

Sec. 6.1308. Property development standards.

- A. The property development standards of the PBD Overlay District shall control over the property development standards of the Downtown District.
- B. Maximums for building height, GFAR and density, without bonuses, are shown on Table 6.1308.B.
 - 1. The Development Plan shall identify the building heights for each property within the PBD Overlay District. If the building height is not identified, the maximum building height for that property shall be the building height maximum set forth in Table 6.1308.B. for the applicable Downtown District development type.
 - 2. The Development Plan shall identify the GFAR for each property within the PBD Overlay District. If the GFAR is not identified in the Development Plan, the maximum GFAR for a property shall be 1.4.
 - 3. The Development Plan shall identify the density for each property within the PBD Overlay District. If the density is not identified in the Development Plan, the maximum density for that property shall be fifty (50) dwelling units per acre of gross lot area.

Table 6.1308.B. Building Height, Gross Floor Area Ratio (GFAR), Density Maximums without bonuses			
Development Type	Building Height Maximum⁽¹⁾	GFAR Maximum	Density Maximum per acre of gross lot area
Type 1 within Historic Old Town District	40 feet	1.4	50 dwelling units
Type 1 outside of the Historic Old Town District	48 feet	1.4	50 dwelling units
Type 2 and Type 2.5	66 feet	1.4	50 55.8 dwelling units
Type 3	84 feet	1.4	50 dwelling units
<p>Note:</p> <ul style="list-style-type: none"> 1. Excludes rooftop appurtenances. <ul style="list-style-type: none"> a. Maximum height for rooftop appurtenances: 6 feet. b. Maximum coverage for rooftop appurtenances: 20% of the rooftop. c. Minimum setback for rooftop appurtenances: 15 feet from all sides of the building. 			

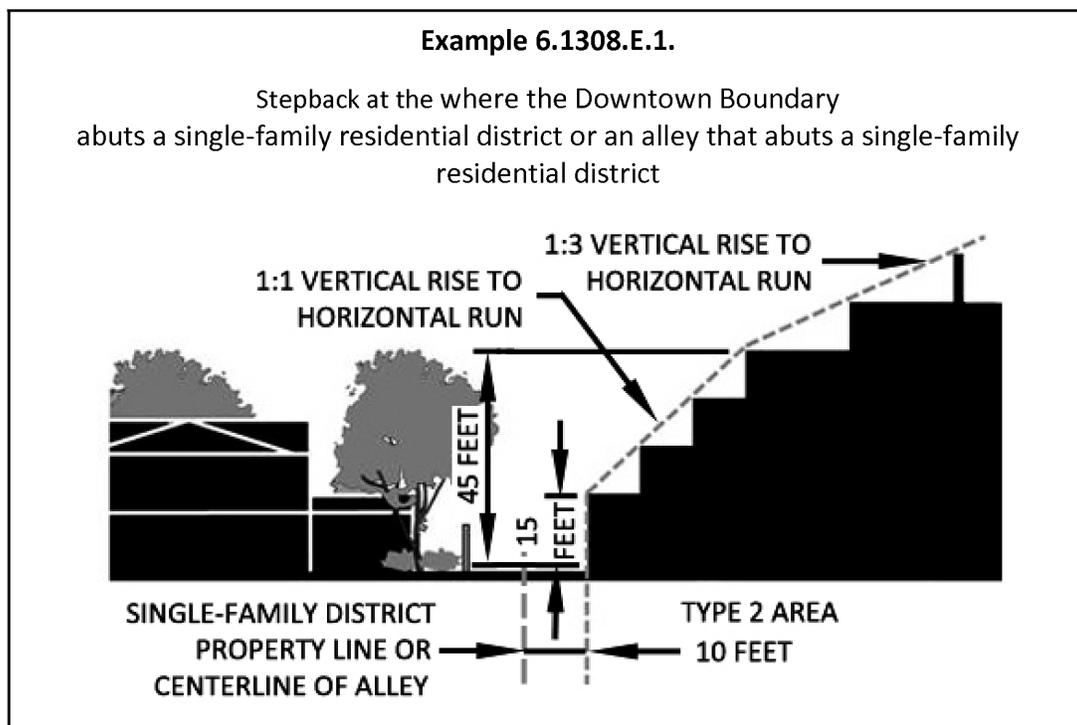
- C. *Private outdoor living space.*
 - 1. All dwelling units shall include private outdoor living space located beside the dwelling unit.
 - 2. Each private outdoor living space shall be at least six (6) feet deep and sixty (60) square feet in area.

D. *Setbacks.*

1. All buildings shall be set back in accordance with the approved Development Plan.

E. *Stepbacks.*

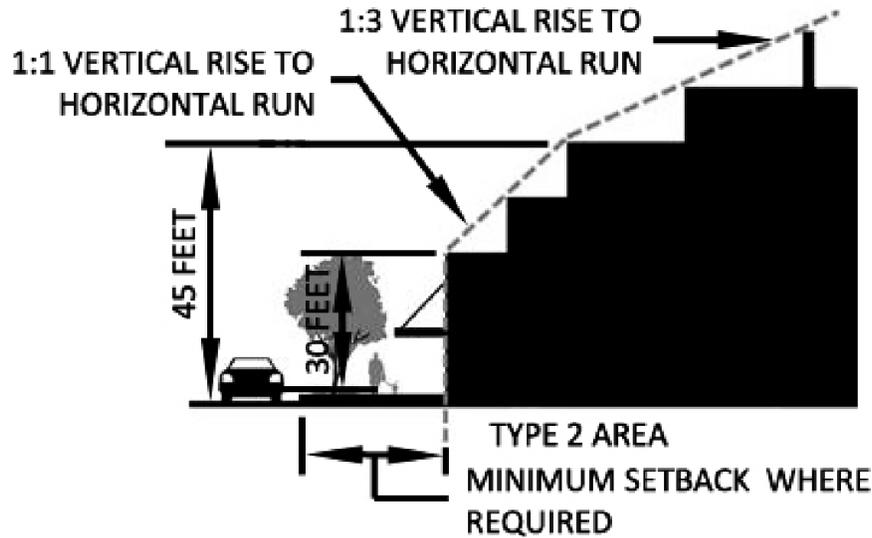
1. All building stepbacks shall be in accordance with the approved Development Plan; and
2. Downtown Boundary—Additional requirements for property in a Type 2, a Type 2.5, or Type 3 Area:
 - a. Where the Downtown Boundary abuts a single-family residential district or an alley that abuts a single-family residential district shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or any Planned Residential Development (PRD) District:
 - i. The setback shall be ten (10) feet from the single-family residential district shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or any Planned Residential Development (PRD) District, or the centerline of the alley.
 - ii. The stepback plane shall incline at a ratio of 1:1, beginning fifteen (15) feet above the setback line to forty-five (45) feet; and beginning at forty-five (45) feet, incline at a ratio of 1:3.



- b. Where the Downtown Boundary abuts a public street, the stepback plane shall incline at a ratio of 1:1, beginning thirty (30) feet above the minimum setback from the public street (except alleys) to forty-five (45) feet; and beginning at forty-five (45) feet, incline at a ratio of 1:3.

Example 6.1308.E.2.

Stepback where the Downtown Boundary abuts a street or abuts a zoning district other than a single-family residential district



- c. Where the Downtown Boundary does not abut a single-family residential district or does not abut an alley that abuts a single-family residential district shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or any Planned Residential Development (PRD) District:
 - i. The setback shall be ten (10) feet from the centerline of the alley.
 - ii. The stepback plane shall Incline at a ratio of 1:1, beginning thirty (30) feet above the setback line from the alley and thirty (30) feet above all other property lines to forty-five (45) feet; and beginning at forty-five (45) feet, incline at a ratio of 1:3.
 3. If there is a conflict at the intersection of the stepback planes, the more gradual slope controls.
- F. *Signs.*
1. The provisions of Article VIII shall apply.
- G. *Off-street parking.*
1. The provisions of the Downtown District shall apply.
- H. *Landscaping.*
1. The provisions of Article X shall apply.
- I. *Additional requirements.*

-
1. Building locations and setbacks, including exceptions to setbacks and setbacks, shall conform to the Development Plan.

(Ord. No. 3987, § 1(Res. No. 8948, § 1(Exh. A, § 22), 11-14-12; Ord. No. 4241, § 1, 3-29-16; Ord. No. 4355, § 1(Res. No. 11190, § 4, Exh. A), 7-2-18)