

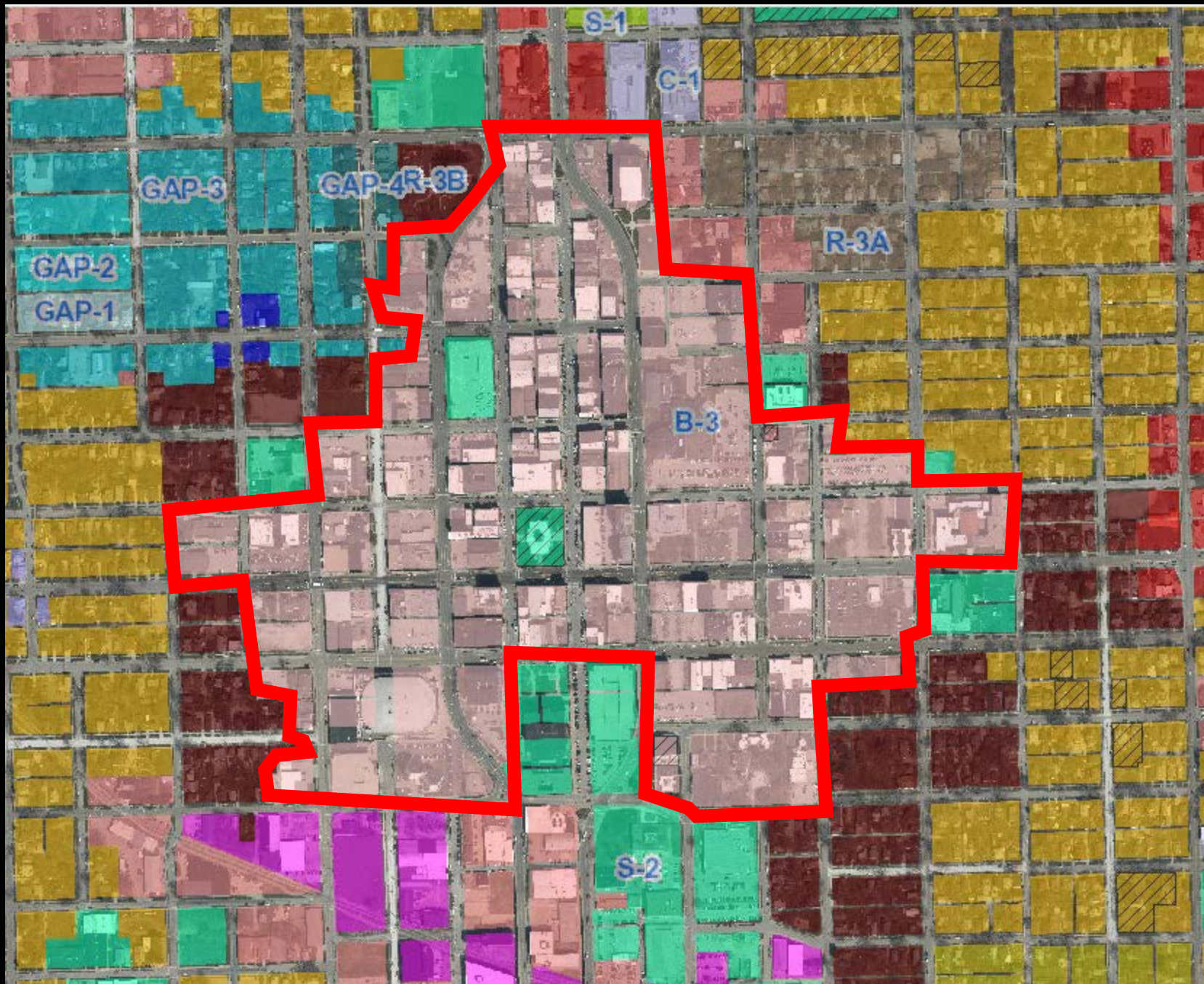


Zoning Ordinance Discussions in the Downtown

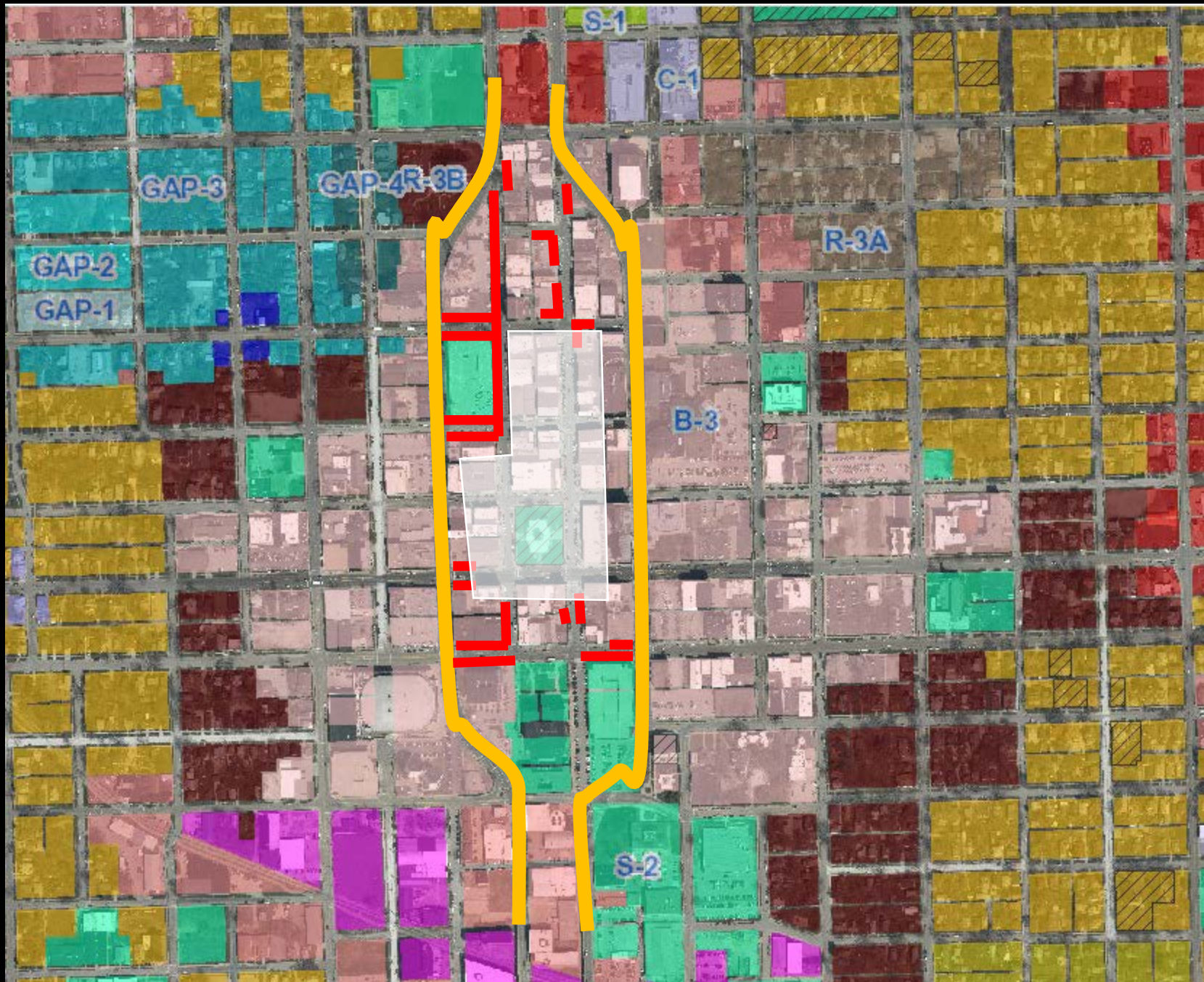
Downtown Task Force Meeting

June 27, 2017

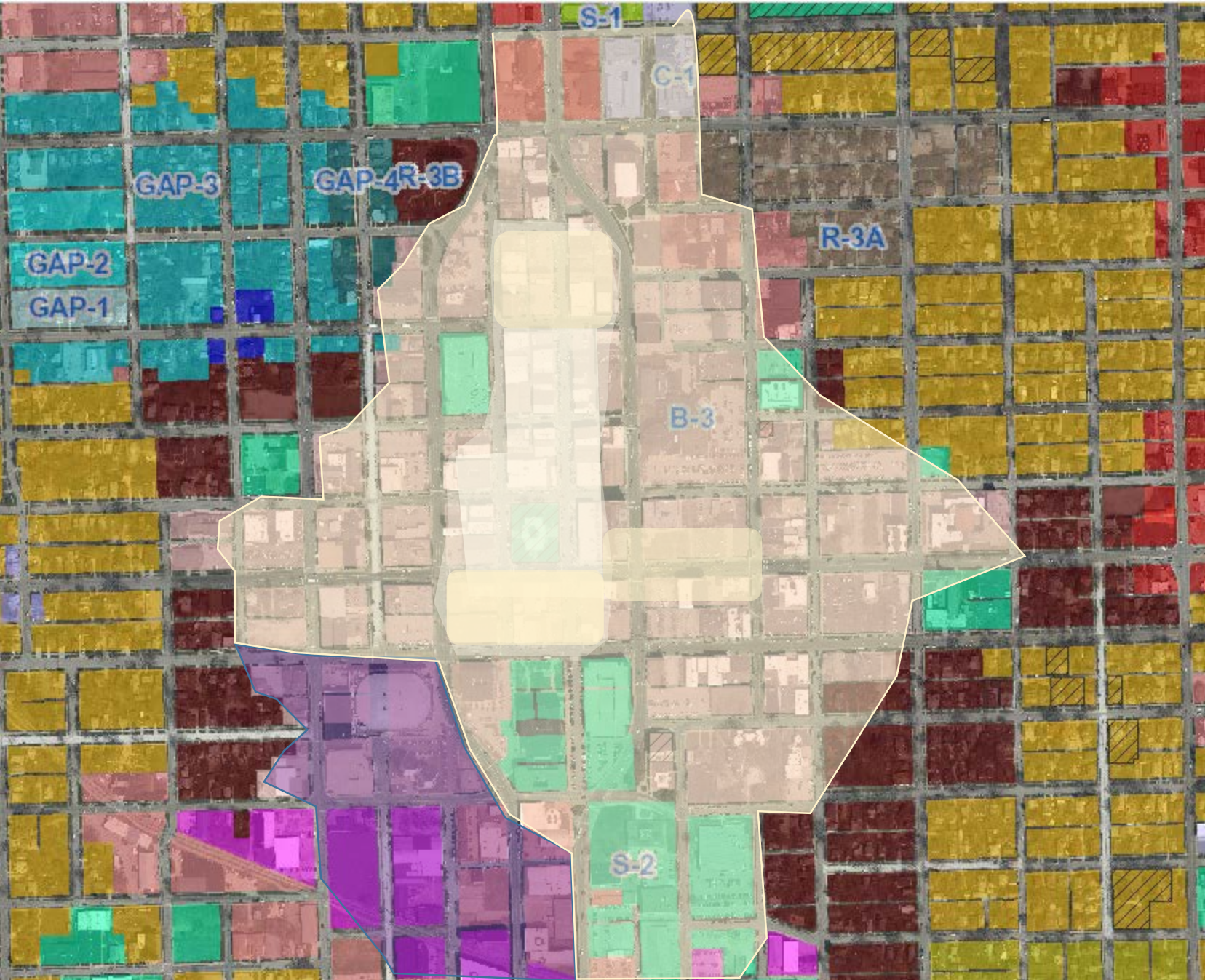
Current
Downtown
Zoning
Area



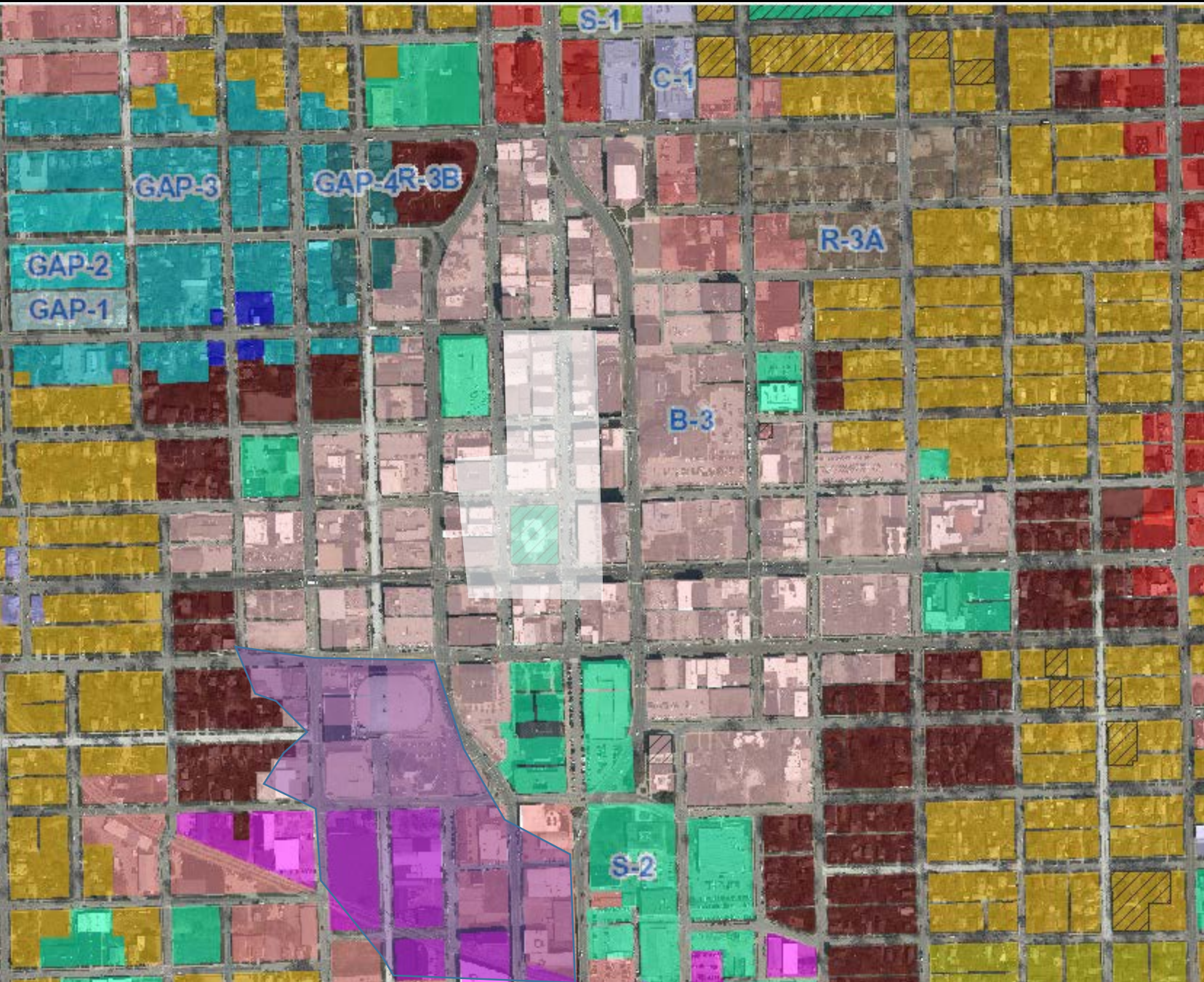
Pedestrian
Barriers
and
Uninviting
Walks



Core,
Expanded
Core,
Transitional,
Warehouse
Districts



Core,
Expanded
Core,
Transitional,
Warehouse
Districts



Making 2+ Districts out of one...

- **Building Heights / Within and Adjacent**
- **Plan Review required when expansion >XX% or architectural changes of >XX%**

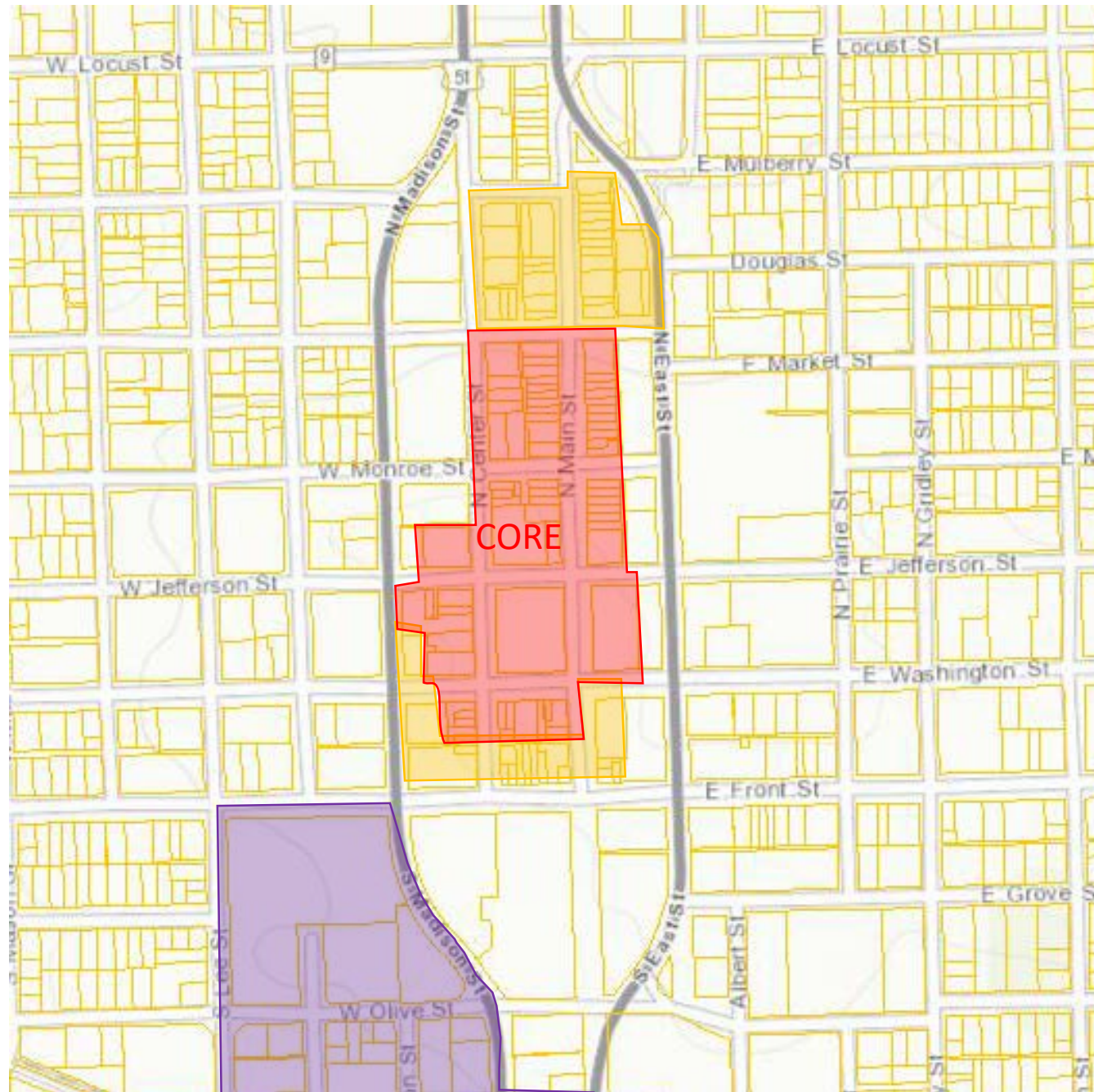
Core

- **Promote Windows along >X% of first floor**
- **Design – Any bldg. >XX' to be designed as two or more facades**
- **Primary entrance faces street or street corner, and recessed into building**
- **No loading docks, exterior storage / refuse from street or along sidewalk**

Transition

- **Windows along >XX% of first floor (less than Core %)**
- **Design – Any bldg. >XX' to be designed as two or more facades (2x Core)**
- **No loading docks, exterior storage / refuse from street or along sidewalk**

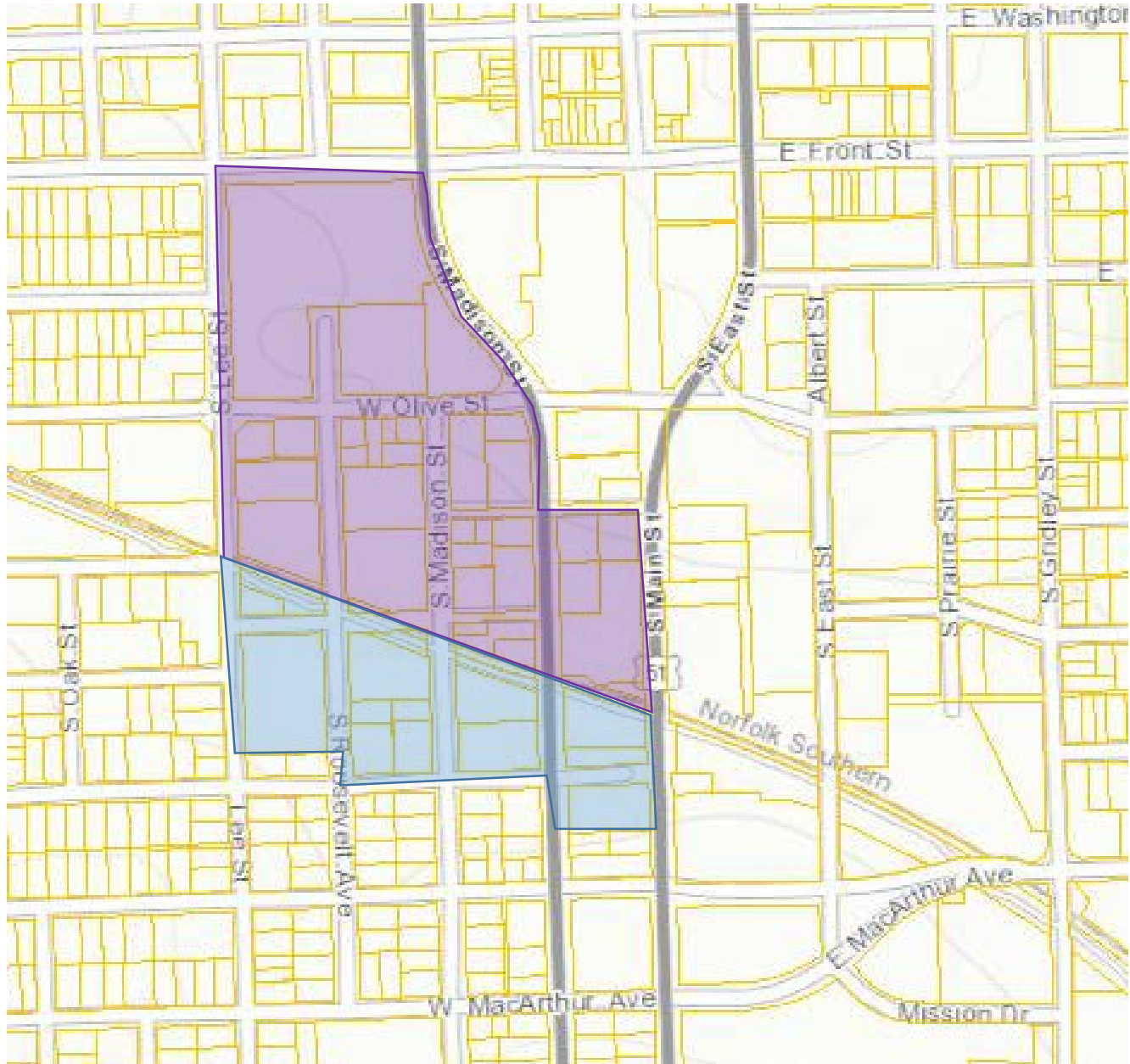
Warehouse – “all bets are off, kinda”



CORE

Potential
Expansion

Warehouse
North



Warehouse
North

Warehouse
South