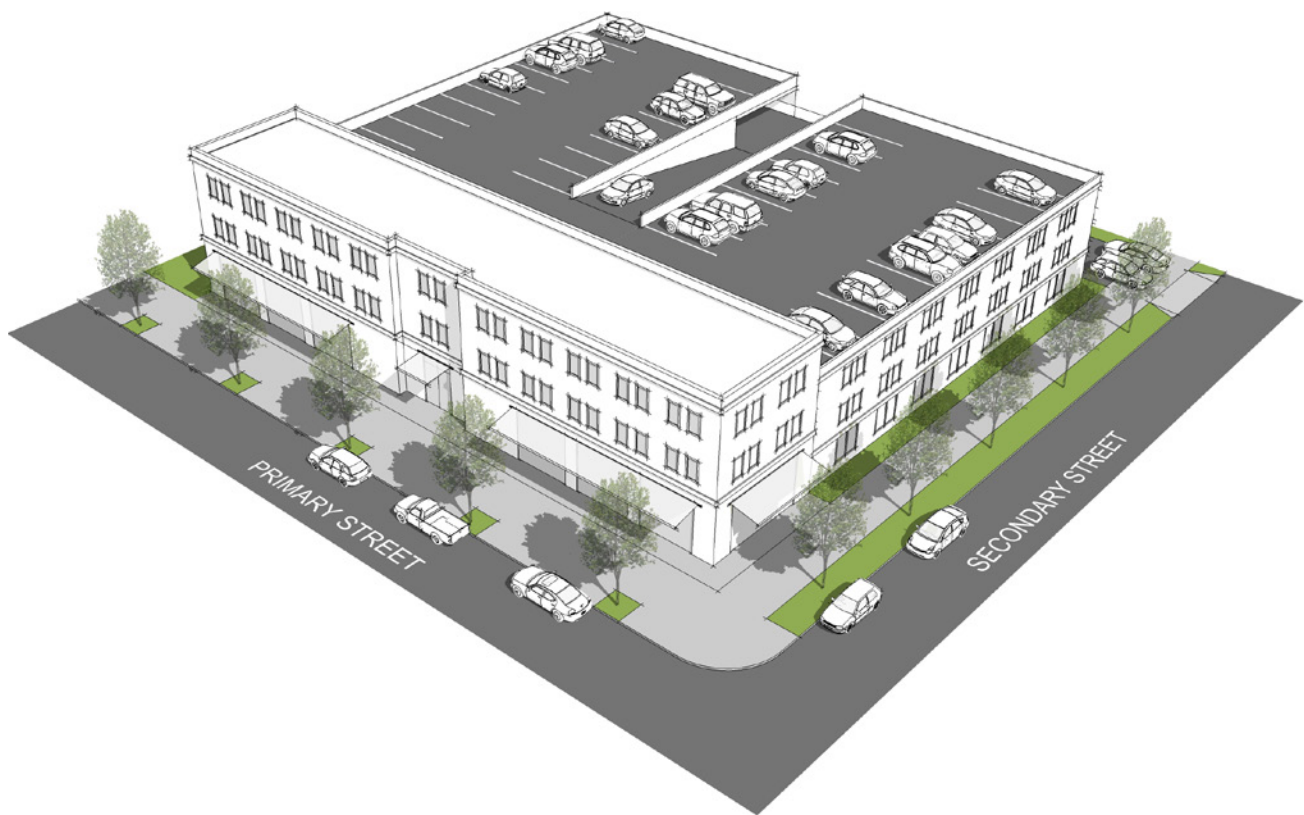
- a. Parking may be provided in a surface lot, underground structure, above-grade mid-block structure, an integrated structure contained within the base of the building, or a combination thereof in accordance with the Parking Type Standards—see Table 2G-7.
- b. Where present, above-grade mid-block parking structures shall be separated from the principal building by at minimum 40'. This space may contain an alley or private rear lane.
- c. Refer to the Section 14-2G-6, Parking Type Standards for additional requirements.

J. Liner Building

1. DESCRIPTION

A Liner Building is a shallow building designed and placed in a manner that hides a parking structure from public view. Liner buildings are oriented toward the street with no or minimal openings to the rear. The parking structure in the rear may be attached to the Liner Building, or slightly detached as required for fire separation. The Liner Building may be occupied by a single use or a mix of uses. If present, uses generating visitor or customer traffic (such as retail, restaurants, personal services) are typically located on the ground floor facing the sidewalk, whereas uses generating limited pedestrian activity (such as office or residential) are typically located on upper floors. The Liner building may also include live/work units, and townhouse units. Table 2G-6 above identifies the Subdistricts where this Building Type is permitted.

Figure 2G-31: Liner Building



2. BUILDING SIZE AND MASSING

- a. The building height shall be equal or greater than the height of the parking structure behind the building.

3. PRIMARY PEDESTRIAN ACCESS

- a. Entrances to ground floor uses shall be located within the facade and shall be accessed directly from a street through an allowed Frontage Type—see Table 2G-5.
- b. Entrances to upper floor commercial space or dwelling units shall be through a street level lobby and/or interior corridors accessed directly from the street.
- c. Entrances to live/work residential lofts may be provided directly from the live/work commercial space through internal stairs.

4. VEHICLE PARKING

- a. Parking shall be provided in a parking structure located behind the Liner Building.
- b. Refer to the Section 14-2G-6, Parking Type Standards for additional requirements.

K. Civic or Institutional Building

1. DESCRIPTION

Civic or Institutional Buildings are designed for occupancy by public or quasi-public uses that provide important services to the community. A Civic or Institutional Building contributes significantly to the quality of a place and often is the focal point of a public open space and built with high quality materials and architectural design. Civic or Institutional Buildings may be publicly owned and operated (e.g. city hall, post office, school, courthouse), semipublic (YMCA, Boys and Girls Club, museum), or privately owned and operated (e.g. church, daycare center, private school).

Figure 2G-32: Civic or Institutional Building



2. BUILDING SIZE AND MASSING

- a. Civic or Institutional Buildings may be designed as freestanding buildings in a public space or integrated into the urban fabric, as deemed appropriate for their use and context.
- b. Civic or Institutional Buildings that are integrated into the urban fabric should generally be composed in accordance with the applicable Subdistrict Standards with respect to setbacks, building height, and stepback requirements. However, the FBC committee may approve exceptions under the following circumstances:
 - (1) To accommodate architectural elements integral to the building design that contribute to public realm, such as a tower or steeple, or an entry plaza.
 - (2) To accommodate appropriate civic or institutional uses that cannot feasibly be accommodated within the building envelope permitted in the applicable Subdistrict.
- c. Freestanding Civic or Institutional Buildings may be located within a public or publicly accessible park or plaza and are exempt from the maximum setback requirements of the applicable Subdistrict. However, freestanding buildings shall be designed with four building facades of equal architectural quality.

3. PRIMARY PEDESTRIAN ACCESS

- a. For buildings occupied by a single user: The main entrance to a lobby shall be located within the facade and shall be accessed from a street through an allowed Frontage Type—see Table 2G-5.
- b. For buildings occupied by multiple uses: The building may provide either a shared entrance with street level lobby, or separate entrances. All entrances shall be located within the facade and shall be accessed from a street through allowed Frontage Types.
- c. Freestanding Civic or Institutional Buildings shall provide pedestrian access from at least two sides.

4. VEHICLE PARKING

- a. For freestanding Civic or Institutional Buildings:
 - (1) Vehicular access shall be limited to service and emergency vehicle access, provided through pedestrian walkways of sufficient width and construction.
 - (2) Parking shall be provided on-street. Shared off-street parking may be provided remotely in a lot or structure.
- b. For Civic or Institutional Buildings integrated into the urban fabric:
 - (1) Parking may be provided in a surface lot, underground structure, above-grade mid-block structure, an integrated structure contained within the base of the building, or a combination thereof in accordance with the Parking Type Standards—see Table 2G-7.
 - (2) Where present, above-grade mid-block parking structures shall be separated from the principal building by at minimum 40'. This space may contain an alley or private rear lane.
- c. Refer to the Section 14-2G-6, Parking Type Standards for additional requirements.

This page intentionally left blank

14-2G-6: PARKING TYPE STANDARDS

A. Generally

The Parking Type Standards describe the allowed off-street parking options and determine their basic design requirements. Additional requirements are set forth in the Subdistrict Standards and Building Type Standards above. The images herein are intended to illustrate typical conditions. The actual design and configuration of a parking facility may vary.

Table 2G-7 below identifies which of the Parking Types are allowed in conjunction with each of the Building Types:

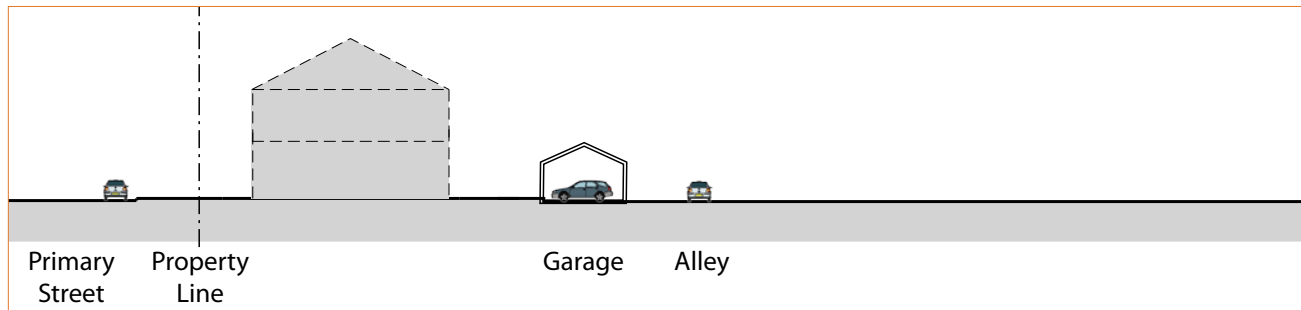
Table 2G-7: Permitted Parking Types

Building Types	Permitted Parking Types						
	Garage	Tuck-Under Parking	Surface Lot	Mid-Block Structure	Lined Structure	Integrated Structure	Underground Structure
Cottage Home	x						
Rowhouse	x						
Townhouse	x	x					
Apartment Building			x			x	x
Multi-Dwelling Building			x	x		x	x
Live-Work Townhouse	x	x	x				
Commercial Building		x	x	x		x	x
Mixed-Use Building			x	x		x	x
Liner Building					x		
Civic or Institutional Building		x	x	x		x	x

B. Garage

Garages provide private, enclosed parking spaces for individual dwelling units. Garages shall be located behind the principal building and may be attached to it, connected through a breezeway, or detached.

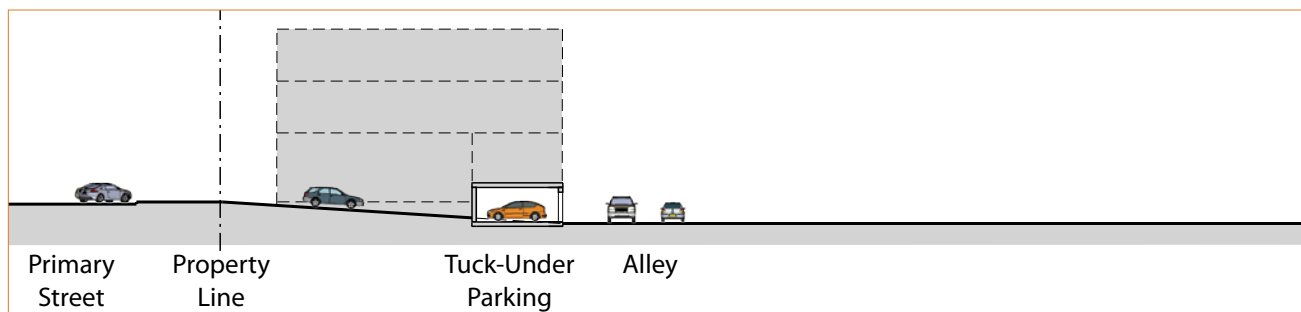
Figure 2G-33: Garage



C. Tuck-Under Parking

Tuck-under parking provides covered and enclosed parking spaces located at the rear of a building. Tuck-under parking may be combined with other parking types and works particularly well on properties that slope away from the primary street right-of-way and where a residential dwelling must be elevated above a flood hazard area.

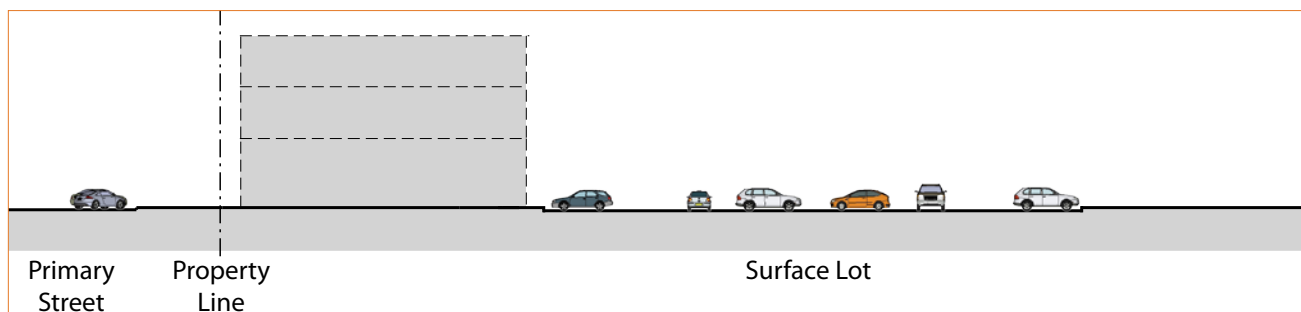
Figure 2G-34: Tuck-Under Parking



D. Surface Lot

Surface lots provide uncovered, at-grade parking spaces. Surface lots shall be located according to the rules set forth in Section 14-2G-3, Subdistrict Standards.

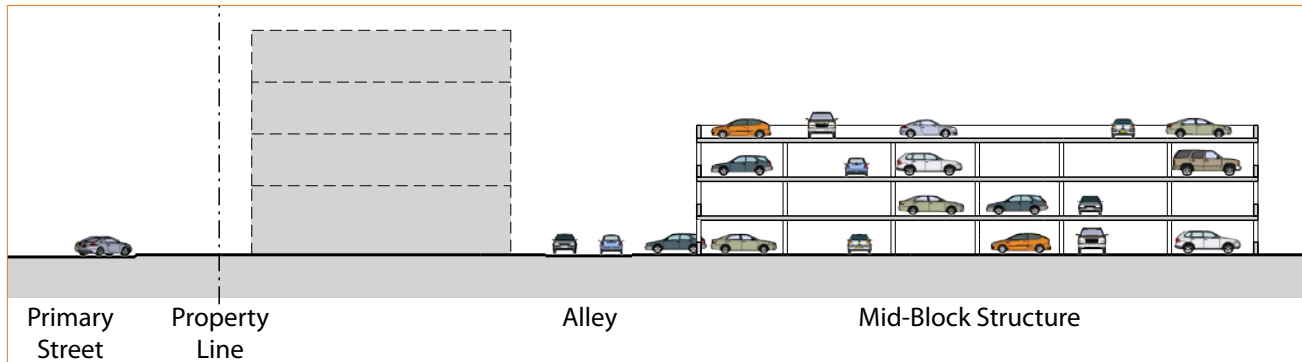
Figure 2G-35: Surface Lot



E. Mid-Block Structure

Mid-block structures are freestanding parking structures located in the center of a larger block. Mid-block structures shall be set back from adjacent buildings by at least 40' to provide sufficient light and privacy for commercial or residential uses facing the block interior. This setback may accommodate an alley, private rear lane, and/or rear yards.

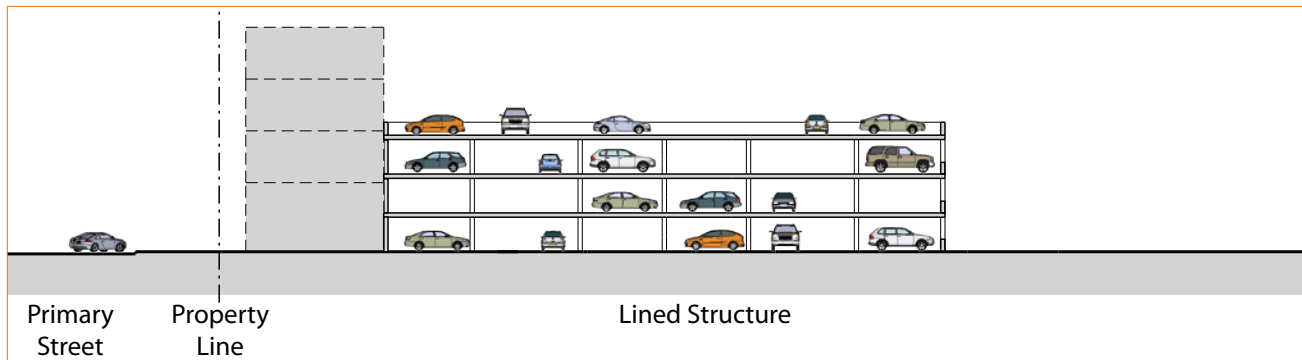
Figure 2G-36: Mid-Block Structure



F. Lined Structure

Lined structures are parking structures located behind shallow Liner Buildings that are oriented solely toward the street. Lined structures may be directly attached to the liner building or detached by a minimal fire separation distance. Lined structures shall be limited in height to equal or less than the height of the liner building.

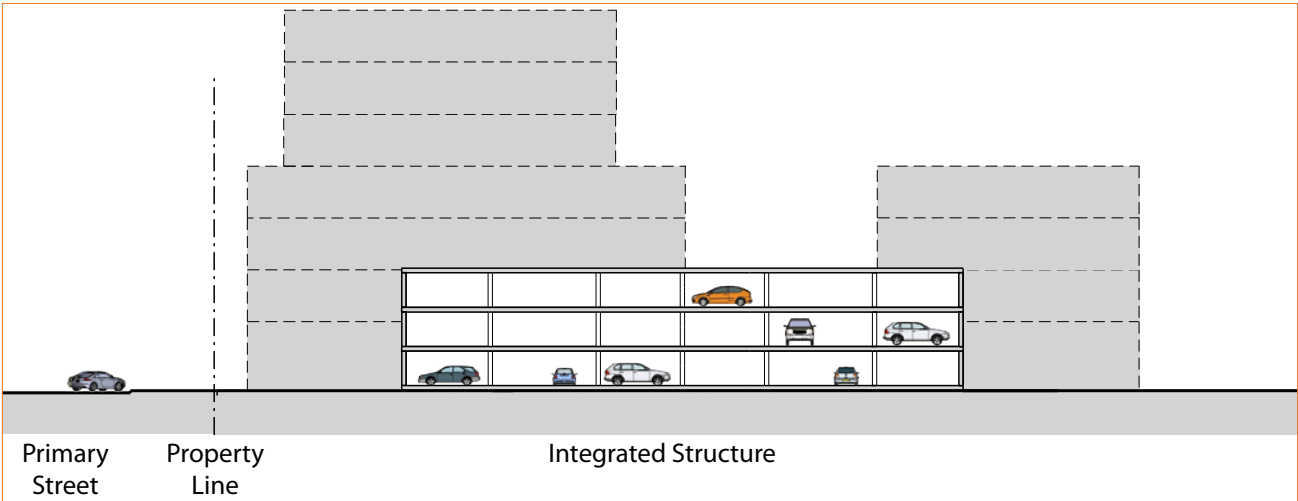
Figure 2G-37: Lined Structure



G. Integrated Structure

Integrated structures are parking structures located within an occupied building. Integrated structures may be fully or partially integrated into the building.

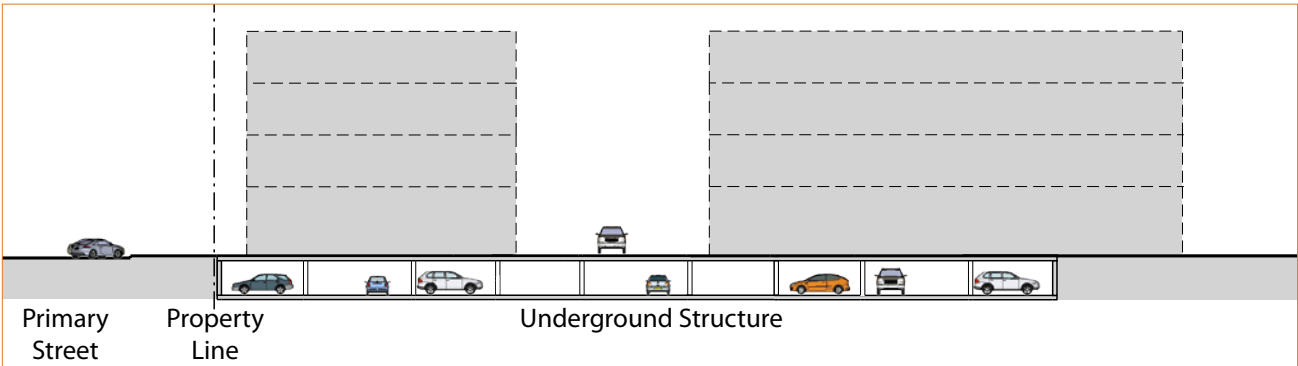
Figure 2G-38: Integrated Structure



H. Underground Structure

Underground structures are parking structures located below grade. Underground structures may be combined with other above-ground parking types.

Figure 2G-39: Underground Structure



14-2G-7: GENERAL REQUIREMENTS

A. Streetscape and Frontage Area Improvements

1. The area within the public right-of-way between existing or planned curb lines and the streetside property line shall be improved for pedestrian circulation, streetscape amenities, and landscape space consistent with provisions of the Riverfront Crossings District Master Plan and the City's sidewalk standards and tree requirements. If any of these provisions conflict, the more specific standard shall apply.
2. The private frontage area, which is the area between the property line and the plane of any street-facing building facade, shall be improved consistent with Section 14-2G-4, Frontage Type Standards. Within the private frontage area, outdoor storage and work areas, mechanical equipment, accessory buildings, or other improvements that detract from the quality of the pedestrian environment are prohibited. The placement of walls and fencing shall comply with the applicable Frontage Type Standards. In the West Riverfront subdistrict the private frontage area may differ as described in the Subdistrict Standards.
3. All areas of the site that are not used for buildings, parking, vehicular and pedestrian use areas shall be landscaped with trees and/or plant materials. A landscaping plan for such areas must be submitted at the time of site plan review.

Figure 2G-40: Streetscape and Frontage Area Improvements - Typical Non-Residential Frontage

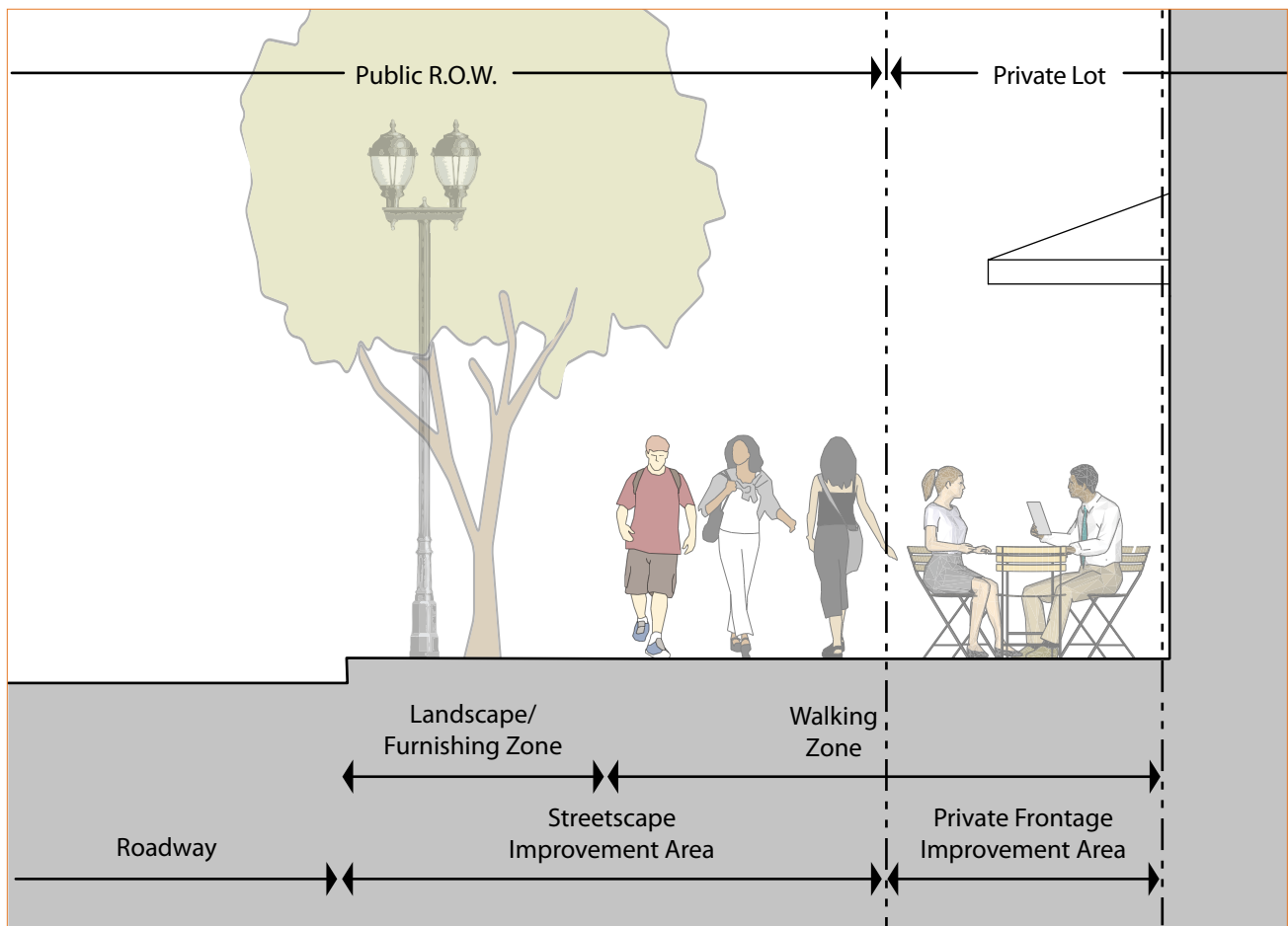
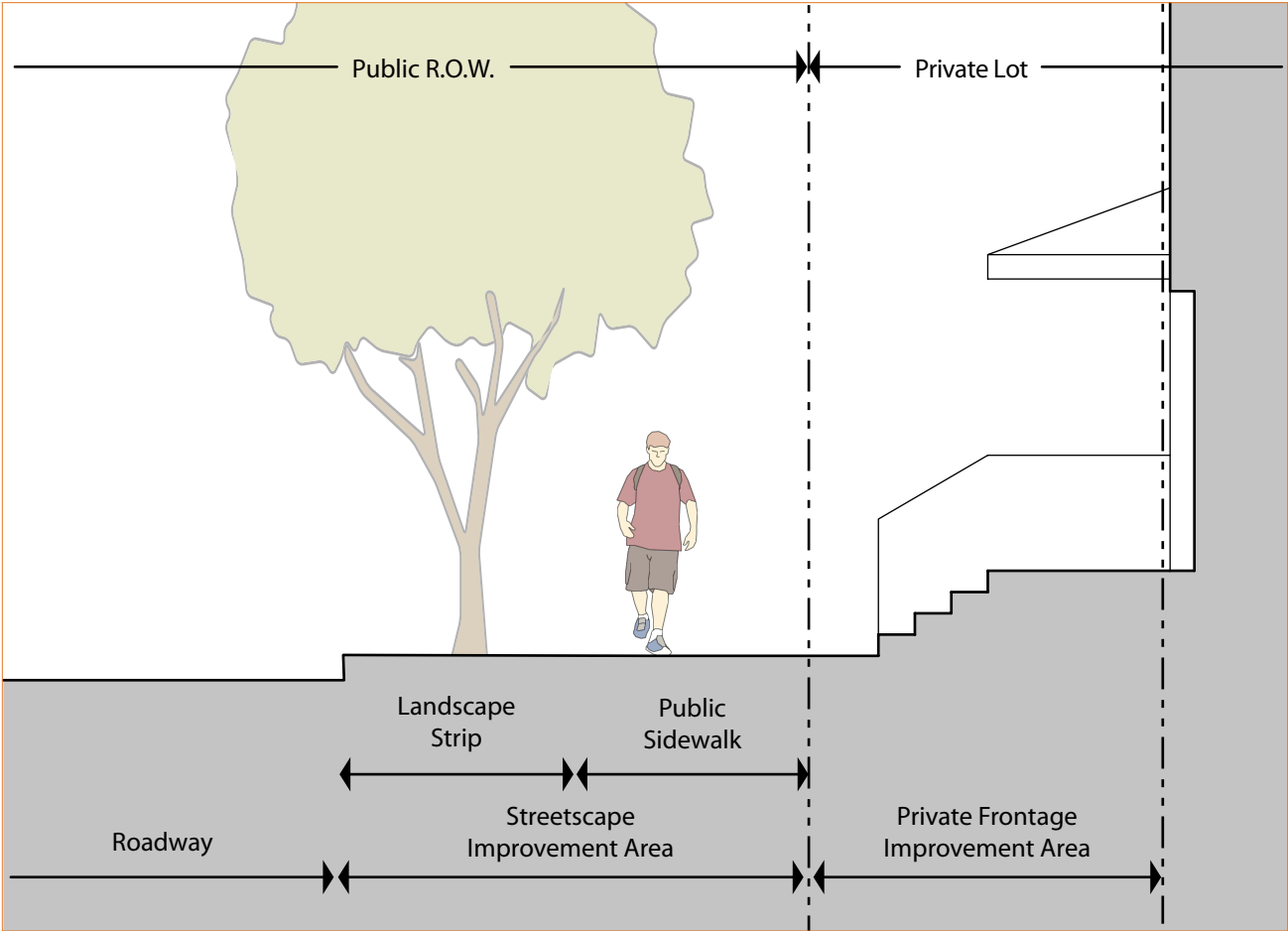


Figure 2G-41: Streetscape and Frontage Area Improvements - Typical Residential Frontage



B. Pedestrian Streets

1. Buildings may front on a Pedestrian Street, where provided, in compliance with the requirements in Section 14-2G-3, Subdistrict Standards, and Section 14-2G-4, Frontage Type Standards. In such a case, the pedestrian street is considered a primary street, and as such, all provisions of this Article that apply to primary streets shall also apply to pedestrian streets. In cases where a pedestrian street is illustrated on the Regulating Plan as a primary street and for Ralston Creek Frontages illustrated on the Regulating Plan, a pedestrian street is required, and must be designed according to the following standards. In the case of a Ralston Creek Frontage, the required stream corridor buffer may be included in the required pedestrian street right-of-way or public access easement.
2. Pedestrian Streets shall be designed to meet the following standards:
 - a. Public Pedestrian Street:
 - (1) Public Pedestrian Streets shall be located within a public right-of-way and function like a street, but be limited to non-motorized traffic.
 - (2) Buildings shall front on and be accessed from the public pedestrian street through an allowed frontage type.
 - (3) Public Pedestrian Streets shall be at least 40' in width and intersect with, be perpendicular to and visible from a public street right-of-way and be owned by a government entity. Additional right-of-way width may be required beyond the minimum based on location and the amount of pedestrian traffic anticipated.
 - (4) Public Pedestrian Streets may provide for pedestrian travel through a block to other neighborhood destinations, such as parks, riverfront areas, trails, schools, and neighborhood commercial areas.
 - b. Private Pedestrian Street:
 - (1) Private Pedestrian Streets shall be designed as publicly accessible thoroughfares that function like residential streets but are limited to non-motorized traffic.
 - (2) Residential buildings shall front on and be accessed from the private pedestrian street through an allowed frontage type.
 - (3) A private pedestrian street shall be established through a shared public access easement that shall be at min. 30' wide and intersect with, be perpendicular to and visible from a public street right-of-way.
 - c. Ralston Creek Frontages:
 - (1) The required 30' stream corridor buffer shall serve as the pedestrian street right-of-way or public access easement and shall function like a street, but is limited to non-motorized traffic.
 - (2) Buildings shall front on and be accessed from the pedestrian street through an allowed frontage type.
 - (3) The required public trail may serve as a sidewalk that provides access to building frontages. In addition, a separate sidewalk may be constructed on a raised terrace along the building frontages to provide better access to residential units that are elevated above the flood hazard level.

- d. General Standards. A creative and unique streetscape along the pedestrian street is encouraged based on the type and scale of the buildings along the frontage and the amount of pedestrian traffic anticipated. Streetscape design shall be approved by the FBC Committee and must meet the following minimum standards:
- (1) To ensure public safety, pedestrian-scale lighting is required along any pedestrian street per City requirements as determined by the FBC Committee.
 - (2) Depending on the location and the design of the development, provision for emergency vehicle access may be required. If required, a central paved pathway must be provided that is at least 20' wide and remains free of obstructions.
 - (3) Each pedestrian street, except for Ralston Creek Frontages and pedestrian streets that require a central 20' fire lane, shall include at least two, min. 6' wide public sidewalks separated by a central green space. For pedestrian streets that exclusively serve residential building types, one centrally located min. 10' sidewalk flanked by greenspace may be approved by the FBC Committee. See subparagraph c., above, for sidewalk requirements for Ralston Creek Frontages.
 - (4) Street trees must be planted at the same ratio as required for a regular street right-of-way, although trees may be clustered or spaced according to the streetscape design plan approved by the FBC Committee.
 - (5) Any areas that are not intended for pedestrian pathways shall be landscaped or used for pedestrian amenities, bicycle parking, seating areas, public art, sidewalk café seating, and similar. Landscaped areas may be designed to provide storm water conveyance.

C. Pedestrian Passageways

1. For buildings with non-residential uses and facades longer than 200' along a primary street, publicly accessible pedestrian passageways from primary streets to and through the interior of the block are required to provide pedestrian access from parking areas at the rear of buildings to street frontages.
2. Passageways shall be designed to meet the following standards:
 - a. Passageways shall be 10' min. in width and 12' min. in height;
 - b. Upper floors may continue over the passageway. Open air passageways are also allowed;
 - c. Passageways should be designed to preclude normal vehicular access and preferably be separate from other emergency vehicle access ways to the interior of the block;
 - d. If a pedestrian passageway is provided in conjunction with a mid-block driveway, the pedestrian walkway shall be separated from vehicular traffic by raising and curbing the walkway. Bollards and/or landscaping may also be required to improve safety in high traffic volume situations;
 - e. Pedestrian passageways serving projects with ground floor residential use may be for the sole use of building tenants and secured with gates;
 - f. To ensure safe and secure use, passageways shall be designed to provide clear lines-of-sight, little or no variation in enclosing wall planes, adequate light levels, and shall be kept clean and clear of debris.

D. Streetscreens

1. Where Streetscreens are required in Section 14-2G-3, Subdistrict Standards, a wall that meets the following standards shall be built for the purpose of enhancing security or for screening a parking lot or side yard area from public view.
2. Streetscreens shall be designed to meet the following standards:
 - a. Streetscreens shall be constructed coplanar with or recessed max. 2' from the street-facing facade.
 - b. Streetscreens shall be a min. of 5' in height but shall not exceed the height of the ground floor facade.
 - c. Streetscreens shall be constructed of masonry or other high quality wall material complementary to the adjacent building facade. A decorative wrought iron or metal fence that faithfully imitates wrought iron may be approved by the FBC committee, provided the intended purpose of the streetscreen is achieved.
 - d. Streetscreens may have openings for approved driveways and pedestrian passageways.
 - e. Streetscreens over 15' in length shall be articulated and/or be enhanced by landscaping to provide visual interest along the street frontage.

E. Open Space Requirement for Projects with Residential Use

1. On lots that contain Multi-Dwelling Buildings, Apartment Buildings, and/or Mixed-Use Buildings that contain multi-family or group living uses, usable open space shall be provided on each lot at a ratio of 10 square feet per bedroom, but not less than 400 square feet, according to the standards set forth in this subsection.
2. For the purpose of this section, open space is defined as having the following characteristics:
 - a. Open air, outdoor space accessible for shared use by occupants of residential units on the property, except as allowed for Indoor Activity Space, as noted below;
 - b. Designed to preserve privacy for individual dwelling units;
 - c. Improved to support passive recreation, leisure activities and informal gathering;
 - d. Includes amenities such as seating, shade trees, planters, gardens, and/or other improvements to support passive recreation or leisure activities;
 - e. Located in one or more clearly defined, compact areas, with each area not less than 400 square feet, with no dimension less than 20' and no slope greater than 10%;
 - f. Separated and buffered from vehicular use areas through the use of landscaping and/or garden walls or fencing.
3. Paved areas and bicycle parking areas shall not be counted toward usable open space, except that paved paths no wider than 5' and pervious pavement designed exclusively for passive outdoor recreation may be included within the defined open space area.
4. Private frontage areas may not count toward the open space requirement, except for forecourts, as noted below.
5. Shared garden and patio space located on upper floor terraces, rooftops or podiums (on the top level of a parking garage) shall count toward the open space requirement, provided these areas are designed with green features, such as planters or functional green roofs, contain outdoor seating and other appropriate amenities, are free of any obstructions, screened from rooftop mechanical equipment, and are improved and available for safe and convenient access to all residential occupants of the building. Security and close monitoring of any such space is required to ensure the safety of residents and the public. The City reserves the right to restrict or close such a space and require the owner to pay a fee in lieu if such space is deemed a public hazard or nuisance.
6. A forecourt meeting the standards above shall count toward the open space requirements, provided:
 - a. It complies with the Forecourt Frontage Type Standards in Section 4 of this Article;
 - b. It is square or rectangular in form with a minimum side dimension of 20' and no side greater than 1.5 times the dimension of another side;
 - c. It includes amenities such as seating, shade trees, planters, gardens, and/or other improvements to support passive recreation or leisure activities;
 - d. Its elevation is not lower than grade or higher than the ground floor finished floor elevation.

7. Indoor Activity Space may count for up to 50% of the required open space, provided the indoor activity space meets the following requirements:
 - a. The space is accessible for shared use by occupants of residential units on the property;
 - b. It is designed to preserve privacy for individual dwelling units;
 - c. It is improved to support recreation and leisure activities and informal gathering and as such is separate and distinguishable from entry areas, storage areas, mail room, and other areas not devoted to recreation and leisure activities;
 - d. Each indoor activity area is not less than 225 square feet, with no dimension less than 15';
 - e. A minimum of 40% of the combined surface area of all the walls is transparent and at least one wall is an exterior wall with min. 40% window coverage. If located on the top floor, transparent skylights may be counted toward the transparency requirement.
8. The payment of a fee in lieu of providing the required usable open space may be requested by the developer in cases where there is practical difficulty meeting the standards. A fee in lieu of the open space requirement may be requested according to the following procedures and requirements:
 - a. At least 50% of the open space requirement must be met on-site, either as usable outdoor space and/or as indoor activity area meeting the minimum dimensional requirements as stated above, unless the lot contains residential development of 20 or fewer bedrooms. In such a case, up to 100% of the open space requirement may be satisfied with a payment in lieu;
 - b. The developer must request payment in lieu of open space at the time of site plan review;
 - c. The fee must be paid in full prior to the issuance of an occupancy permit;
 - d. The fee shall be equal to the fair market value of the land that otherwise would have been required for the open space. The fair market value of the land shall be determined by a qualified real estate appraiser who is acceptable to both the City and the developer. The appraisal cost shall be borne by the developer.
 - e. All such fees shall be deposited in either the Riverfront Crossings District East (for properties located east of the Iowa River) or the Riverfront Crossings District West (for properties located west of the Iowa River) open space account. All payments will be used to acquire or develop public open spaces, parks, recreation facilities and greenways/trails that are located within the applicable Riverfront Crossings open space district.

F. Building Design Standards

1. FACADE COMPOSITION

- a. Building facades shall be designed with a base, middle, and top, as illustrated in Figure 2G-42. The ground floor facade, or in the case of taller buildings the facade of the first few stories, composes the base. The building elements and features above or including the uppermost occupied floor, including parapet walls and eaves, compose the top. The top of buildings shall be delineated with some form of cornice expression, either with trim material, brackets and panels, eave details, or accentuated masonry. The base of a building shall be distinguished from the middle through the use of string courses, cornice expression, or installation of awnings or canopies. Where the exterior wall material changes along the vertical plane of the building, the materials must be separated by a horizontal band, such as a belt course, soldier course, band board or other trim appropriate to the building materials being used.
- b. To break up building facades along street frontages, facades shall be divided vertically into bays, as illustrated in Figure 2G-42. Facade bays shall be 20' min. and 35' max. in width and establish a rhythm of vertical modules unified by a complementary rhythm of windows and window groupings. Facade bays shall be distinguished by varying fenestration patterns, recessing wall planes, varying building materials, or establishing a rhythm of architectural elements such as pilasters or window bays. Where the exterior wall material changes along the horizontal plane of a building, the change must occur on an inside corner of the building wall.
- c. To avoid flat, continuous, and overly long upper floor facades, the maximum length of an upper floor facade shall be 100'. Articulation between continuous upper floor facade sections shall be accomplished by recessing the facade 2' min. for a distance of at least 10', as illustrated in Figure 2G-42. If an upper story facade is recessed more than 5', said distance shall be increased to at least 20'. If balconies are constructed within the recessed area, the distance between balconies that face each other across the recessed area shall be a minimum of 20'.
- d. To create a seamless transition between the facades of a building at a street corner, both street-facing facades shall be designed with equal architectural quality and detail as illustrated in Figure 2G-43. Buildings shall reinforce street corners by repeating facade elements such as signs, awnings and window and wall treatments on both sides of the building facing the corner. Additional corner emphasis with chamfered or rounded facades, corner entries accentuated through changes in design treatments, materials, canopy projections, roof or parapet forms, or through other architectural method is encouraged on street corners. Where additional corner emphasis is provided that extends vertically to the top of the building, the upper floor stepback requirement may be waived or adjusted by the FBC Committee.
- e. For any exterior building wall that faces a street, park, forecourt, public plaza, public trail, the Iowa River or Ralston Creek, a minimum of 25% of said wall between the ground floor and the top of the wall shall be comprised of doors and transparent windows, with the following exceptions:
 - (1) For buildings with Storefront and Urban Flex frontages, this standard applies only to upper floors with the ground floor meeting fenestration requirements for these frontage types.
 - (2) Side facades built to the property line that will abut an adjacent building, but that are temporarily within public view, are exempt from this requirement.

- f. Along street-facing facades and facades that face the Iowa River, Ralston Creek, public plazas, open space or trails, blank walls greater than 15' in length are not allowed. Elements such as windows, doors, columns, pilasters, changes in material, artwork, or other architectural details that provide visual interest must be distributed across the facade in a manner consistent with the overall design of the building.

Figure 2G-42: Facade Composition

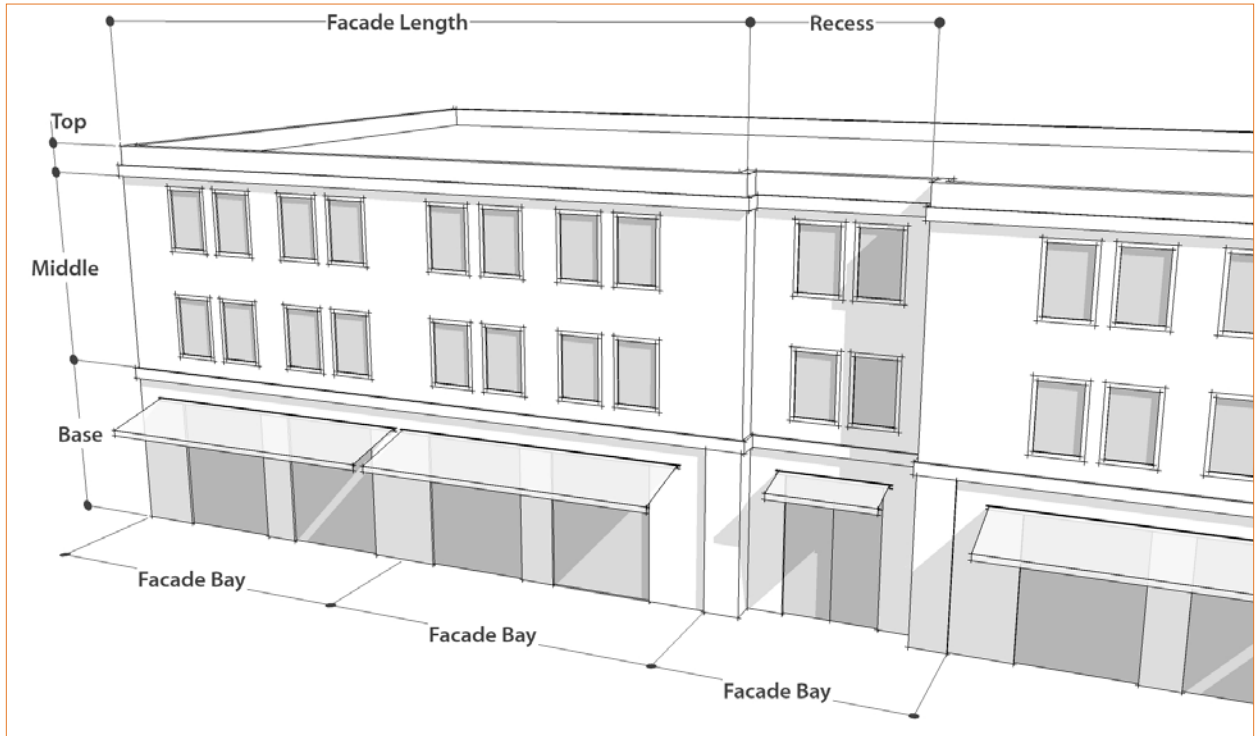
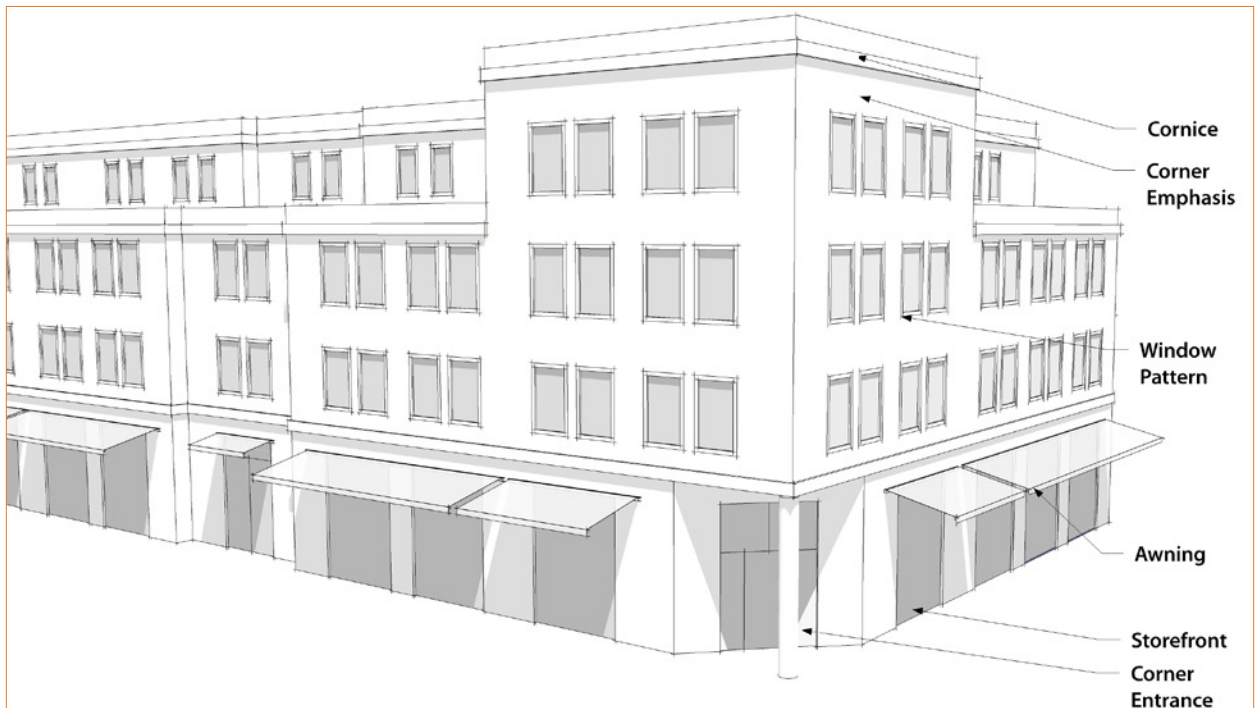


Figure 2G-43: Corner Treatment

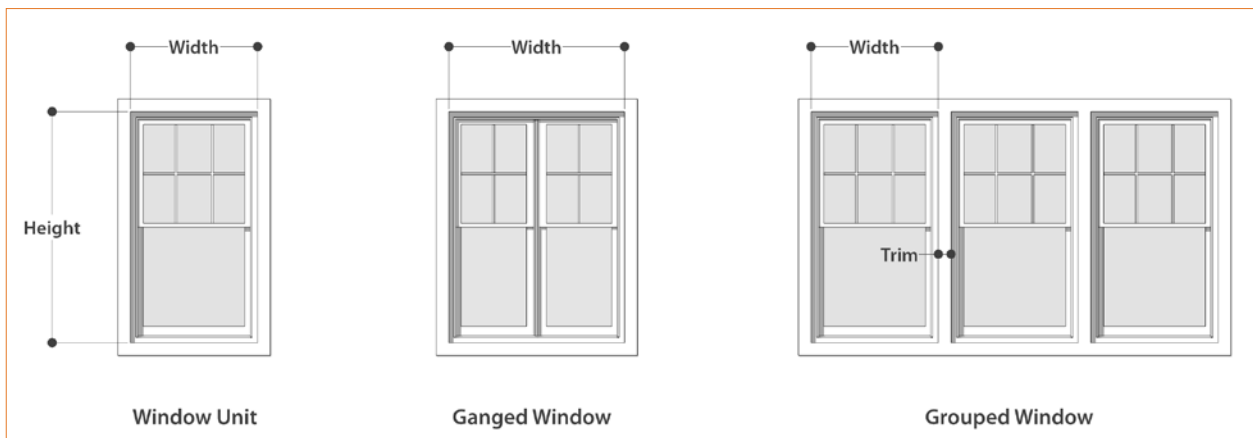


2. BUILDING ENTRIES

- a. Primary entries to ground floor building space and to common lobbies accessing upper floor building space shall be accessed through an allowed frontage type located along street-facing facades with preference given to entries along facades facing primary streets. Building entries along rear and side facades or from parking garages may not serve as principal building entries. Buildings with more than three street-facing facades shall have building entries on at least two sides.
- b. For buildings that contain residential dwelling units, there must be at least one main entrance on the street-facing facade that provides pedestrian access to dwelling units within the building through an allowed frontage type. Access to dwelling units must not be solely through a parking garage or from a rear entrance.
- c. Entries on street-facing facades shall be sheltered by an awning, canopy, a recessed doorway, portico, and/or a porch as appropriate to the frontage type, and shall be distinguished by facade recesses or variations in facade design appropriate to the frontage type as set forth in Section 14-2G-4, Frontage Type Standards.
- d. Primary residential entries shall be demarcated with a transom and sidelight windows, pilasters and pediment, door surround and raised cornice, or a combination of these treatments.
- e. For buildings with greater than 100' of frontage along a street, at least one usable building entry shall be provided for every 50' of frontage. This requirement shall not apply in the West Riverfront Subdistrict.
- f. Unenclosed or partially-enclosed exterior stairways to upper floor building space are not permitted. Unenclosed, exterior corridors on upper floors are not permitted.
- g. Along street frontages, sliding doors are prohibited as building entries. Sliding doors may not be used as a primary means of entrance to any residential building or residential unit.

3. WINDOWS

Figure 2G-44: Window Configurations



- a. Windows in residential buildings or the residential portions of mixed-use buildings shall comply with the following standards:
 - (1) Individual window units that are visible from a public street, pedestrian street, or public park, plaza or trail shall have a height that is at least 1.5 times greater than the width of the window unit, as illustrated in Figure 2G-44.
 - (2) Individual window units may be located side-by-side, or ganged, in a wider window opening, but the width of the opening may not exceed its height, as illustrated in Figure 2G-44.
 - (3) Windows may be grouped, but individual window units shall be separated by min. 3 1/2 inch trim, as illustrated in Figure 2G-44.
 - (4) Bathroom, kitchen, skylights, and decorative windows, such as stained-glass and ocular windows, are not required to meet the above dimensional standards.
 - (5) Horizontal slider windows are not permitted on facades facing public streets, pedestrian streets, Ralston Creek Frontage, and public trails, plazas, parks and open spaces.
 - (6) Windows shall be accentuated with facade treatments, recesses, and trim appropriate to the wall material and architectural style of the building. Windows in walls constructed of masonry, stucco, or similar shall be recessed a min. of 2" from the facade and accentuated with sills and lintels or other similar treatment. In walls not constructed of masonry, stucco or similar, windows must include min. 3" trim. If simulated muntins are used they shall be affixed to the exterior of the windows.

4. STORY HEIGHTS

- a. For all mixed-use and non-residential buildings, the minimum ground floor floor-to-structural-ceiling height is 14'. For live-work townhouses, apartment buildings, and multi-dwelling buildings, the minimum ground floor floor-to-structural-ceiling height is 11'.
- b. Upper floors shall not exceed 14' floor to floor.

5. BUILDING MATERIALS

- a. Buildings shall be constructed of durable, high-quality materials. Table 2G-8, below lists allowable exterior finish materials, the portion of the building on which they are allowed, and any specific standards that apply. The FBC Committee shall review the proposed palette of building materials to ensure compliance with these standards and to ensure that materials and colors form a cohesive design for the building as related to the mass and scale of the building, the building type, frontage condition, and proposed architectural style.
- b. All building facades within public view of a street, pedestrian street, plaza, park, public trail, Ralston Creek, or the Iowa River shall use materials and design features similar to or complementary to those of the front facade.

Table 2G-8: Permitted Building Materials

Permitted Building Materials	Permitted Location/Application of Material					Standards (see notes)
	Trim/Accent Material	Top of Building	Middle of Building	Base/Bottom of Building	Storefront and Urban Flex frontages	
Brick (face/veneer)	x	x	x	x	x	
Stone/Stone Veneer	x	x	x	x	x	
Transparent Glass	x	x	x	x	x	
Burnished/ Glazed/Split-face Block	x	x	x	x		A
Wood/Wood Composite	x	x	x	x	x	B
Fiber-Cement Siding/Panels	x	x	x	x		B
Metal Panels	x	x	x	x	x	C
Pre-Cast Concrete Panels	x	x	x	x		D
EIFS/synthetic stucco/hand-laid stucco	x	x				E
Reflective Glass/ Spandrel	x					F
Translucent/ Fritted Glass/ Window Film	x	x	x	x	x	G

NOTES:

- A. Shall be used in conjunction with a palette of materials and shall not comprise more than 33% of any facade within public view of a street, pedestrian street, plaza, park, public trail, Ralston Creek Frontage, parking area, or the Iowa River.
- B. For buildings that exceed 3 stories in height, these materials shall only be used in conjunction with a palette of materials and shall not comprise more than 33% of any facade within public view of a street, pedestrian street, plaza, park, public trail, Ralston Creek Frontage, parking area, or the Iowa River.
- C. Shall be used in conjunction with a palette of materials; shall be a heavy gauge, non-reflective metal;
- D. Shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials. This category does not include tilt-up concrete wall construction, which is not allowed.
- E. May only be used for architectural detailing above the ground floor.
- F. Shall be used in limited quantities as an accent material or as a means of visual screening. Shall not count toward minimum fenestration requirements.
- G. May be used for architectural detailing and signage. Other than for decoration and signage, use of these materials on a storefront level is discouraged. For storefront and urban flex frontages, if use of these materials on ground floor windows reduces the transparency and blocks views into the interior of a building, said windows shall not count toward the minimum fenestration requirements of the ground floor of the building. Window film shall not be applied to required storefront windows in a manner that reduces transparency and blocks views into the interior of the storefront.

6. ROOF DESIGN

- a. The following building types may have flat or pitched roofs; however, mansard roofs are discouraged and shall not be permitted on single story buildings.
 - (1) Townhouse
 - (2) Apartment Building
 - (3) Multi-Dwelling Building
 - (4) Live-Work Townhouse
 - (5) Commercial Building
 - (6) Mixed-Use Building
 - (7) Liner Building
 - (8) Civic or Institutional Building
- b. The following building types shall have pitched roofs. Mansard roofs are not permitted.
 - (1) Cottage Home
 - (2) Rowhouse
- c. All roof edges shall be accentuated with eaves in a manner proportionate to the size of the building and length of the wall. Buildings with flat roofs shall be enclosed by a parapet wall and decorative cornice.

7. AWNINGS & CANOPIES

- a. Awnings and canopies may project over the public sidewalk with a minimum 8' clearance above the sidewalk, but shall not project in a manner that will interfere with utilities, street trees, or other important right-of-way features.
- b. Awnings shall be constructed of a durable material such as canvas or metal that will not fade or tear easily. Plasticized, rigid, or curved awnings or mansard-style canopies are prohibited. On storefront frontages, awnings must be open-ended to allow views along the frontage.
- c. Awnings shall not be internally illuminated and any signs shall be illuminated by fixtures located above the awning and directed downward.

8. MECHANICAL EQUIPMENT

- a. Outdoor mechanical, electrical, and communication equipment, including heating, air conditioning, and ventilation equipment; venting and vent terminations for commercial hoods; electric meters; electrical and communications equipment and panels; and similar features shall be placed on the roof or to the rear of buildings. Such equipment shall not be placed in private frontage areas. Except for venting and vent terminations for commercial hoods, said equipment may be located along the non-street side of buildings, if it can be demonstrated to the satisfaction of the FBC Committee that it is impractical to locate such equipment on the roof or to the rear of the building. Venting for commercial hoods shall be internal to the building and terminations shall be located on the roof or may terminate through an exterior wall that abuts an alley right-of-way. If there is practical difficulty locating horizontal vent terminations for kitchen fans, bathroom fans, and gas fireplaces for individual residential dwelling units on the roof or to the rear or side facades, they may be allowed on front facades as long as they are designed to blend with the exterior building facade, as approved by the FBC Committee.
- b. All such equipment must be screened from public view by architectural finished screen walls and enclosures consistent and complementary to the exterior facade of the building.
- c. If within public view, rooftop mechanical penthouses shall be designed to complement the design of street-facing building facades and shall be clad on all sides in the same materials as used on street-facing facades.
- d. Packaged terminal air conditioner (PTAC) units and other similar mechanical units that are integrated into and behind the wall plane of a building and covered and screened from view with a decorative guard that is integrated into the design of the building wall are allowed on any side of a building.
- e. Dumpsters and recycling bins must be located in areas that are not visible from public streets and may not be located in a right-of-way.

9. SIGNS

- a. In the South Downtown, Central Crossings, Park, and South Gilbert Subdistricts, signage on mixed-use and non-residential buildings shall be allowed according to the standards that apply in the CB-10 Zone, as set forth in Article 14-5B.
- b. In the Gilbert District, signage for mixed-use and non-residential buildings shall be allowed according to the standards that apply in the CN-1 Zone, as set forth in Article 14-5B.
- c. In the West Riverfront District, signage on mixed-use and non-residential buildings shall be allowed according to the standards that apply in the CC-2 Zone, as set forth in Article 14-5B.
- d. Drive-through restaurant menu signs and quick vehicle servicing signs are permitted in locations where such uses are allowed.
- e. Signage for residential buildings shall be allowed according to the standards that apply in Residential Zones as set forth in 14-5B. For multi-family buildings, the larger sign area for fascia and monument signs as specified in multi-family zones applies. Residential leasing signs are not allowed along primary street frontages or on secondary street frontages within 30' of a corner.
- f. Signs shall be integrated into the architectural design of the building and not dominate the facade or interfere with adjacent buildings. For buildings with multiple storefronts, a sign plan is required at the time of development that ensures that signage allowances are fairly apportioned according to the relative width of the individual storefronts and that the signage type and designs are consistent and complementary along the building frontage.
- g. On storefront and urban flex frontages, storefront level signs shall be primarily oriented to pedestrians and scaled appropriately. Window signs and temporary signs in windows shall not block views into the interior and shall not cover more than 25% of the storefront window area.
- h. Sign installations shall comply with all other generally applicable sign regulations, standards, and requirements as set forth in Article 14-5B.

G. Building Height Bonus Provisions

The building height bonus provisions provide an incentive for developments to incorporate features that provide a public benefit or that further important goals and objective of the Riverfront Crossings Master Plan according to the eligible bonuses set forth in this Section.

1. REVIEW PROCESS

Request for building height bonuses will be reviewed by the FBC Committee through the Design Review process according to the following rules. If Level II Design Review is required the proposal must also be approved by the City Council:

- a. Bonus height up to two additional stories above the applicable subdistrict height standard may be approved through a Level I Design Review.
- b. A Level II Design Review is required for a height bonus that exceeds 2 stories above the maximum height established for the applicable subdistrict.
- c. A Level II Design Review is required for Open Space Height Transfers, Historic Preservation Height Transfers and Public Right-of-Way Height Transfers.
- d. Multiple height bonuses or transfers may be applied to one site, however, the resulting height may not exceed the following maximums:
 - (1) 15 stories maximum for properties within the South Downtown, University, and Park subdistricts.
 - (2) 12 stories maximum for properties within the West Riverfront subdistrict that have frontage along the Iowa River.
 - (3) 8 stories maximum for properties within the Central Crossings and South Gilbert subdistricts.
 - (4) 5 stories maximum for properties within the Gilbert subdistrict and properties within the West Riverfront subdistrict that do not have frontage along the Iowa River. However, bonus height is not allowed on lots that abut a single family residential zone.
 - (5) In no case shall the building height exceed the maximum height allowed by the Federal Aviation Administration (FAA).
- e. All requests for bonus height shall meet the applicable approval criteria. All proposals shall demonstrate excellence in building and site design, use high quality building materials, and be designed in a manner that contributes to the quality and character of the neighborhood. The resulting development must meet all other applicable zoning standards. Bonus height is granted solely at the discretion of the City based on the quality of the proposal. For buildings receiving height transfers or granted bonus height, additional upper floor stepbacks may be required to help reduce the mass and scale of the building as it relates to surrounding development and public open space.

2. OPEN SPACE HEIGHT TRANSFERS

The following transfer of development rights and corresponding height bonus provides an incentive for the development of needed public open space as envisioned in the Riverfront Crossings Master Plan.

a. Eligibility

The open space height transfer is an option for sites that meet the following criteria:

- (1) Minimum size of the open space dedication is 20,000 square feet; and
- (2) The site must have sufficient frontage on a public street or future public street so that it is highly visible and accessible to the public or is land that can be added to an existing park or land that is suitable for development into a park node along a stream or river corridor trail; and
- (3) The site is designated on the Riverfront Crossings Regulating Plan as Green Space; or if the site is not designated as Green Space on the regulating plan, the applicant must demonstrate through a Level II Design Review Process that the site is ideally located to serve the need for public open space for people living or working in the area and the City Parks and Recreation Department approves the site.

b. Requirements

- (1) The area designated for the open space must be dedicated to the City as a public park.
- (2) All buildings and structures that will not be retained for park purposes must be removed and the land graded and seeded to the satisfaction of the City, unless the City Council approves an alternative arrangement.

c. Transfer of Development Rights

- (1) The floor area that results from multiplying the number of stories allowed at the sending site as specified in the applicable subdistrict standards by the acreage of the sending site may be transferred to one or more eligible site(s) within the Riverfront Crossings District. For example, if the land being dedicated for public open space is located in the Park Subdistrict and is 20,000 square feet in size, then 120,000 square feet of floor area (20,000 x 6) may be transferred to one or more eligible sites and the resulting building or buildings on the receiving sites may exceed the height limit of the respective subdistrict, within the limits established in this Section.
- (2) The resulting building or buildings on the receiving site(s) may not exceed the maximums stated within subparagraph 1.d, above.

3. HISTORIC PRESERVATION HEIGHT TRANSFERS

The following transfer of development rights and corresponding height bonus provides an incentive for the preservation and adaptive re-use of historic properties.

a. Eligibility

The historic preservation height transfer is an option for sites that meet the following criterion:

- (1) The site from which the height transfer is requested (sending site) is designated as an Iowa City Landmark, eligible for landmark designation, registered on the National Register of Historic Places, or listed as a historically significant building as determined by the survey and evaluation of the historic and architectural resources for the vicinity.

b. Requirements

- (1) If the sending site has not already been designated as an Iowa City Landmark, the applicant must apply for and obtain approval of this designation as a condition of the transfer of development rights; and
- (2) All historic buildings and structures on the sending site must be preserved against decay, deterioration, and kept free from structural defects by the owner or such person, persons, or entities who may have custody or control thereof, according to the provisions of 14-3B-7, Prevention of Demolition by Neglect.

c. Transfer of Development Rights

- (1) The floor area that results from multiplying the number of stories allowed at the sending site as specified in the applicable subdistrict standards by the acreage of the sending site may be transferred to one or more eligible site(s) within the Riverfront Crossings District. For example, if the land being preserved as a Historic Landmark is located in the Central Crossings Subdistrict and is 20,000 square feet in size, then 80,000 square feet of floor area (20,000 x 4) may be transferred to one or more eligible sites and the resulting building or buildings on the receiving sites may exceed the height limit of the respective subdistrict, within the limits established in this Section.
- (2) The resulting building or buildings on the receiving site(s) may not exceed the maximums stated within subparagraph 1.d, above.

4. PUBLIC RIGHT-OF-WAY HEIGHT TRANSFERS

The following transfer of development rights and corresponding height bonus provides an incentive for dedication of land for public rights-of-way necessary to realize the vision of the Riverfront Crossings Master Plan.

a. Eligibility

The public right-of-way height transfer is an option for sites that meet the following criterion:

- (1) The land proposed for dedication (sending site) is needed in order to construct or improve rights-of-way necessary to realize the vision of the Riverfront Crossings Master Plan.

b. Requirements

- (1) The subject land must be dedicated to the City for use as public right-of-way.
- (2) All buildings and structures on the land to be dedicated must be removed, unless the City Council approves an alternative arrangement.

c. Transfer of Development Rights

- (1) The floor area that results from multiplying the number of stories allowed at the sending site as specified in the applicable subdistrict standards by the acreage of the sending site may be transferred to one or more eligible site(s) within the Riverfront Crossings District. For example, if the land being dedicated for public right-of-way is located in the South Gilbert Subdistrict and is 20,000 square feet in size, then 120,000 square feet of floor area (20,000 x 6) may be transferred to one or more eligible sites and the resulting building or buildings on the receiving sites may exceed the height limit of the respective subdistrict, within the limits established in this Section.
- (2) The resulting building or buildings on the receiving site(s) may not exceed the maximums stated within subparagraph A.4, above.

5. HEIGHT BONUS FOR CLASS A OFFICE SPACE

Two additional floors of building height may be granted for every floor of Class A Office Space provided. To qualify for this bonus, the office space must be located on floors above the ground floor of the building and meet the definition of Class A office space as stated below. Only non-residential uses shall be allowed in the designated Class A office space. As defined by the Building Owners and Managers Association International (BOMA), Class A Office Space is space that is of a quality that is attractive for premier office users with rents above average for the area. Class A Office Buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence.

6. HEIGHT BONUS FOR PUBLIC ART

One additional floor of building height may be granted for a contribution to the City's Public Art Program equal to 1% of threshold value of the project. Threshold value is the sum of all construction costs shown on all building permits associated with the project, including site preparation. For alterations to existing development, the threshold value is the sum of all construction costs as defined above plus the value of existing improvements to the property, as listed in the City Assessor's records. Funds contributed shall be used by the City for public art within the Riverfront Crossings subdistrict where the subject building is located as approved by the Public Art Committee.

7. HEIGHT BONUS FOR LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN

Up to four additional floors of building height may be granted for projects that are designed to meet high standards with regard to energy efficiency and environmental stewardship, according to LEED or other similar environmental or energy-efficiency rating system. In general, the higher the level of energy efficiency or environmental stewardship demonstrated, the greater the bonus. The amount of bonus granted will be based on the overall quality of the project. Bonus height may also be granted for projects that are designed to minimize the impact of stormwater run-off on the environment through the use of bioswales, rain gardens, greenroofs, rainwater harvesting, and streambank stabilization and restoration along Ralston Creek or the Iowa River, as described in the Riverfront Crossings District sub-area plan adopted in April, 2011. Any such green feature(s) must be designed using best management practices and demonstrate to the satisfaction of the City that the design will be successful given applicable factors, such as soil conditions, access to sunlight, topography, etc. A long-term maintenance plan must accompany any proposal for such green features.

8. HEIGHT BONUS FOR STUDENT HOUSING

Up to five floors of additional building height may be granted for projects that are ideally located and designed to provide a high quality living environment for college students.

a. Location

To qualify for this bonus, projects must be located on land that:

- (1) Is within the University Subdistrict, South Downtown Subdistrict, or the West Riverfront Subdistrict; and
- (2) Is within 1000' walking distance along public rights-of-way from the University of Iowa Campus as defined for these purposes and illustrated on the Regulating Plan, Figure 2G-1.

b. Management, Design and Amenities

- (1) An enforceable plan for on-site management and security must be submitted to and approved by the City;
- (2) For projects with 200 or more bedrooms, professional 24-hour on-site management and security must be provided. A professionally staffed management office/reception desk must be provided in the entrance lobby of the building;
- (3) Interior and exterior usable shared open space must be provided with amenities that create a high quality living environment for students. The management plan must include adequate provisions for management, maintenance, and security of such spaces.
- (4) A secure bicycle parking/storage area shall be provided and maintained within the building or parking garage.
- (5) The owner shall maintain a valid rental permit and comply with all applicable City Codes;
- (6) The City reserves the right to inspect the property to verify compliance with these provisions.

9. HEIGHT BONUS FOR HOTEL SPACE

One additional floor of building height may be granted for every floor of high quality hotel space. The additional building height may be used for additional hotel space or for other uses. The resulting building must demonstrate excellence in building and site design as demonstrated through use of high quality building materials, architectural detailing, building amenities, landscaping and streetscaping elements, and similar.

10. HEIGHT BONUS FOR WORKFORCE OR AFFORDABLE HOUSING

Up to five floors of additional building height may be granted for projects that reserve a minimum of 15% of the dwelling units within the building as affordable or workforce housing, as defined by the City. The project must satisfy the following criteria:

- a. Prior to issuance of the building permit, the owner must submit an affidavit to the City that all such dwelling units will be reserved and occupied by individuals or families that meet the income criteria as determined by the City; and
- b. The affordability of the units must be maintained for a certain minimum amount of time as determined by the City at the time the bonus is granted;
- c. The size and quality of the units shall be similar to other units within the building and shall generally be distributed throughout the building rather than segregated;
- d. The units may be renter- or owner-occupied. If rented, the owner shall maintain a valid rental permit;
- e. The City reserves the right to inspect the property to verify compliance with these provisions.

11. HEIGHT BONUS FOR ELDER HOUSING

Up to five floors of additional building height may be granted for projects where all or a portion of the dwelling units are designed to provide a high quality living environment for elders or persons with disabilities. The project must satisfy the following criteria:

- a. The development is designed for use and occupancy by elders and/or persons with disabilities;
- b. All individual dwelling units and any communal space must be handicap accessible, as defined in the Iowa Administrative Code;
- c. No more than 10% of all individual dwelling units within the project can contain more than two bedrooms;
- d. Prior to issuance of the building permit, the owner must submit an affidavit to the City that all designated dwelling units will be reserved for and occupied by elders and/or persons with disabilities; and
- e. The units may be renter- or owner-occupied. If rented, the owner shall maintain a valid rental permit, unless the use is licensed by the State of Iowa;
- f. The City reserves the right to inspect the property to verify compliance with these provisions.

H. Minor Adjustments

1. The FBC Committee may approve deviations from the building and parking placement standards set forth in Section 14-2G-3, Subdistrict Standards. Setbacks greater or lesser than the ranges allowed may be approved in the following circumstances provided the approval criteria listed below are met:
 - a. For publicly-accessible outdoor plazas;
 - b. For irregular lots with multiple buildings that make meeting the requirements impractical or infeasible;
 - c. For buildings along Ralston Creek;
 - d. For buildings along pedestrian streets designed to maximize access to and views of the Iowa River; or
 - e. For other special circumstances, provided that the intent of the Riverfront Crossings District Master Plan is met.
 - f. Approval Criteria:
 - (1) There are characteristics of the site that make it difficult or infeasible to meet the building and/or parking placement requirements; and
 - (2) The proposed placement of the building fits the characteristics of the site and the surrounding neighborhood, is consistent with the goals of the Riverfront Crossings District Master Plan, and will not detract from or be injurious to other property or improvements in the vicinity.
2. The FBC Committee may approve deviations from the facade continuity requirements set forth in Section 14-2G-3, Subdistrict Standards, for buildings with forecourts at primary building entries, open-air pedestrian passageways connecting public sidewalks to rear yard parking, or driveways on sites without secondary street, cross-parcel, or alley access to parking and service areas.
3. The FBC Committee may approve deviations from the requirements set forth in Section 14-2G-4, Frontage Type Standards, to accommodate buildings located on steeply sloped sites or within flood hazard zones, where meeting the requirements is impractical or infeasible. If warranted and approved, deviations may include the following:
 - a. Floor height of stoops, porticos, porches or terraces may exceed the maximum;
 - b. The finished ground floor elevation of the building may exceed the maximum;
 - c. Garden walls enclosing terraces or forecourts may exceed the maximum height; or
 - d. The terrace frontage may be configured as a stepped terrace with two levels above grade.
4. Where accessibility standards cannot be met using the standards herein, the FBC Committee may approve deviations to ensure adherence to Americans with Disabilities Act (ADA) standards. Deviations may include lowering the height requirements of frontages and finished ground floor elevations, and accommodating wheelchair accessible ramps.

5. The FBC Committee may approve deviations from the building design standards set forth in Section 14-2G-7F, provided the following approval criteria are met:
 - a. The alternative design solution equally or better meets the intent of the specific standard being modified; and
 - b. The proposed building design is uniquely designed to fit the characteristics of the site and the surrounding neighborhood, is consistent with the goals of the Riverfront Crossings Master Plan, and will not detract from or be injurious to other property or improvements in the vicinity; and
 - c. The proposed building demonstrates excellence in architectural design and durability of materials; and
 - d. The proposed building is designed true to a specific architectural style and adherence to the building design standards would be impractical and/or compromise the building's architectural integrity.

This page intentionally left blank