

Blue Springs Downtown Development Code

Adopted April 2, 2007



Table of Contents

TOC	1
Introduction	2
Conceptual Framework	3-5
Organization & Process	
Relationship of Standards	6
Application & Review Process	7
Illustrative Standards	8
By Building Type	9-21
Ordinance	
Definitions	22-27
Standards	
Urban	27-36
Streets	36
Landscape	36
Architecture	36
Approval Procedures	37
Appendix	
A. DDC Roadway Design Criteria	39
B. DDC Landscape Design Criteria	40
Downtown Zoning Map	41-45
Downtown Zoning Map Overlay	46
Zoning Districts abutting the DCC	47

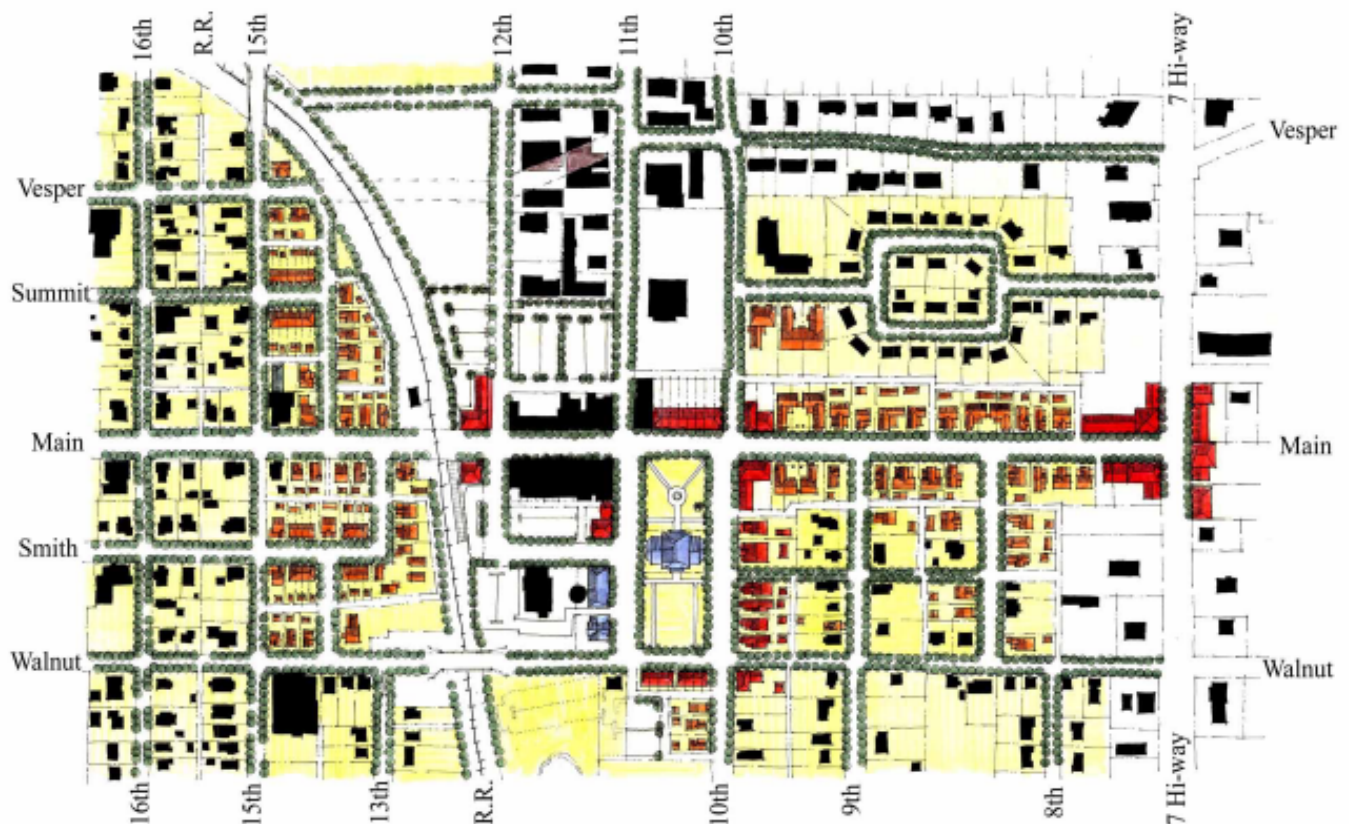
Introduction

The purpose of the Downtown Development Code (DDC) is to support and implement the 2006 master plan for downtown that the City of Blue Springs has sponsored.

The DDC is meant to reinforce key concepts and components of the plan, such as:


- Creating a dynamic, mixed-use environment, where walking is the predominant mode of transportation.
- Providing for a range of housing choices in close proximity to each other, including vertical mixed use
- Creative land development solutions that are not typically found elsewhere in the City
- Quality public spaces that are usable for a variety of public and semi-public activities
- Higher standards of design and construction for buildings, public infrastructure and landscaping
- A high degree of connectivity for pedestrian and vehicular traffic
- Buildings placed close to the street, so that streets and squares are defined as “outdoor rooms”
- Utilizing all the streets for on-street parking. Parking lots and garages shall not enfront the street.
- Expediting the development process to make conforming to the plan “easy”

The goal of the DDC is to implement these ideas and others noted in the Plan, to achieve a vital downtown for Blue Springs. The Plan and DDC should be reviewed at least once every 5 years to determine if it is meeting the stated goals, and if it should be revised.



Conceptual Framework

Because of the unique characteristics of downtown Blue Springs, a sub-classification of organizing property and uses is established with the DDC. The sub-classifications for this ordinance are called “Transect Zones” (T-zones). T-zones differ from conventional zoning districts in that they are inherently mixed-use, and place more emphasis on design than building use. The different T-zones establish a variety of scales, intensities, and characteristics to account for the differing conditions in the plan area.



T1

T2

T3

T4

T5

T6

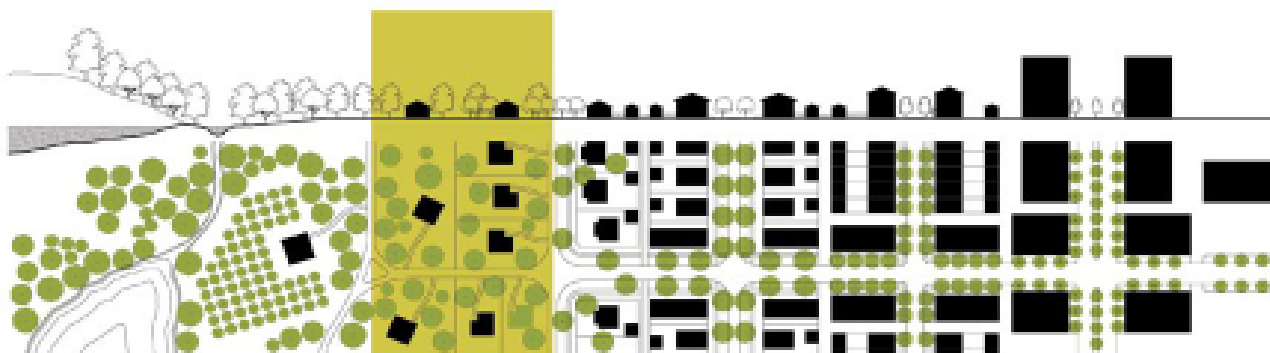
ILLUSTRATION BY EUSEBIO AZCUE

What is the Transect?

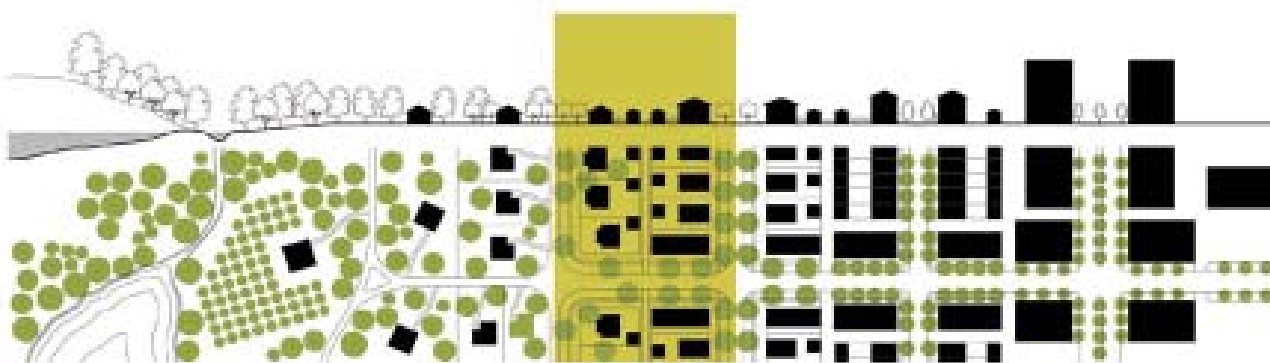
A transect is a geographical cross-section of a region used to reveal a sequence of environments. For human environments, this cross-section can be used to identify a set of habitats that vary by their level and intensity of urban character, a continuum that ranges from rural to urban. In transect planning, this range of environments is the basis for organizing the components of the built world: building, lot, land use, street, and all of the other physical elements of the human habitat.

One of the key concepts of transect planning is the idea of creating what are called immersive environments. Successful immersive environments are based, in part, on the selection and arrangement of all the components that together comprise a particular type of environment. Each environment, or transect zone, is comprised of elements that keep it true to its locational character. Through a complete understanding of the transect, planners are able to specify different urban intensities that look and feel appropriate to their locations. For instance, a farmhouse would not contribute to the immersive quality of an urban core, whereas a high-rise apartment building would. Wide streets and open swales find a place on the transect in more rural areas while narrow streets and curbs are appropriate for urban areas. Based on local vernacular traditions, most elements of the human habitat can be similarly appropriated in such a way that they contribute to, rather than detract from, the immersive character of a given environment.

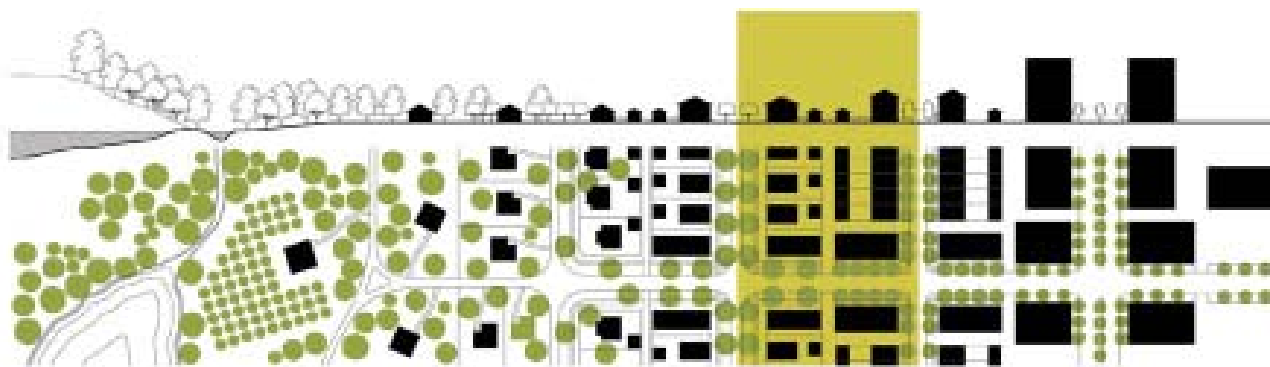
In transect planning, the essential task is to find the main qualities of immersive environments. Once these are discovered, transect planning principles are applied to rectify the inappropriate intermixing of rural and urban elements. Finding the proper balance between natural and human-made environments results in higher-quality places at every point of the spectrum and puts an end to creating sprawl conditions.



T3 or The Sub-Urban Zone, though similar in density to conventional suburban residential areas, differs by its superior connectivity and by allowing home occupations. It is typically adjacent to other urban T-zones. This zone is naturalistic in planting. Blocks may be large and irregular to accommodate site conditions.

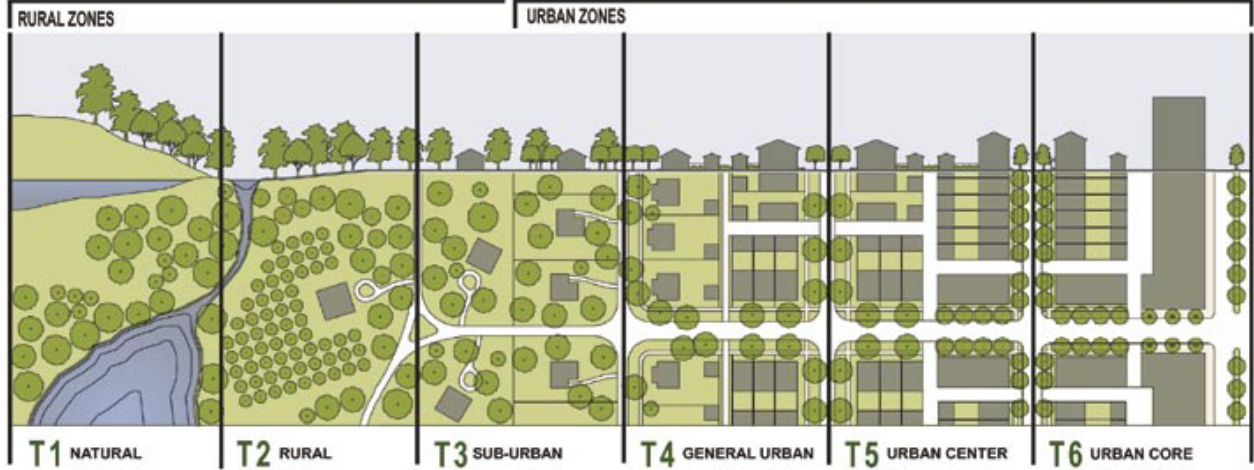


T4 or The General Urban Zone, has a denser and primarily residential urban fabric. Mixed-use is usually confined to certain corner locations. This zone has a wide range of building types: singles, rowhouses, apartment buildings and more. Setbacks and street tree settings are variable. Streets typically define medium-sized blocks.



T5 or The Urban Center Zone, is the equivalent of the main street area. This zone includes mixed-use building types that will accommodate retail, office and dwellings, including rowhouses and apartments. This zone is a tight network of streets and blocks with wide sidewalks, steady street tree plantings and buildings set close to the frontages.

RURAL ||||||||||||||||||| TRANSECT ||||||||||||||||||| URBAN

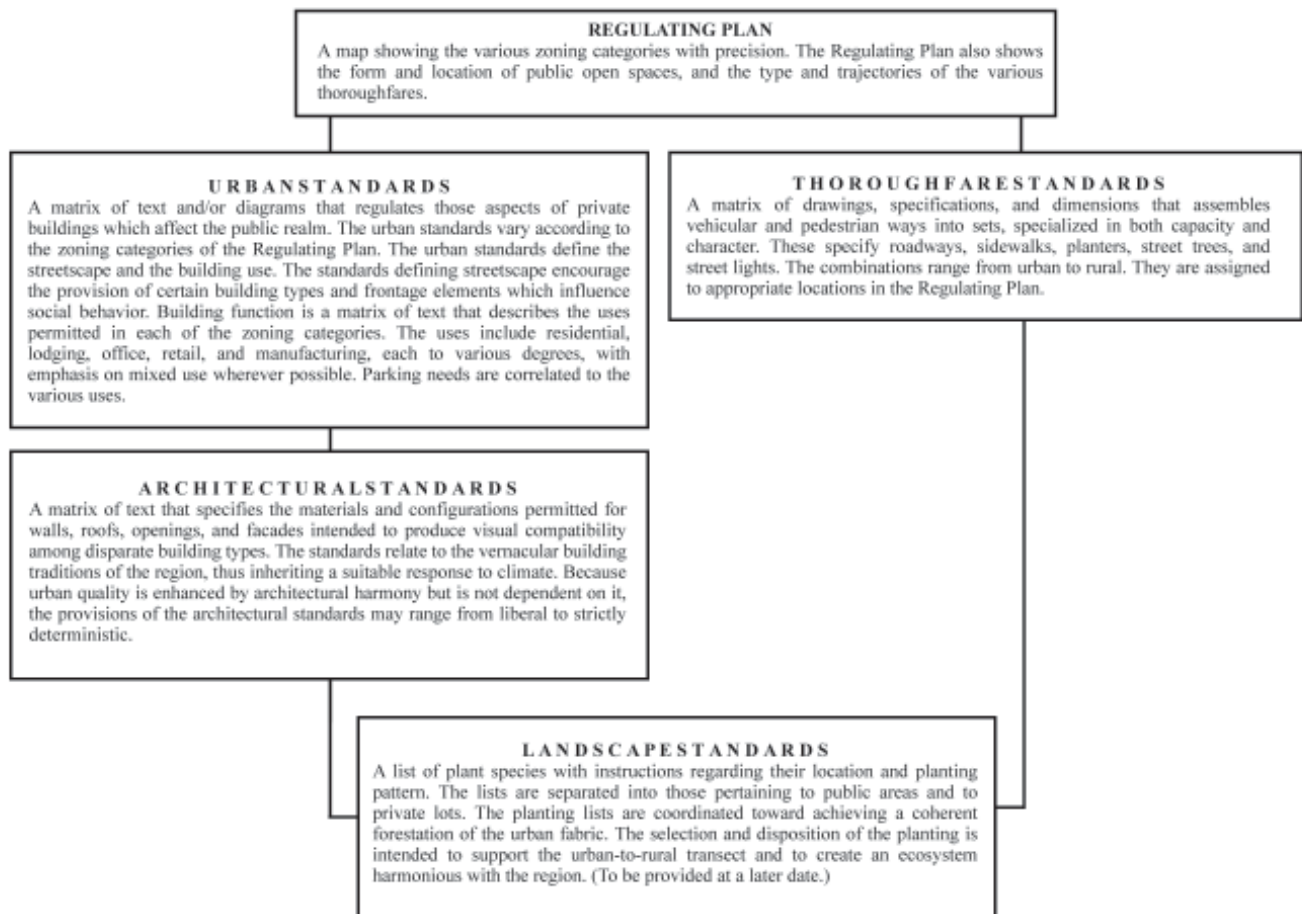


PRIVATE	..... LESS DENSITY	MORE DENSITY.....
	..... LARGER BLOCKS	SMALLER BLOCKS.....
	..... PRIMARILY RESIDENTIAL	PRIMARILY MIXED-USE.....
	..... SMALLER BUILDINGS	LARGER BUILDINGS.....
	..... MORE GREENSCAPE	MORE HARDSCAPE.....
	..... DETACHED BUILDINGS	ATTACHED BUILDINGS.....
	..... ROTATED FRONTAGES	ALIGNED FRONTAGES.....
	..... YARDS & PORCHES	STOOPS & SHOPFRONTS.....
	..... DEEP SETBACKS	SHALLOW SETBACKS.....
	..... ARTICULATED MASSING	SIMPLE MASSING.....
	..... WOODEN BUILDINGS	MASONRY BUILDINGS.....
	..... GENERALLY PITCHED ROOFS	GENERALLY FLAT ROOFS.....
..... SMALL YARD SIGNS	BUILDING-MOUNTED SIGNAGE.....	
..... LIVESTOCK	DOMESTIC ANIMALS.....	
PUBLIC	..... ROADS & LANES	STREETS & ALLEYS.....
	..... NARROW PATHS	WIDE SIDEWALKS.....
	..... HIGH L.O.S. STANDARDS	LOW L.O.S. STANDARDS.....
	..... OPPORTUNISTIC PARKING	DEDICATED PARKING.....
	..... LARGER CURB RADII	SMALLER CURB RADII.....
	..... OPEN SWALES	RAISED CURBS.....
	..... NIGHT SKY	BRIGHT LIGHTING.....
	..... MIXED TREE CLUSTERS	ALIGNED STREET TREES.....
	..... MORE SILENCE REQUIRED	MORE NOISE ALLOWED.....
CIVIC	..... LOCAL GATHERING PLACES	REGIONAL INSTITUTIONS.....
	..... PARKS & GREENS	PLAZAS & SQUARES.....

Organization & Process

Relationship of Standards

The DDC consists of five sets of standards to be used in conjunction:

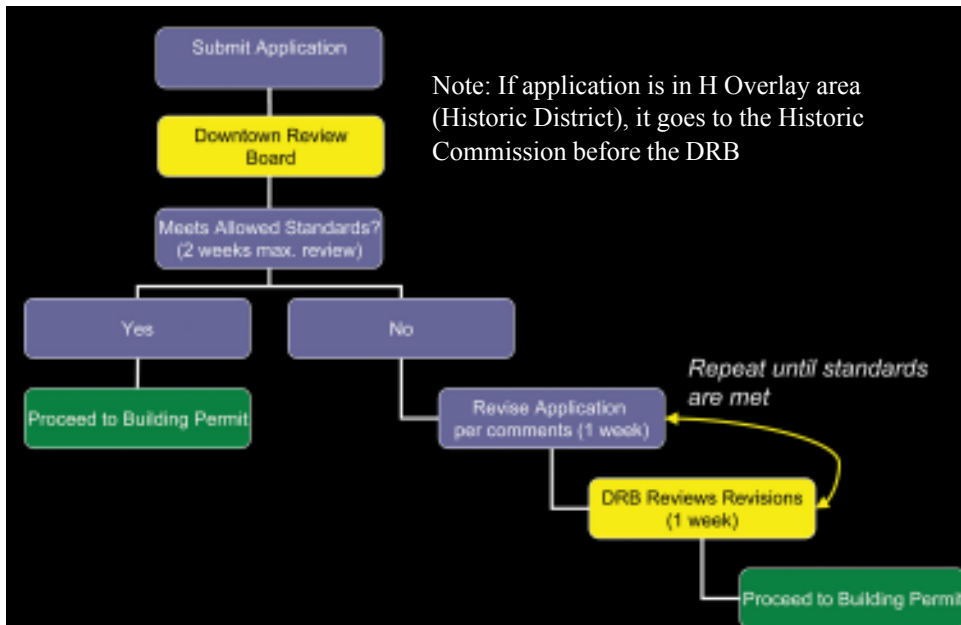


Organization & Process

Application & Review Process

The DDC proposes a unique, stand-alone process in order to expedite applications that conform to the master plan. Two paths are possible to take: the Allowed path or the Allowed by Conditional Use path. Both are illustrated below. The Allowed path is the expedited path that does not require a public hearing. The Allowed by Conditional Use path requires a public hearing. Both paths utilize the Downtown Review Board (DRB).

Allowed Process



Allowed by Conditional Use Process



T-Zone Change Process



Illustrative Standards

The following pages illustrate in drawing format the standards of the ordinance. The 2 primary considerations are Building Type and Frontage. Building Type is the basic DNA of the downtown, and is a good starting point for understanding what is allowed. Frontage is how a particular building meets the front portion of a lot. Each type can be designed with one of several permitted frontages, which assign rules for setbacks, encroachments, etc.

Additional considerations for each type are Transect Zone, building height, Intensity and parking. Certain types have particular rules that are unique to it, and should be duly noted.

Importantly, what the DDC does is establish what is allowed versus what is allowed by conditional use. The allowed standards are those that are illustrated herein. Anything allowed by conditional use requires a special review process outlined previously.

Matrix of Building Types

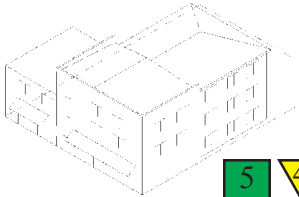
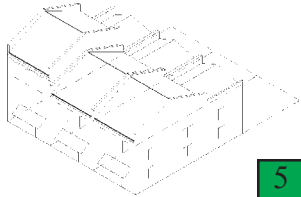
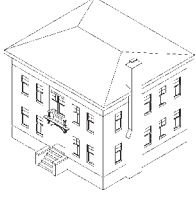
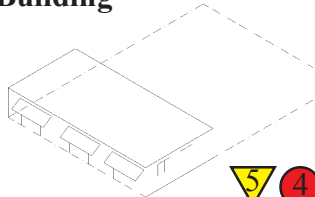
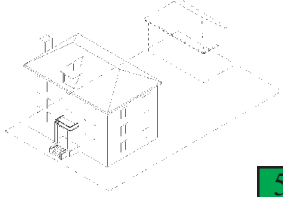
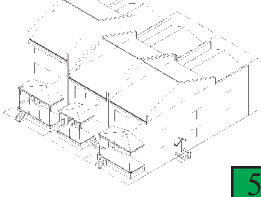
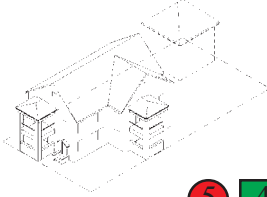
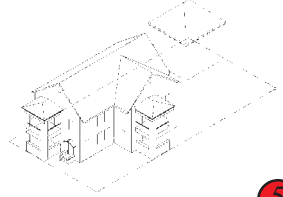

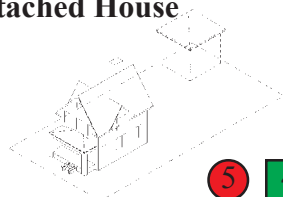
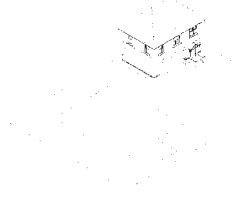
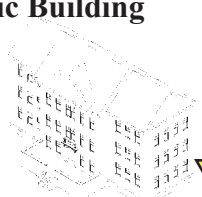
How to Use this Chart:

Start with T-zone. Refer to which Building Types are Allowed, Allowed by Conditional Use, or Not Allowed. Each zone should have multiple allowable Building Types. Refer to the following pages for detailed rules for each Building Type within that zone.

Start with Building Type: Determine which type of building applies to your situation. Depending on T-zone, each building type is either allowed, allowed by conditional use, or not allowed. Refer to the following pages for detailed regulations on that particular building type.

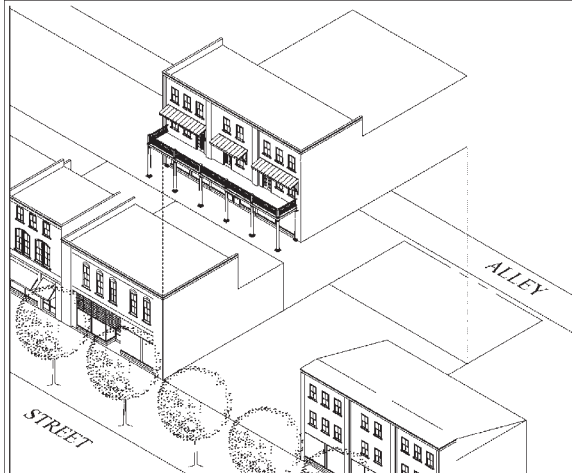
Key: (numbers indicate T zone. CS refers to Civic Space Zone)

Allowed
 Allowed By Conditional Use
 Not Allowed

<p>I - Mixed-Use Building</p>  <p>5 4 3</p>	<p>II - Live/Work Building</p>  <p>5 4 3</p>	<p>III - Small Civic Building</p>  <p>5 4 3 CS</p>
<p>IV - Small Commercial Building</p>  <p>5 4 3</p>	<p>V - Apartment Building</p>  <p>5 4 3</p>	<p>VI - Rowhouse</p>  <p>5 4 3</p>
<p>VII - Flat over Flat</p>  <p>5 4 3</p>	<p>VIII - Paired House</p>  <p>5 4 3</p>	<p>IX - Tandem House</p>  <p>5 4 3</p>
<p>X - Single Family Detached House</p>  <p>5 4 3</p>	<p>XI - Accessory Unit</p>  <p>5 4 3</p>	<p>C - Prominent Civic Building</p>  <p>5 4 3 CS</p>

Type I: Mixed-Use Building

CLASSIFICATION



Definition:

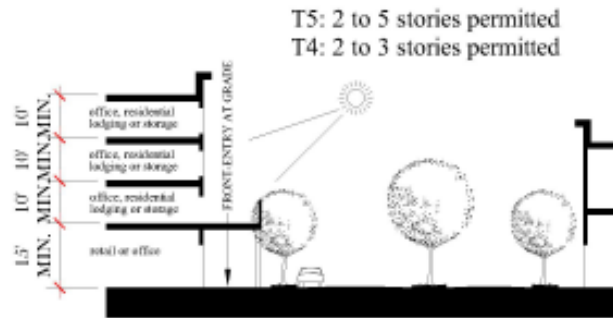
A structure with a vertical mixture of uses. The upper floors may be used for office, residential, lodging or storage and the ground floor (lot frontage at the street level) may be used for retail or office uses.

Transect Zones:

- T5: Allowed
- T4: Allowed by Conditional Use
- T3: Not Allowed

URBAN STANDARDS

Allowable Height



Additional Standards

Lot Size/Area

T4: Minimum 16 feet lot width
 T5: No minimum lot size. Lot frontages are limited to no more than sixty (60) feet in width.

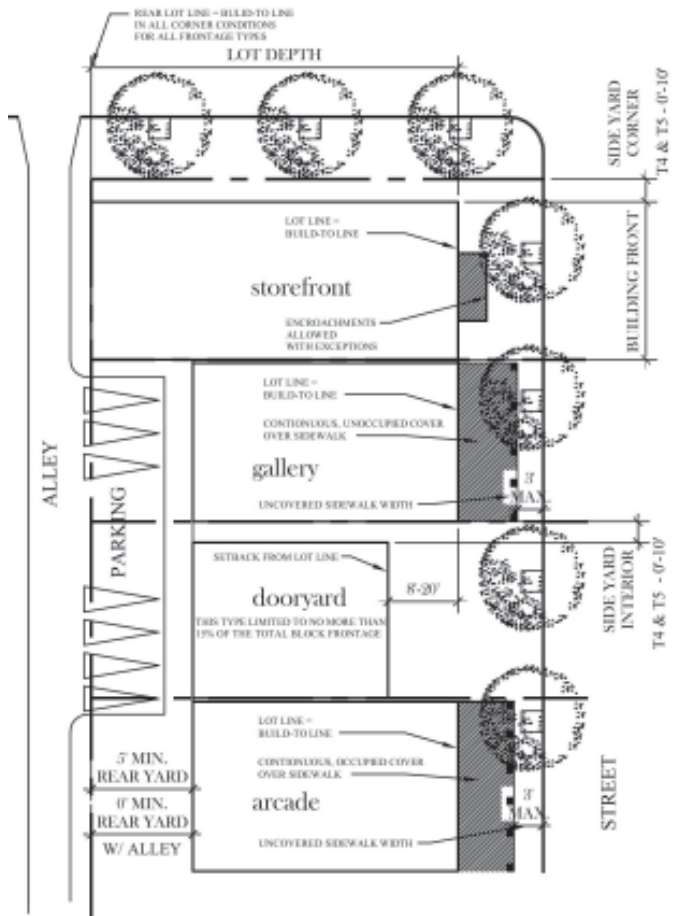
Off-Street Parking (also refer to Shared Parking Standard)

T4: One space/dwelling unit or lodging bedroom; 2 spaces/1,000 SF for office or retail.
 T5: One space/dwelling unit or lodging bedroom; 2 spaces/1,000 SF for office or retail.

Function Intensity

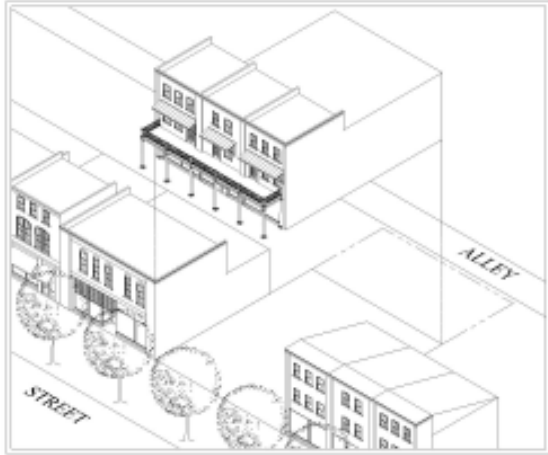
T4: Restricted to block corner locations, and by the parking requirement. Lodging bedrooms are restricted to no more than 12.
 T5: Restricted only by the parking requirement.

Allowable Frontages



Type II: Live/Work Building

CLASSIFICATION



Definition:

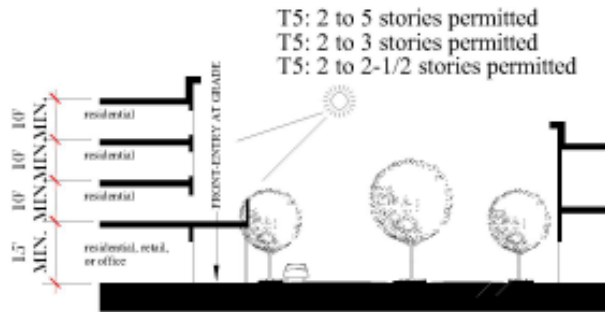
A dwelling unit that contains, to a limited extent, a commercial component. A Live/Work unit is a fee-simple unit on its own lot with the commercial component limited to the ground level.

Transect Zones:

- T5: Allowed
- T4: Allowed by Conditional Use
- T3: Allowed by Conditional Use

URBAN STANDARDS

Allowable Height



Additional Standards

Lot Size/Area

- T3: Minimum 25 feet lot width
- T4: Minimum 16 feet lot width
- T5: No minimum lot size. Lot frontages are limited to no more than sixty (60) feet in width.

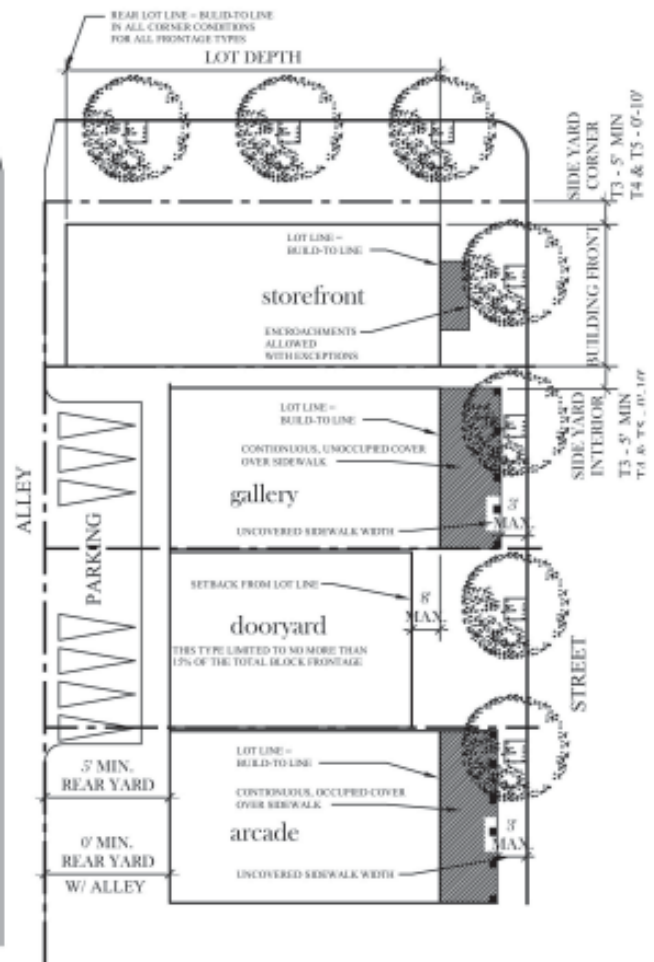
Off-Street Parking

- T3: Two spaces/dwelling unit
- T4: One space/dwelling unit
- T5: One space/dwelling unit

Function Intensity

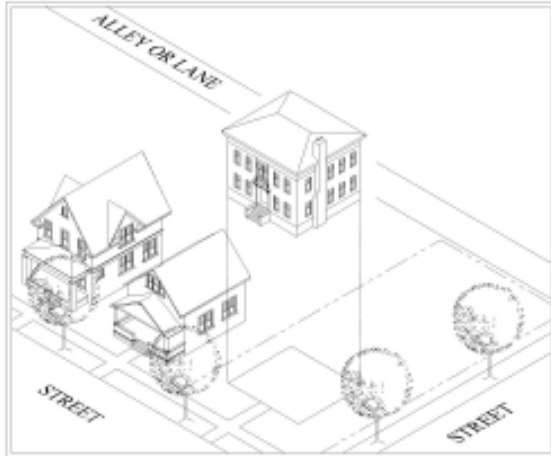
- T3: Restricted to a total of 3,000 square feet along Main Street, from 15th to 19th Streets, and by the parking requirement.
- T4: Restricted to block corner locations, and by the parking requirement.
- T5: Restricted only by parking requirement.

Allowable Frontages



Type III: Small Civic Building

CLASSIFICATION



Definition:

A building specifically designed for a civic function, but not located in a Civic Space zone. Civic functions are not-for-profit organizations dedicated to religious, cultural, governmental or educational missions.

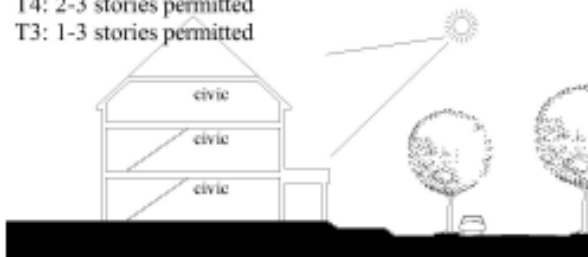
Transect Zones:

- T5: Allowed
- T4: Allowed
- T3: Allowed by Conditional Use

URBAN STANDARDS

Allowable Height

- T5: 2-5 stories permitted
- T4: 2-3 stories permitted
- T3: 1-3 stories permitted



Additional Standards

Lot Size/Area

- T3: Minimum 25 feet lot width; Maximum 50 feet lot width
- T4: Minimum 16 feet lot width; Maximum 50 feet lot width
- T5: No minimum lot size. Lot frontages are limited to no more than sixty (60) feet in width.

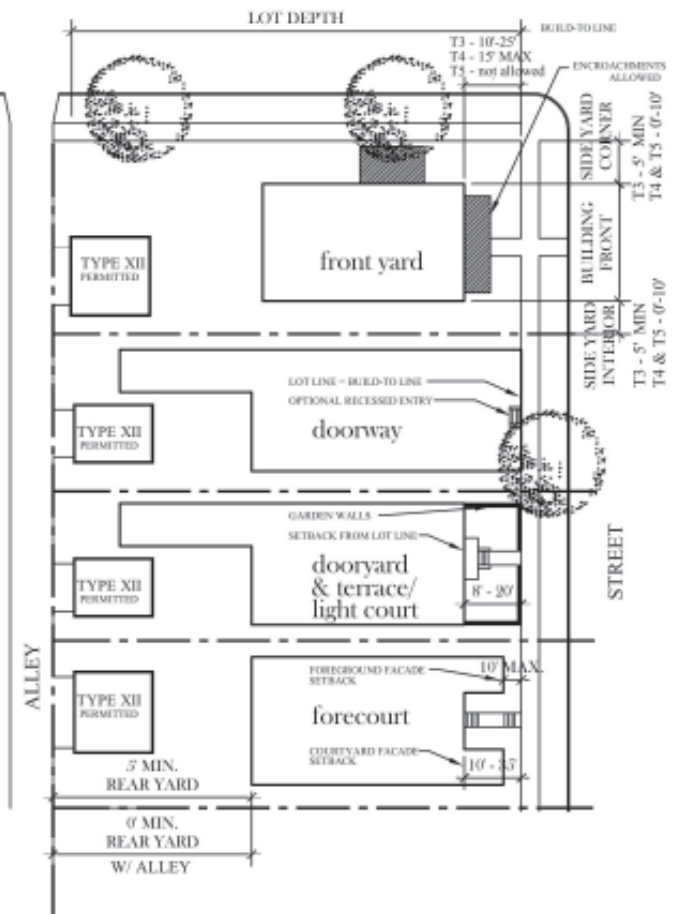
Off-Street Parking

- T3: Two spaces/1,000 SF of floor area
- T4: Two spaces/1,000 SF of floor area
- T5: One space/1,000 SF of floor area

Function Intensity

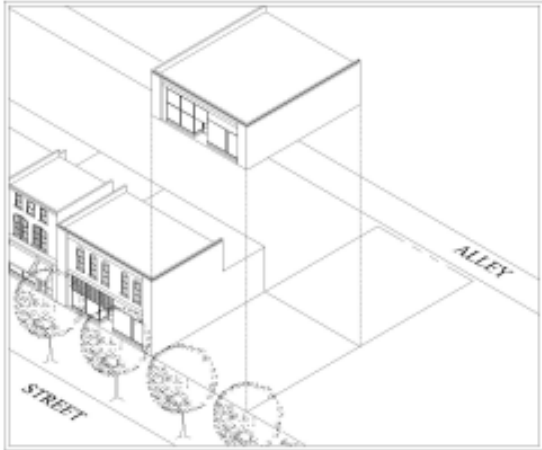
- T3: Restricted only by the parking requirement.
- T4: Restricted only by the parking requirement.
- T5: Restricted only by the parking requirement.

Allowable Frontages



Type IV: Small Commercial Building

CLASSIFICATION



Definition:

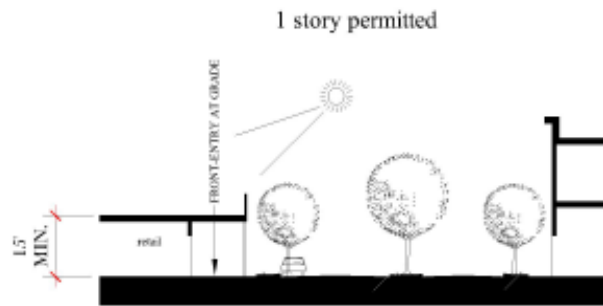
A single-use structure with either office or retail use. The Small Commercial Building is one story, and is allowed only by exception and only in T-5.

Transect Zones:

- T5: Allowed by Conditional Use
- T4: Not Allowed
- T3: Not Allowed

URBAN STANDARDS

Allowable Height



Additional Standards

Lot Size/Area

T5: No minimum lot size. Lot frontages are limited to no more than sixty (60) feet in width.

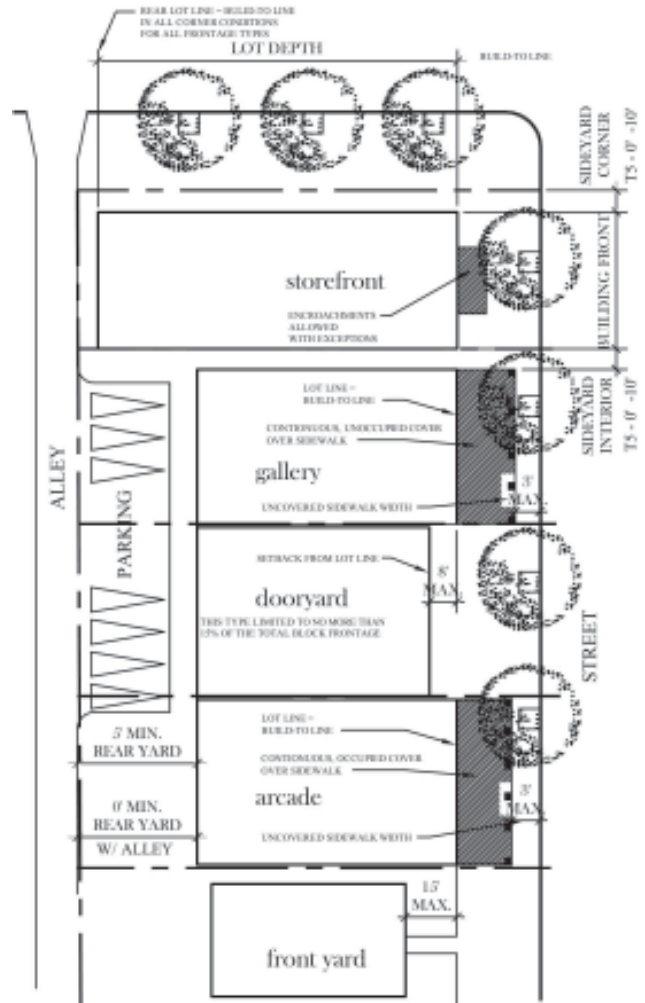
Off-Street Parking (also refer to Shared Parking Standard)

T5: 2 spaces/1,000 SF for office or retail.

Function Intensity

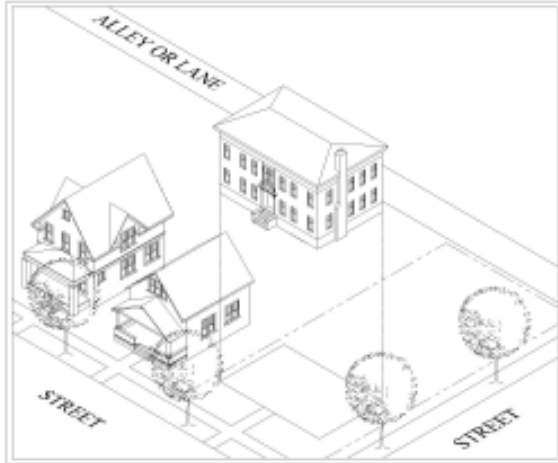
T5: Restricted only by parking requirement.

Allowable Frontages



Type V: Apartment Building

CLASSIFICATION



Definition:

A structure with more than two dwelling units on one lot. The apartment building type may also be used for lodging purposes.

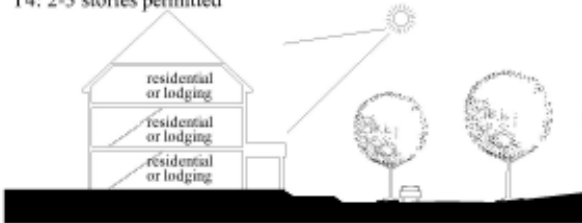
Transect Zones:

- T5: Allowed
- T4: Allowed
- T3: Not Allowed

URBAN STANDARDS

Allowable Height

- T5: 2-5 stories permitted
- T4: 2-3 stories permitted



Additional Standards

Lot Size/Area

- T4: Minimum 16 feet lot width
- T5: No minimum lot size. Lot frontages are limited to no more than sixty (60) feet in width.

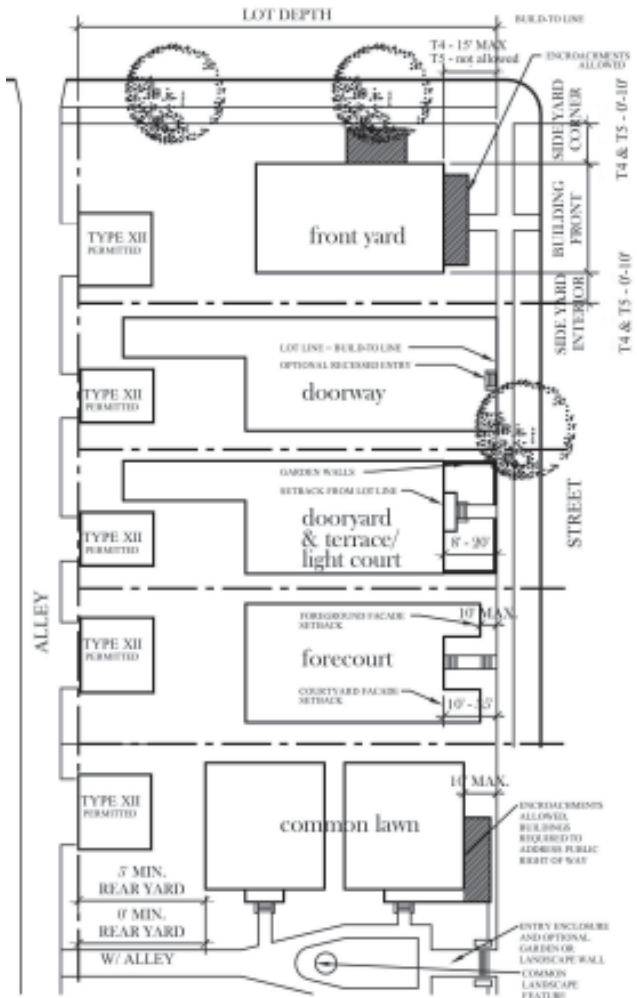
Off-Street Parking

- T4: One space/dwelling unit or lodging bedroom;
- T5: One space/dwelling unit or lodging bedroom;

Function Intensity

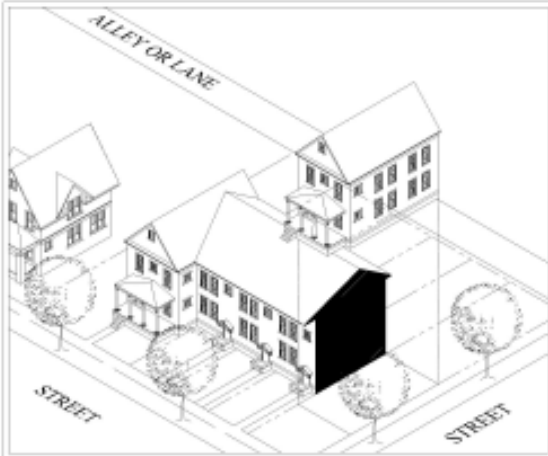
- T4: Lodging bedrooms are limited to 12 or less. Only one Accessory Unit is allowed per main structure. All uses are restricted by the parking requirement.
- T5: Only one Accessory Unit is allowed per main structure. All uses are restricted by the parking requirement.

Allowable Frontages



Type VI: Rowhouse

CLASSIFICATION



Definition:

A dwelling unit attached by a common wall to another dwelling unit. A Rowhouse is generally a fee simple unit, from ground to roof, with no units above or below it.

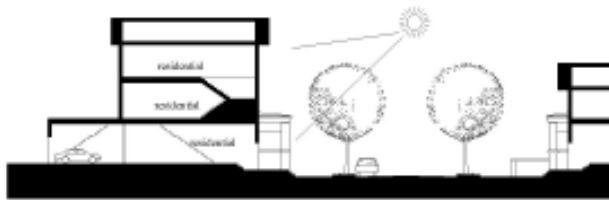
Transect Zones:

- T5: Allowed
- T4: Allowed
- T3: Not Allowed

URBAN STANDARDS

Allowable Height

- T5: 2 to 5 stories permitted
- T4: 2 to 3 stories permitted



tuck under parking permitted

Additional Standards

Lot Size/Area

- T4: Minimum 16 feet lot width
- T5: No minimum lot size. Lot frontages are limited to no more than sixty (60) feet in width.

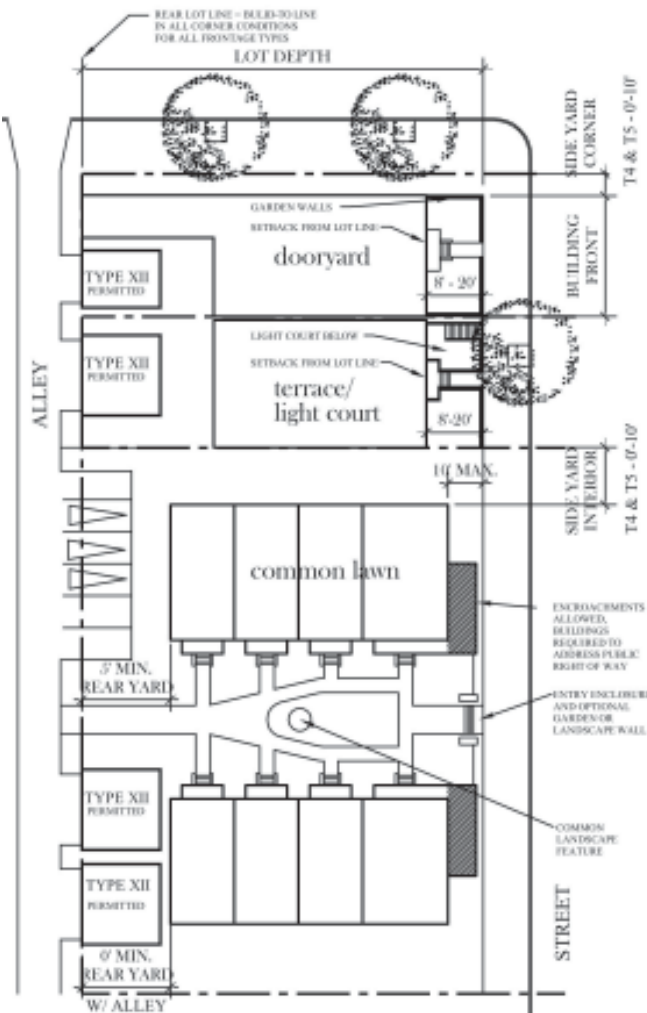
Off-Street Parking

- T4: One space/dwelling unit
- T5: One space/dwelling unit

Function Intensity

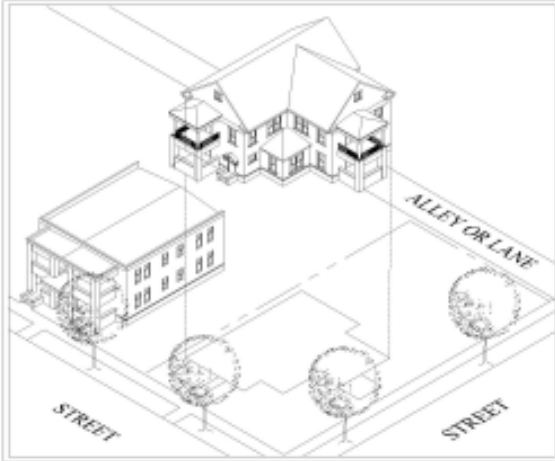
- T4: Only one Accessory Unit is allowed per main structure.
- T5: Only one Accessory Unit is allowed per main structure.

Allowable Frontages



Type VII: Flat over Flat

CLASSIFICATION



Definition:

A structure with two dwelling units placed one above the other. It may additionally have an Accessory Unit to the rear of the property.

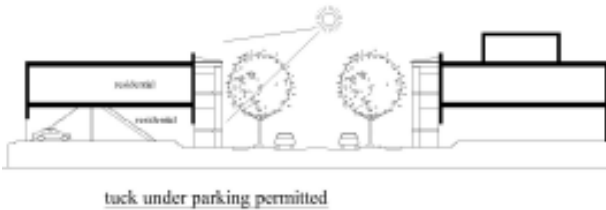
Transect Zones:

- T5: Not Allowed
- T4: Allowed
- T3: Allowed by Conditional Use

URBAN STANDARDS

Allowable Height

T4: 2 stories required, 3rd story allowed as part of 2nd story unit
 T3: 2 stories required, 3rd story allowed as part of 2nd story unit



Additional Standards

Lot Size/Area

- T3: Minimum 25 feet lot width
- T4: Minimum 16 feet lot width

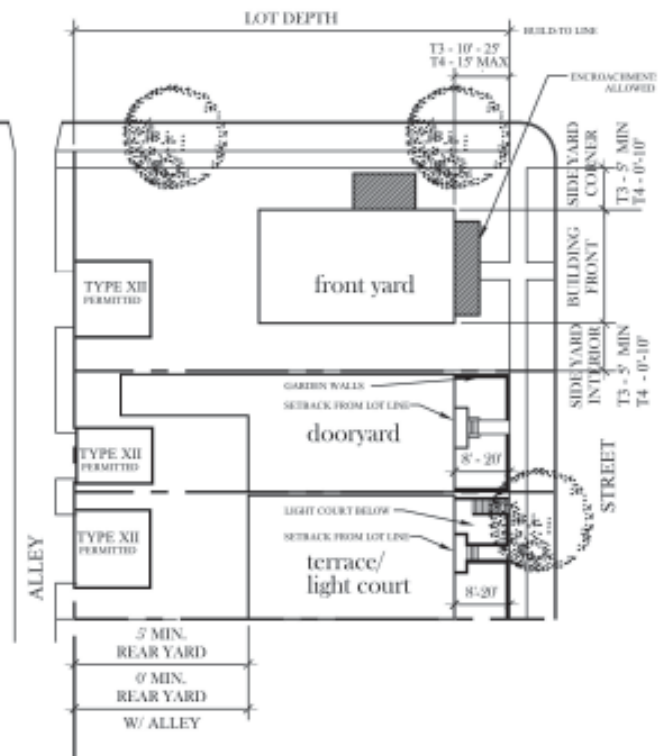
Off-Street Parking

- T3: Two spaces/dwelling unit
- T4: One space/dwelling unit

Function Intensity

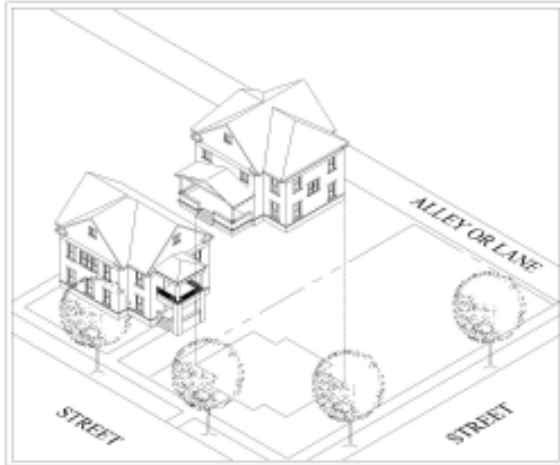
- T3: Restricted only by the parking requirement.
- T4: Restricted only by the parking requirement.

Allowable Frontages



Type VIII: Paired House

CLASSIFICATION



Definition:

A structure with two dwelling units placed one beside the other, sharing a common wall. It may additionally have an Accessory Unit to the rear of the property.

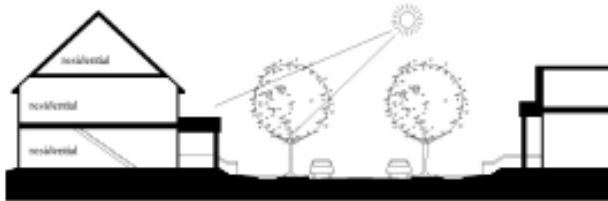
Transect Zones:

- T5: Not Allowed
- T4: Allowed
- T3: Allowed by Conditional Use

URBAN STANDARDS

Allowable Height

T4: 2 to 3 stories permitted
 T3: 1 to 2-1/2 stories permitted



Additional Standards

Lot Size/Area

T3: Minimum 25 feet lot width
 T4: Minimum 16 feet lot width

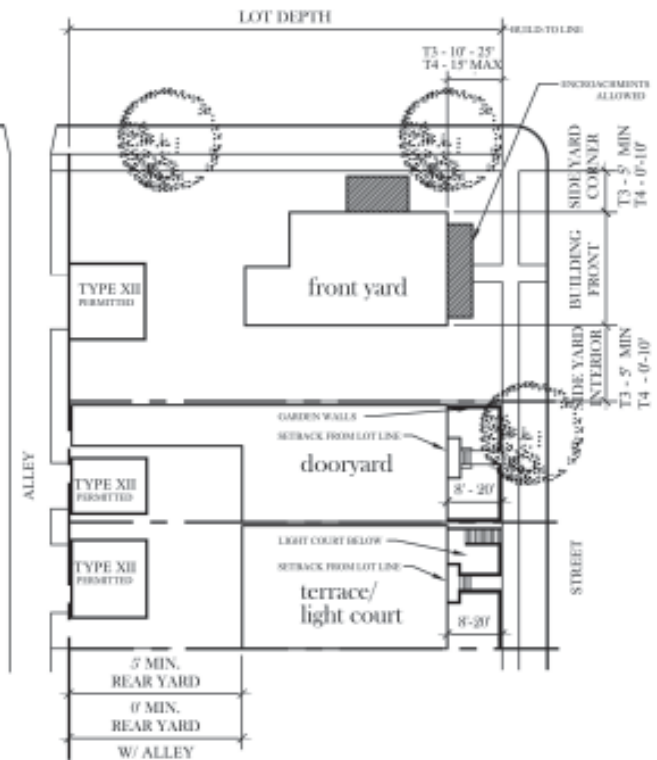
Off-Street Parking

T3: Two spaces/dwelling unit
 T4: One space/dwelling unit

Function Intensity

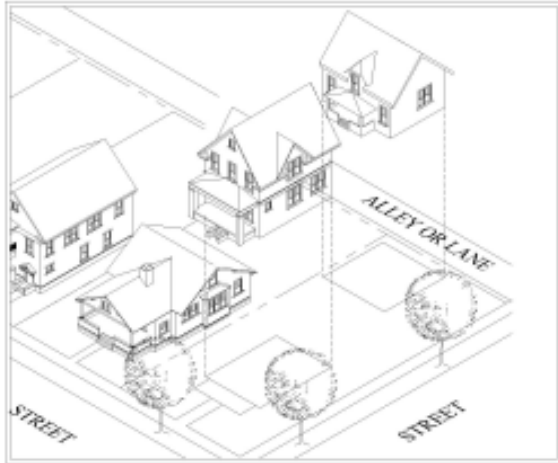
T3: Restricted only by the parking requirement.
 T4: Restricted only by the parking requirement.

Allowable Frontages



Type IX: Tandem House

CLASSIFICATION



Definition:

Two single family detached structures that share one platted lot. One unit is typically located towards the front of the lot, while the other unit is typically located to the rear of the lot. It may additionally have an Accessory Unit to the rear of the property.

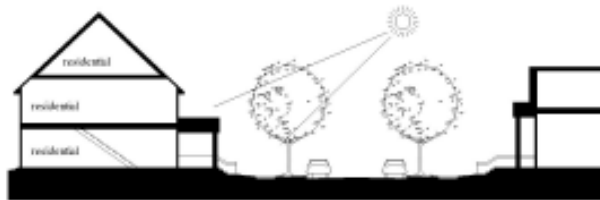
Transect Zones:

- T5: Not Allowed
- T4: Allowed
- T3: Allowed by Conditional Use

URBAN STANDARDS

Allowable Height

T4: 2 to 3 stories permitted
 T3: 1 to 2-1/2 stories permitted



Additional Standards

Lot Size/Area

- T3: Minimum 25 feet lot width
- T4: Minimum 16 feet lot width

Off-Street Parking

- T3: Two spaces/dwelling unit
- T4: One space/dwelling unit

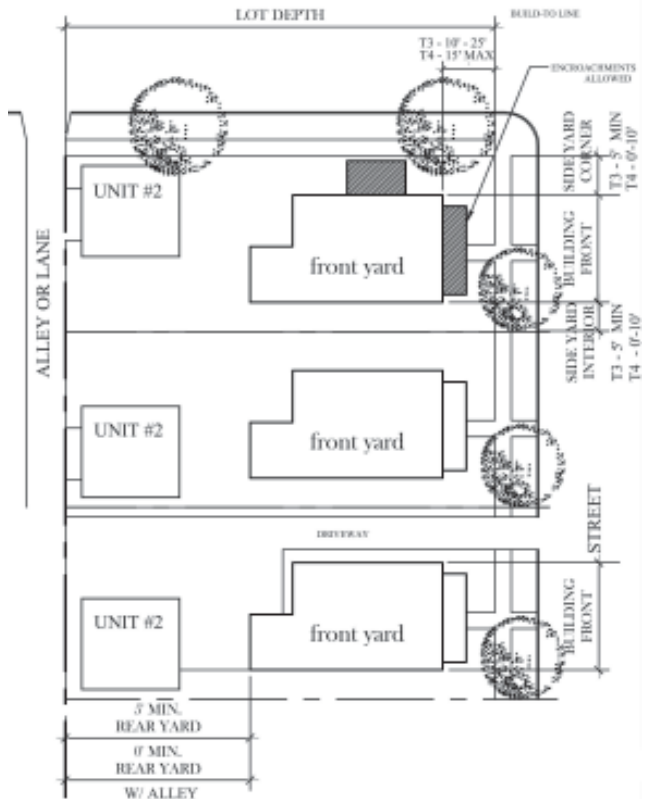
Function Intensity

- T3: Restricted only by the parking requirement.
- T4: Restricted only by the parking requirement.

Building Type-Specific

A tandem house lot shall have 10% of the rear house visible from the street when viewed looking perpendicular to the street.
 The rear tandem house cannot be more than 75% of the square footage of the front house.

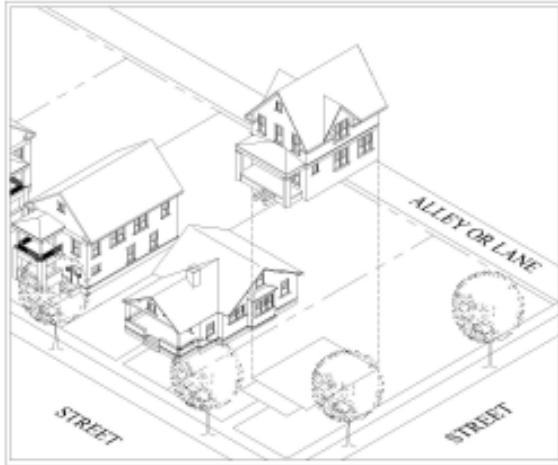
Allowable Frontages



The rear tandem house shall have pedestrian access to the public street, and shall be addressed off of the same.
 Tandem house lots shall be platted as a single lot and may not be split into 2 lots.

Type X: Single Family Detached House

CLASSIFICATION



Definition:

One dwelling unit on its own lot, detached from other adjoining lots. It may additionally have an Accessory Unit to the rear of the property.

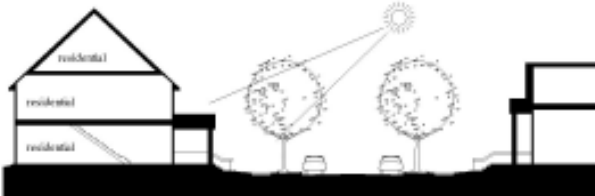
Transect Zones:

- T5: Not Allowed
- T4: Allowed
- T3: Allowed

URBAN STANDARDS

Allowable Height

- T4: 2 to 3 stories permitted
- T3: 1 to 2-1/2 stories permitted



Additional Standards

Lot Size/Area

- T3: Minimum 25 feet lot width
- T4: Minimum 16 feet lot width

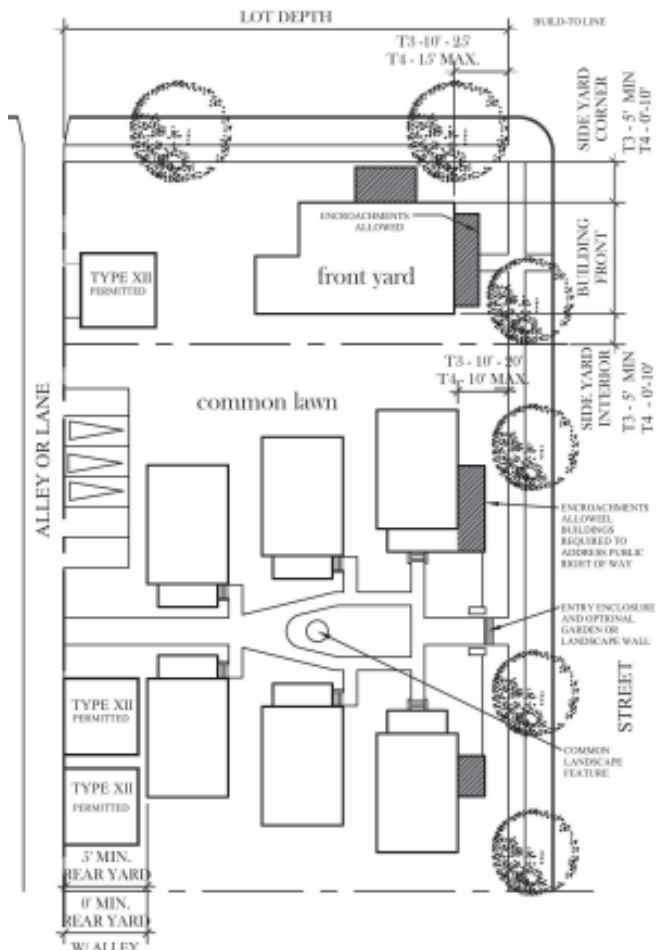
Off-Street Parking

- T3: Two spaces/dwelling unit
- T4: One space/dwelling unit

Function Intensity

- T3: Restricted only by the parking requirement.
- T4: Restricted only by the parking requirement.

Allowable Frontages



Type XI: Accessory Unit

CLASSIFICATION



Definition:

A dwelling unit (sometimes known as a Granny Flat) that is located over a garage on the same lot or premises as the main structure. Such units can be attached or detached from the main structure, and are typically located towards the rear of the lot. An Accessory Unit may also be a detached single-story structure, not associated with a garage.

Transect Zones:

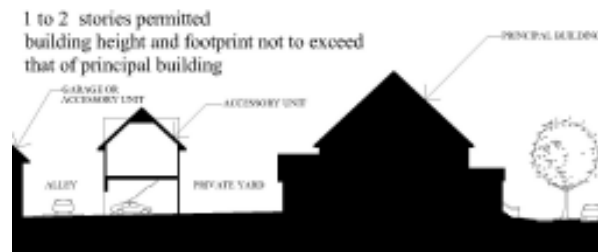
T5: Allowed

T4: Allowed

T3: Allowed

URBAN STANDARDS

Allowable Height

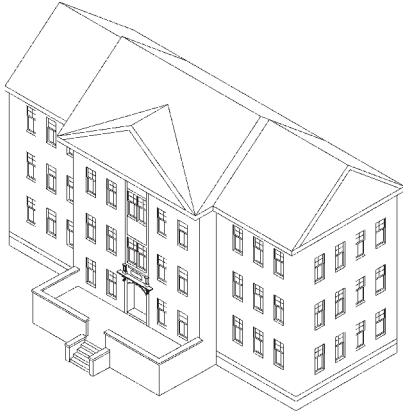


Allowable Frontages

Plan constraints for Type XI are dependent on Principal structures and are illustrated on other sheets

Type C: Prominent Civic Building

CLASSIFICATION



Definition:

A Civic structure located on a prominent community site. Prominent Civic structures are allowed more design flexibility, due to their role in the community and the Plan. Prominent Civic Buildings are to be located in CS zones.

Transect Zones:

- CS: Allowed by Conditional Use
- T5: Allowed by Conditional Use
- T4: Allowed by Conditional Use
- T3: Allowed by Conditional Use

URBAN STANDARDS

Allowable Height

Type C structures do not have Height constraints

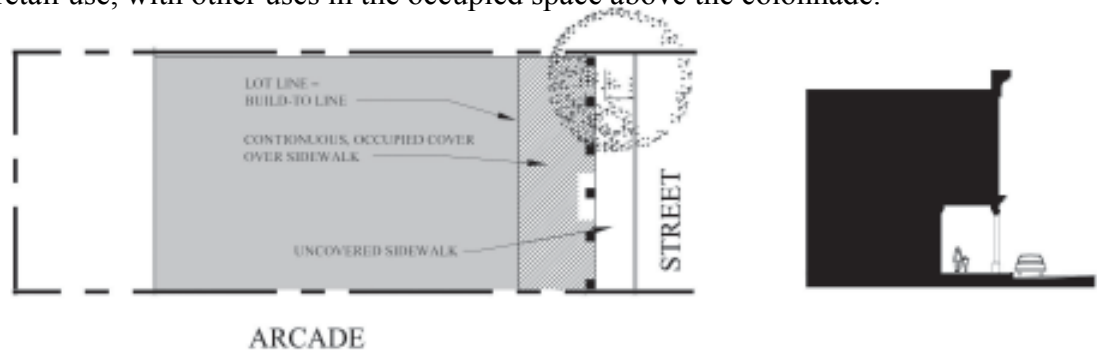
Allowable Frontages

Type C structures do not have Plan constraints.

Section 404.240 Downtown Development Code (DDC)

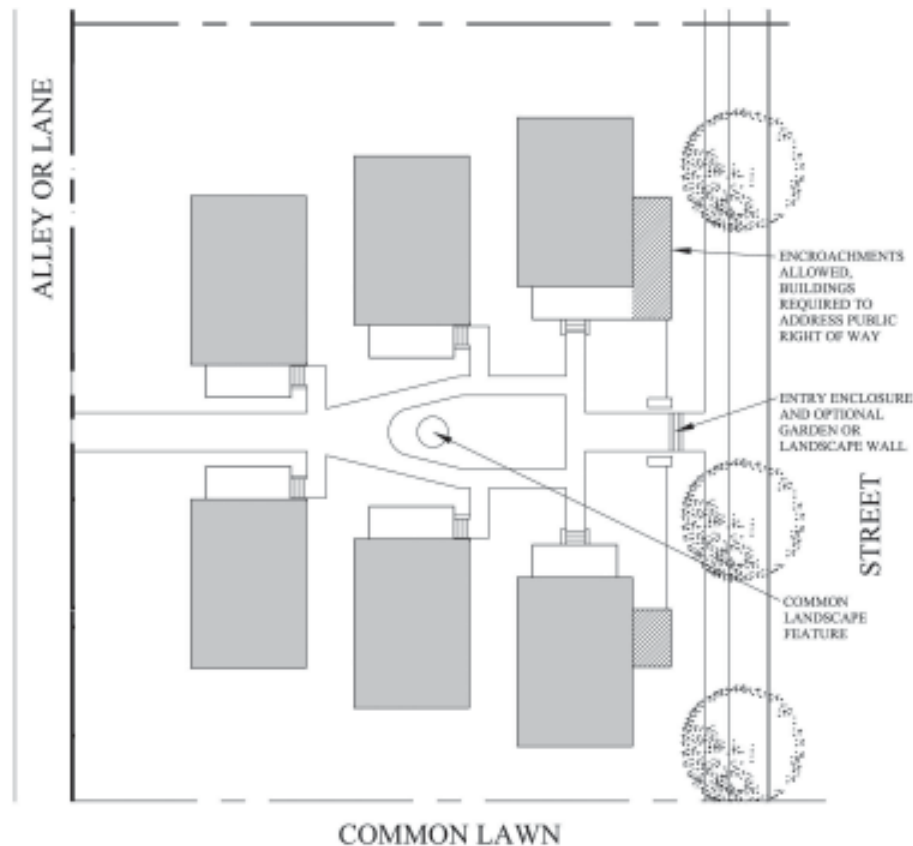
A. Definitions for this Section:

- (1) **Accessory Structure:** Detached non-dwelling unit structure, including a garage, that is located on the same lot or premises as the main structure. Accessory Structures shall not be located in the front yard.
- (2) **Accessory Units:** A dwelling unit (sometimes known as a Granny Flat) that is located over a garage on the same lot or premises as the main structure. Such units can be attached or detached from the main structure, and are typically located towards the rear of the lot. An Accessory Unit may also be a detached single-story dwelling unit structure, not associated with a garage.
- (3) **Alley:** very low capacity roadway with two-way yield operation along the rear of properties providing common access for parking, service areas, and accessory units as well as utility easements.
- (4) **Apartment Building:** A structure with more than two dwelling units on one lot. Allowable Frontages are Front Yard, Doorway, Dooryard, Terrace/Light Court, Forecourt and Common Lawn.
- (5) **Arcade:** A frontage wherein the façade is a colonnade that overlaps the sidewalk, while the façade at sidewalk remains the frontage line. This type is conventional for retail use, with other uses in the occupied space above the colonnade.

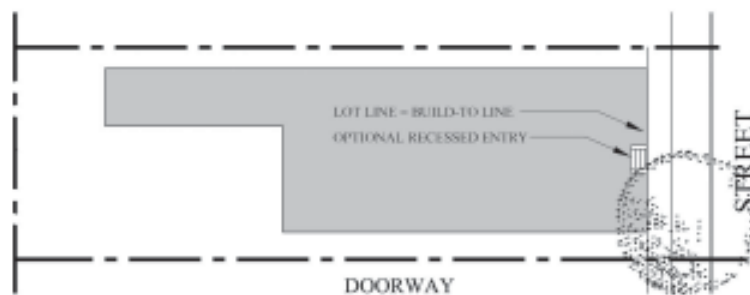


- (6) **Avenue:** medium capacity roadway with intensive pedestrian use appropriate as the main street of the commercial or mixed use zone.
- (7) **Block:** the aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares.
- (8) **Civic:** the term defining not-for-profit organizations dedicated to religious, cultural, educational or governmental missions.
- (9) **Civic Space:** an open area dedicated for public use. Civic Space is also the zone in which Prominent Civic Buildings are located.

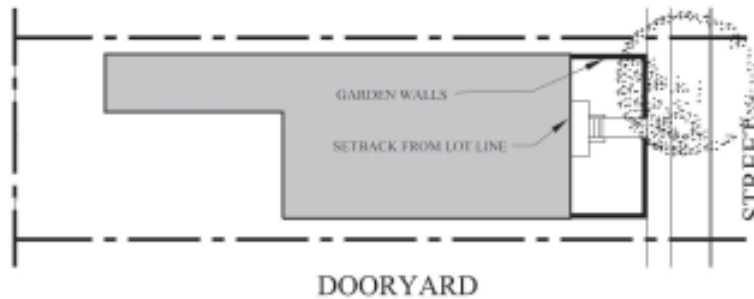
- (10) **Civic Building:** a building designed specifically for a civic function. Small, open structures such as bandstands are not Civic Buildings.
- (11) **Common Lawn:** A frontage wherein a group of buildings share a common lawn on a single lot. The frontage has a visual relation to the street and to the buildings across the lawn. Common Lawn Frontages may have only one (1) Accessory Unit.



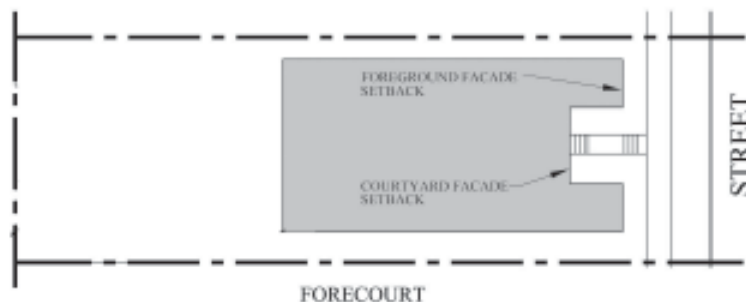
- (12) **Courtyard:** low to very low capacity divided roadway with a landscaped median to provide direct local access along a dead-end alignment.
- (13) **Doorway:** A frontage wherein the façade is aligned with the sidewalk and the entry is a door flush with the façade, or recessed into the façade. This type is similar to storefront frontages, except that they are primarily used for residential entries.



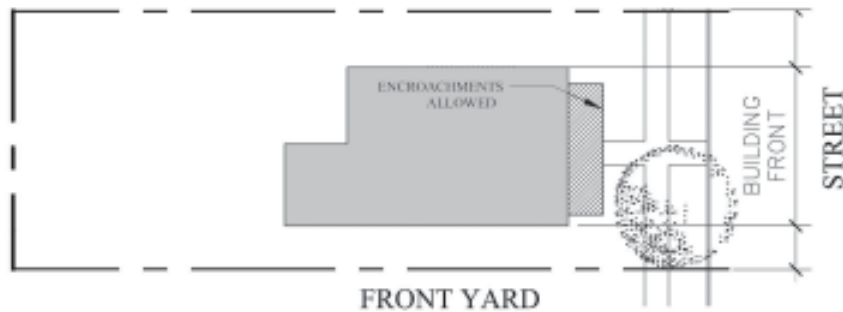
- (14) **Dooryard:** A frontage wherein the façade is set back from the frontage line by an at-grade courtyard. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The dooryard is suitable to conversion for outdoor dining.



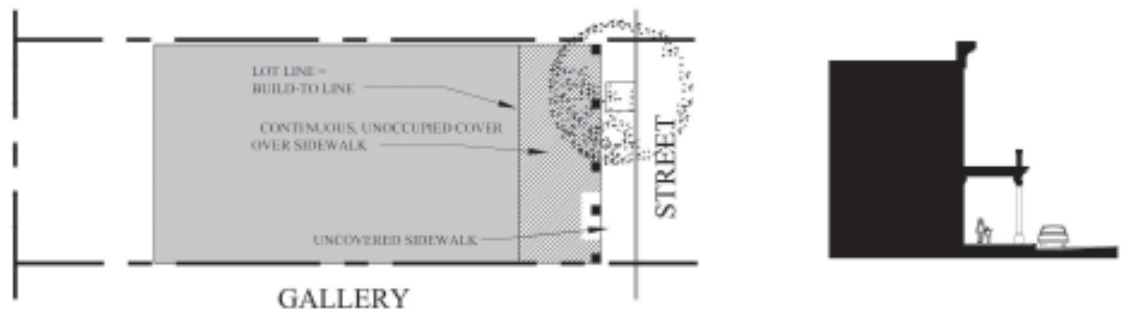
- (15) **Downtown Review Board:** This board will act as the governing body for the DDC and enforce building layout, and the Downtown Zoning Map.
- (16) **Downtown Zoning Map:** The official zoning map showing the disposition of T-zones, streets, and public spaces of the DDC.
- (17) **Downtown Zoning Map Overlay:** Site specific modifications to the Downtown Zoning Map.
- (18) **Flat over Flat:** A structure with two dwelling units placed one above the other. It may additionally have an Accessory Unit to the rear of the property. Allowable Frontages are Front Yard, Dooryard and Terrace/Light Court.
- (19) **Forecourt:** A frontage wherein a portion of the façade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalk.



- (20) **Front Yard:** A frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line is optional.

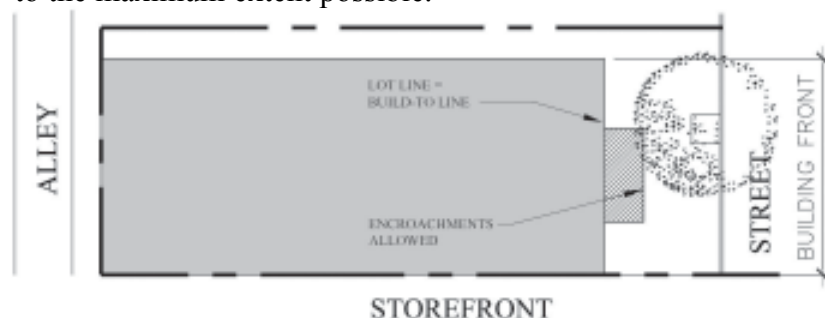


- (21) **Frontage or Frontage Line:** The front property line and/or right-of-way line of a building lot, measured along a public way or street. Alleys are not considered to have Frontages.
- (22) **Frontage road:** low to very low capacity roadway parallel to a thruway to provide access to abutting property.
- (23) **Gallery:** A frontage wherein the façade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use.

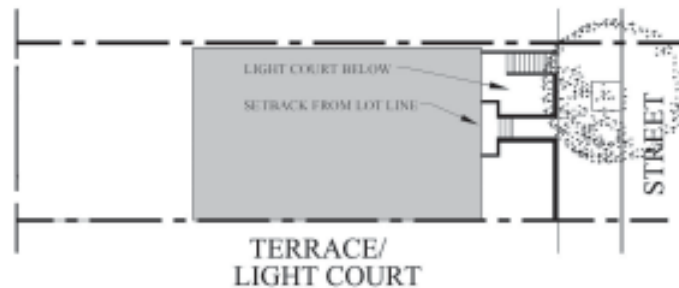


- (24) **Lane:** low to very low capacity roadway with two-way yield operation to provide direct access to abutting land. Yield operation means the street widths are such that when cars traveling opposite directions meet one driver must yield to allow passage.
- (25) **Live/Work Unit:** A dwelling unit that contains, to a limited extent, a commercial component. A Live/Work Unit is a fee-simple unit on its own lot with the commercial component limited to the ground level. Allowable Frontages are Storefront, Gallery, Dooryard and Arcade.
- (26) **Lodging:** premises available for daily and weekly renting of bedrooms.
- (27) **Masonry:** Durable, long-lasting materials such as Stone, Brick, Cast Stone, Stucco, Synthetic Stone, Cultured Stone, and, Glass-Fiber Reinforced Concrete.

- (28) **Mixed Use Building:** A structure with a vertical mixture of uses. The upper floors may be used for office, residential, lodging or storage and the ground floor (lot frontage at the street level) may be used for retail or office uses. Allowable Frontages are Storefront, Gallery, Dooryard and Arcade.
- (29) **Paired House:** A structure with two dwelling units placed one beside the other, sharing a common wall. It may additionally have an Accessory Unit to the rear of the property. Allowable Frontages are Front Yard, Dooryard and Terrace/Light Court.
- (30) **Parkway:** low to medium capacity divided roadway with a landscaped center median appropriate as the main street of the commercial or mixed use zone.
- (31) **Prominent Civic Building:** A Civic structure located on a prominent community site. Prominent Civic structures are allowed more design flexibility, due to their role in the community and the Plan. Prominent Civic Buildings are to be located in CS zones.
- (32) **Public Square:** a low-speed roadway configuration for areas of significant public use. The Public Square typically has angled parking on both sides of the roadway.
- (33) **Rowhouse:** One dwelling unit attached by a common wall to another dwelling unit. A Row House is generally a fee simple unit, from ground to roof, with no units above or below. Allowable Frontages are Dooryard, Terrace/Light Court and Common Lawn.
- (34) **Single Family House:** One dwelling unit on its own lot, detached from other adjoining lots. Allowable Frontages are Front Yard and Common Lawn.
- (35) **Small Civic Building:** A building specifically designed for a civic function, but not located in a Civic Space zone. Allowable Frontages are Front Yard, Doorway, Dooryard, Terrace/Light Court and Forecourt.
- (36) **Small Commercial Building:** A single-use structure with either office or retail use. The Small Commercial Building is one story, and is allowed only by conditional use and only in T-5. Allowable Frontages are Front Yard, Storefront, Galleray, Dooryard and Arcade.
- (37) **Storefront:** A frontage wherein the façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.



- (38) **Street:** low capacity roadway to provide direct local access to abutting land. Street may have either two-way or one-way operation.
- (39) **T-Zone:** A geographical cross-section, used to identify the level of urban character and intensity of a Traditional Neighborhood Design project.
- (40) **Tandem Houses:** Two detached single family dwelling units that share one platted lot. One unit is typically located towards the front of the lot, while, the other unit is typically located to the rear of the lot. Allowable Frontage is Front Yard.
- (41) **Terrace or Light Court:** A frontage wherein the façade is set back from the frontage line by an elevated terrace or sunken light court. The sunken court can potentially access an additional unit below-grade. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable to conversion for outdoor dining.



- (42) **Thruway:** medium to high capacity roadway that bisects or borders the TND and is part of the larger collector-arterial network of the City.

B. Purpose. The purpose of the Downtown Development Code (DDC) is to support and implement the 2006 master plan for downtown that the City of Blue Springs has sponsored.

The DDC is meant to reinforce key concepts and components of the plan, such as:

- Creating a dynamic, mixed-use environment, where walking is the predominant mode of transportation.
- Providing for a range of housing choices in close proximity to each other, including vertical mixed use
- Creative land development solutions that are not typically found elsewhere in the City
- Quality public spaces that are usable for a variety of public and semi-public activities
- Higher standards of design and construction for buildings, public infrastructure and landscaping
- A high degree of connectivity for pedestrian and vehicular traffic
- Buildings placed close to the street, so that streets and squares are defined as “outdoor rooms”
- Utilizing all the streets for on-street parking. Parking lots and garages shall not enfront the street.
- Expediting the development process to make conforming to the plan “easy”

C. **Exclusions.** For the property located within the area of the Downtown Zoning Map, the standards contained in this Section supersede provisions contained with the Blue Springs Unified Development Code. Sections 403.070, 404.180, and 404.230 shall not be applied within the area covered by the DDC.

D. **Conceptual Framework & T-zones:**

Because of the unique characteristics of downtown Blue Springs, a sub-classification of organizing property and uses is established with the DDC. The sub-classifications for this ordinance are called “Transect Zones” (T-zones). T-zones differ from conventional zoning districts in that they are inherently mixed-use, and place more emphasis on design than building use. The different T-zones establish a variety of scales, intensities, and characteristics to account for the differing conditions in the plan area. The zones are shown in graphic format in the Downtown Zoning Map. Additional requirements are also shown in the Downtown Zoning Map Overlay. The DDC shall apply to those properties shown on the Downtown Zoning Map. The zoning districts shown below may only be applied to property shown in color on the Downtown Zoning Map.

T-Zone definitions For This Chapter:

T3 Sub-Urban: The most natural, least dense, most residential context of a community.

T4 General Urban: A predominantly residential context, typically the largest zone within a community. It allows for the widest variety of housing choice.

T5 Urban Center: A denser, mixed-use context, typically located near the center of a Pedestrian Shed or as a corridor along important thoroughfares.

CS Civic Space Zone: Sites reserved for Civic Buildings and/or Civic Space.

The zones may be designated, for example, as a T3 or T-3 zone.

E. **Downtown Review Board**

There is hereby created a Downtown Review Board (DRB).

1. **Number of Members.** The DRB is to be composed of nine (9) members and one (1) alternate member.
2. **Appointment and Terms of Office.**
 - a. The Mayor, with the consent and approval of the majority of the City Council, shall appoint two (2) members of the City Council to serve on the DRB.
 - b. The Mayor, with the consent and approval of the majority of the City Council, shall appoint two (2) members of the City Planning Commission to serve on the DRB.
 - c. The Community Development Director shall serve on the DRB.
 - d. The City Engineer shall serve on the DRB.

- e. The Mayor, with the consent and approval of the majority of the City Council, shall appoint one (1) member of the City Planning Commission to serve on the DRB as an alternate member. If one of the DRB members appointed from the Planning Commission is unable to serve on the DRB for a specific application due to absence or conflict of interest, this alternate member shall serve as a member of the DRB for the application.
- f. The Mayor, with the consent and approval of the majority of the City Council, shall also appoint one (1) resident property owner, one (1) business owner, and one (1) property owner who owns business property, said property, business and business property, respectively, to be located in T-Zones shown on the Downtown Zoning Map.
- g. All appointed members of the DRB shall be appointed annually on or about May 1. Appointed members of the DRB may serve more than one term.

3. Organization and Authority.

- a. *Organization.* The DRB shall elect officers as it deems necessary at its first (1st) meeting after the annual appointment of members.
- b. *Rules.* The DRB shall have power to make whatever rules and guidelines necessary for the execution of its duties as set forth in this Chapter. All rules shall be approved by the City Council by resolution before becoming effective. If no rules are adopted, Robert's Rules (RR) shall apply.
- c. *Meetings.* The DRB shall meet on an as-needed basis, based upon the complete submission of applications.
- d. *Records.* The DRB shall keep minutes and records of all meetings and proceedings including voting records, attendance, resolutions, determinations, and decisions. All such material shall be public record.
- e. *Vacancies.* All vacancies on the DRB that are subject to appointment shall be reported to the Mayor and City Council. Thereafter, the Mayor shall, with the consent and approval of the majority of the City Council, appoint a person to fill the unexpired term of that member.

4. Duties and Powers. The DRB will act as the governing body for the DDC.

F. Performance Standards:

The intent of the DDC is to allow for a mixture of uses, often adjacent to or very close to each other. Issues of noise, trash and operational hours are to be closely coordinated. Specific standards include:

- 1. Businesses providing drive-up services shall not have a drive-through lane or window that abuts or faces a public street.
- 2. Outdoor eating areas for bars, taverns or restaurants are allowed on the public sidewalk in zones T4 & T5 where the paved sidewalk is a minimum of ten (10) feet wide. A minimum clear sidewalk width of three (3) feet shall be provided.

G. Permitted Uses and Uses Allowed by conditional use:

Within the area covered by the DDC, a wide variety of uses and structures, from residential to commercial, are allowed or allowed by conditional use. All uses and structures must be approved by the Downtown Review Board. Structures shall be regulated by T-Zone.

1. Retail and Offices Uses Allowed:

- a. Animal Care, Limited
- b. Bank or Financial Institution
- c. Bar or Tavern
- d. Club, Private
- e. College or University
- f. Convalescent Care
- g. Cultural Service
- h. Day Care, Limited (1-6)
- i. Day Care, General (7-10)
- j. Day Care, Commercial
- k. Flextech
- l. Funeral Home
- m. Government Service
- n. Health Club
- o. Hotel or Motel
- p. Library
- q. Medical Service
- r. Military Service
- s. Office, General
- t. Parks and Recreation
- u. Post Office
- v. Recreation and Entertainment, Indoor
- w. Religious Assembly
- x. Research Service
- y. Restaurant, Fast-Food
- z. Restaurant, General
- aa. Retail Sales & Service
- bb. School, Elementary, Middle or High
- cc. Studio, Television or Film
- dd. Vocational School

2. Retail and Office Uses Allowed by Conditional Use

- a. Construction Sales & Service
- b. Parking Lot, Commercial
- c. Recreation and Entertainment, Outdoor
- d. Repair Service
- e. Safety Service
- f. Transitional Living Center
- g. Warehouse, Residential Storage
- h. Printing and Publishing
- i. Transit Facility

3. Zone T3:

- a. Allowed: Single Family Houses; Accessory Units.
- b. Allowed by conditional use: Live/Work Units; Small Civic Buildings; Flat over Flats; Paired Houses; Tandem Houses

4. Zone T4:

- a. Allowed: Single Family Houses; Accessory Units; Paired Houses; Flat over Flats; Tandem Houses; Rowhouses; Apartment Buildings; Small Civic Buildings.
- b. Allowed by conditional use: Mixed-Use Buildings; Live/Work Units;

5. Zone T5:

- a. Allowed: Accessory Units; Rowhouses; Apartment Buildings; Mixed Use Buildings; Live/Work Units; Small Civic Buildings;
- b. Allowed by conditional use: Small Commercial Buildings.

6. CS:

- a. Allowed by conditional use: Prominent Civic Buildings.

H. Function Intensity Standards.

The Intensity of the Uses noted above are governed by T-Zone, lot location, and parking requirements:

(1) Zone T3:

a. Residential: Only one accessory unit shall be allowed per main structure. All accessory units shall have a maximum square footage equal to 50 percent of the main structure's finished area excluding garages and basements. The total building footprint area for all accessory units and accessory structures shall have a maximum square footage equal to fifty (50) percent of the main structure's finished area excluding attached garages and basements.

(2) Zone T4:

- a. Lodging: The number of bedrooms permitted on each lot for lodging is limited by the parking requirement of Chapter 412.J.2, up to twelve (12) bedrooms, in addition to the parking requirement of the dwelling.
- b. Office: The building area available for office use on each lot is restricted to the first story of the principal or the second story of the ancillary building and by the parking requirement of Chapter 412.J.2, in addition to the parking requirement of the dwelling.
- c. Retail: The building area available for retail use is restricted to one block corner location at the first story and by the parking requirement of Chapter 412.J.2, in addition to the parking requirement of the dwelling.
- d. Residential: Only one accessory unit shall be allowed per main structure. All accessory units shall have a maximum square footage equal to 50 percent of the main structure's finished area excluding garages and basements. The total building footprint area for all accessory units and accessory structures shall have a maximum square footage equal to fifty (50) percent of the main structure's finished area excluding attached garages and basements.

(3) Zone T5:

- a. Lodging: The number of bedrooms permitted on each lot for lodging is limited by the parking requirement of Chapter 412.J.3.
- b. Office: The building area available for office use on each lot is restricted by the parking requirement of Chapter 412.J.3.
- c. Retail: The building area available for retail use is restricted the parking requirement of Chapter 412.J.3.
- d. Residential: Only one accessory unit shall be allowed per main structure. All accessory units shall have a maximum square footage equal to 50 percent of the main structure's finished space excluding garages and basements.

(3) Zone CS:

- a. Lodging: Not Allowed
- b. Office: Not Allowed
- c. Residential: Not Allowed
- d. Civic: No restrictions

I. Height and Area Standards.

All buildings and structures shall incorporate the following minimum standards:

(1) Height of the Primary Building on a Lot:

- a. Zone T-3: Not more than two and one half (2-1/2) stories.
- b. Zone T-4: Not more than three (3) and not less than two (2) stories. Mixed-Use Buildings and Live/Work Buildings shall have a sidewalk-level floor to ceiling height of fifteen (15) feet minimum. Upper levels in Mixed-Use Buildings and Live/Work Buildings shall have floor to ceiling heights of minimum ten feet.
- c. Zone T-5: Not more than five (5) and not less than two (2) stories. Mixed-Use Buildings, Live/Work Buildings and Small Commercial Buildings shall have a sidewalk-level floor to ceiling height of fifteen (15) feet minimum. Upper levels in Mixed-Use Buildings and Live/Work Buildings shall have floor to ceiling heights of minimum ten feet.
- d. Zone CS: No Height Limitation

(2) Setbacks From Property Lines:

Setbacks vary by T Zone and Frontage Type, and are measured from the public right of way. Frontage Types are illustrated in the Definitions.

a. Front Yard:**Zone T3:**

- a) Common Lawn: Not less than ten (10) feet and not more than twenty (20) feet to the building wall. This frontage is limited to no more than 50% of any given block's total frontage.
- b) Front Yard: Not less than ten (10) feet and not more than twenty-five (25) feet to the building wall.

2. Zone T4:

- a) Common Lawn: Not less than zero (0) feet and not more than ten (10) feet to the building wall. This frontage is limited to no more than 50% of any given block's total frontage.
- b) Front Yard: Not less than zero (0) feet and not more than fifteen (15) feet to the building wall.
- c) Dooryard: Not less than eight (8) and not more than twenty (20) feet to the building wall. A courtyard wall may extend to the public right of way.
- d) Terrace/Light Court: Not less than eight (8) and not more than twenty (20) feet to the building wall. A courtyard wall may extend to the public right of way.
- e) Forecourt: Not less than ten (10) feet and not more than thirty-five (35) feet to the courtyard façade of the building. The foreground façade of the building is to have a setback of not less than zero (0) feet and not more than ten (10) feet.
- f) Doorway: Not more than zero (0) feet.

3. Zone T5:

- a) Common Lawn: Not less than zero (0) feet and not more than ten (10) feet to the building wall. This frontage is limited to no more than 50% of any given block's total frontage.
- b) Dooryard: Not less than eight (8) and not more than twenty (20) feet to the building wall. A courtyard wall may extend to the public right of way. This frontage is limited to no more than 15% of any given block's total frontage.
- c) Front Yard: Not less than zero (0) feet and not more than fifteen (15) feet to the building wall.
- d) Terrace/Light Court: Not less than eight (8) and not more than twenty (20) feet to the building wall. A courtyard wall may extend to the public right of way.
- e) Forecourt: Not less than ten (10) feet and not more than thirty-five (35) feet to the courtyard façade of the building. The foreground façade of the building is to have a setback of not less than zero (0) feet and not more than ten (10) feet.
- f) Doorway: Not more than zero (0) feet.
- g) Storefront: Not more than zero (0) feet.
- h) Gallery: Not more than zero (0) feet.
- i) Arcade: Not more than zero (0) feet.

4. Zone CS: No Setback limitation**b. Side Yard, interior.**

1. **Zone T3:** Not less than five (5) feet to the building wall.
2. **Zone T4:** Not less than zero (0) and not more than ten (10) feet to the building wall.
3. **Zone T5:** Not less than zero (0) and not more than ten (10) feet to the building wall.
4. **Zone CS:** No Setback limitation. or by special review

c. Side Yard, corner.

1. **Zone T3:** Not less than five (5) feet to the building wall or to match that of the existing side street.
2. **Zone T4:** Not less than zero (0) and not more than ten (10) feet to the building wall or to match that of the existing side street.
3. **Zone T5:** Not less than zero (0) and not more than ten (10) feet to the building wall or to match that of the existing side street
4. **Zone CS:** No Setback limitation.

d. Rear Yard.

1. **Zone T3:** Not less than five (5) feet to the building wall.
2. **Zone T4:** Not less than five (5) feet to the building wall.
3. **Zone T5:** Not less than five (5) feet to the building wall.
4. **Zone CS:** No Setback limitation.

e. Rear Yard With Alley:

Applicable to all Zones: Not less than Zero (0) feet.

f. For Parking and Other Paved Areas: Not less than twenty-five (25) feet from any public right of way and not less than six (6) feet from any property line.

(3) Lot Size and Area.**a. Lot Size:**

Lot Sizes vary by T Zone.

1. **Zone T3:** Minimum 25 feet lot width.
2. **Zone T4:** Minimum 16 feet lot width for attached housing, 25 feet width for detached housing.
3. **Zone T5:** No minimum lot size. Frontages are limited to no greater than sixty (60) feet in width.
4. **Zone CS:** No lot size regulation.

b. Minimum Floor Area:

The DDC District has no Minimum Floor Area requirements.

J. Parking Standards:

Parking Standards vary by T Zone. *Office and retail space may utilize the on-street parking adjacent to the lot frontage as part of the parking requirement.* Parking lots and garages shall not enfront the street.

- (1) **Zone T3:** Two (2) off-street parking spaces shall be provided for each dwelling unit. One (1) off-street parking space shall be provided for each lodging bedroom. Two (2) parking spaces per one thousand (1,000) square feet of office space shall be required. Two (2) spaces per one thousand (1,000) square feet of retail space shall be required.
- (2) **Zone T4:** One (1) off-street parking space shall be provided for each dwelling unit. One (1) off-street parking space shall be provided for each lodging bedroom. Two (2) parking spaces per one thousand (1,000) square feet of office space shall be required. Two (2) spaces per one thousand (1,000) square feet of retail space shall be required.
- (3) **Zone T5:** One (1) off-street parking space shall be provided for each dwelling unit. One (1) off-street parking space shall be provided for each lodging bedroom. Two (2) parking spaces per one thousand (1,000) square feet of office space shall be required. Two (2) spaces per one thousand (1,000) square feet of retail space shall be required.
- (4) **Zone CS:** No parking regulation.

(5) Shared Parking Standard:

The parking requirement may be further reduced by the following factors, when sharing uses on a particular lot:

- a. **Residential & Office:** The combined requirement may be reduced by a factor of 0.75
- b. **Residential & Retail:** The combined requirement may be reduced by a factor of 0.9
- c. **Office & Retail:** The combined requirement may be reduced by a factor of 0.75
- d. **Lodging & Residential:** The combined requirement may be reduced by a factor of 0.9
- e. **Lodging & Office:** The combined requirement may be reduced by a factor of 0.8
- f. **Lodging & Retail:** The combined requirement may be reduced by a factor of 0.9

K. Signs.

Sign Regulations are governed by Chapter 501 of the Municipal Code.

L. Roadway Standards.

In general, roadways are to be designed for slower design speeds, to ensure the safety of pedestrians, bicyclists, and motorists. This entails narrower lane widths, the provision of on-street parking on all roadway types, and small curb radii at interchanges. A variety of roadway types is encouraged, and block perimeters should be small.

Specific Roadway Standards are noted in Appendix A: DDC Roadway Design Criteria

M. Landscaping and Screening.

- (1) A reasonable amount of landscaping is required with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Allowed species of trees are required in the public right of way along streets at a minimum spacing, except where a park exists. Specific Street Tree Standards are noted in Appendix B: DDC Landscape Design Criteria.
- (2) Each frontage type has front yard planting requirements. Front yard plantings are a deciduous or evergreen shrub or tree planted between the frontage line and the facade of a building. Specific Front Yard Planting Standards are noted in Appendix B: DDC Landscape Design Criteria.

N. Building Materials.

High quality masonry building materials approved for this district are Stone, Brick, Cast Stone and Stucco. Synthetic stone, such as pre-manufactured fiberglass, cultured stone, or glass-fiber reinforced concrete is permitted, provided that it is identical in appearance and of equal or greater durability to natural stone. These masonry materials shall be required on 50% of the sum total of all building façades, except single family houses, which shall have 10% of the sum total of all façades. All accessory units and garages shall be constructed from the same materials as the main structure. Stucco in the DDC shall mean traditional stucco or gypsum concrete/plaster materials with smooth sand finish. Cement board siding may be used to fulfill the masonry requirement but the percentage of masonry becomes 75% excluding trim unless otherwise approved by the Downtown Review Board. Exterior Insulation and Finish Systems (EIFS) or pre-manufactured panels are not permitted. These provisions are intended to ensure a longer-lasting, sustainable appeal of the downtown.

O. Planned Zoning.

This is a planned zoning district. Structures within the district are subject to approval of the Downtown Review Board before the structure can proceed to the building permit review process. City staff and the Downtown Review Board shall work expeditiously to ensure that construction will proceed in a timely manner. The DRB shall meet on an as-needed basis, based upon the submission of applications. Determination by the DRB shall be within fourteen (14) days after the initial review by the DRB.

(1) Procedures

a. Process for Allowed Standards: Projects that meet the Allowed Standards established in this Section 404.240 shall utilize an expedited approval process, as outlined in the following steps:

1. A completed Application is submitted to Community Development.
2. Application is reviewed by the DRB
 - a. If Application meets the Allowed Standards according to the DRB's review, then the Application is Approved, and proceeds to the Building Permit (Chapter 500) stage.
 - b. If the Application does not meet the Allowed Standards according to the DRB's review, then the Application must be revised per the DRB's comments.
3. The Applicant is allowed seven (7) days to revise its Application.
4. The DRB then has seven (7) days to review the revised Application, to verify that it meets the allowed standards.
 - a. If the application meets the standards, then it is Approved according to step 2a.
 - b. If the application still does not meet the standards, then it repeats steps 3 and 4 until it is Approved.

b. Process for Allowed by Conditional Use: Projects that utilize the Allowed by Conditional Use Standards shall utilize the following approval process:

1. A complete Application is submitted to Community Development.
2. Application is reviewed by the DRB. The DRB has up to fourteen (14) days to issue a recommendation.
3. Further review shall be made pursuant to Section 403.060.

c. Process for Projects Requiring Rezoning: Projects that require a rezoning shall utilize the following approval process (A rezoning must be to another zone regulated by the Downtown Development Code.):

1. A complete Application is submitted to Community Development.
2. Application is reviewed by the DRB. The DRB has up to fourteen (14) days to issue a recommendation.
3. Further review shall be made pursuant to Section 403.030.
4. If the required zoning is obtained, further review shall be pursuant to subsection a or b above.

- d. **Process for Projects Requiring a Variance:** Projects requiring a variance shall utilize the following approval process:
1. A complete Application is submitted to Community Development
 2. Application is reviewed by the DRB. The DRB has up to fourteen (14) days to issue a recommendation.
 3. Further review shall be made pursuant to Section 403.120.
 4. If the required variance is obtained, further review shall be pursuant to subsection a or b above.
- e. **Historic Overlay District (H-O) Review:** Projects within the Historic Overlay (H-O) zoning district shall apply to the City pursuant to Sections 402.050 and 404.190 for review prior to review by the DRB in conjunction with any of the processes noted in subparagraphs a, b, c, & d above.

Appendix A DDC Roadway Design Criteria

Type	Town Square 90-57	Main Street 80-57	Main Street 80-26	Main Street 65-37	Transit Street 75-45	Commercial St 60-37	Residential St 60-37	Two-Lane St 50-29	Two-Lane St 45-29	Yield Street 50-29	Lane 50-20	Lane 40-20	Lane 30-16	Alley 20-20	Alley 20-12	
Design Speed	20	25	20	25	20	25	20	30	30	20	20	20	15	10	10	
Maximum ADT	7,000	7,000	2,000	7,000	2,000	2,000	400	7,000	7,000	400	400	400	400	200	200	
T-zones applicable to	T4, T5	T4, T5	T3	T3, T4, T5	T5	T3, T4, T5	T3, T4	T3, T4, T5	T3, T4, T5	T3, T4	T3, T4	T3, T4	T3, T4	T4, T5	T3, T4	
Number of lanes	2	2	2	2	2	2	2	2	2	1 lane two-way operation	1 lane two-way operation	1 lane two-way operation	1 lane two-way operation	2 lanes	1 lane two-way operation	
Intersection spacing, block length min/max. Sheet note 4	250'/660'	250'/660'	125'/660'	250'/660'	250'/660'	250'/660'	125'/660'	250'/660'	250'/660'	125'/660'	125'/660'	125'/660'	125'/660'	125'/660'	125'/660'	
Dead end alignment	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	
Driveway access	not allowed	not allowed	allowed	limited	limited	allowed	limited	limited	limited	allowed	allowed	allowed	allowed	allowed	allowed	
On-street Parking	head-in	head-in	parallel	parallel	parallel	parallel only	parallel only	parallel on one side only	parallel on one side only	parallel only	parallel only	parallel only	parallel only	design garage setbacks to discourage parking in alley ROW	design garage setbacks to discourage parking in alley ROW	
Pedestrian facilities	11'-6" conc. Sidewalk on building side, 8' conc. Sidewalk on civic space side	11'-6" conc. sidewalk, both sides	5' min. conc sidewalk, both sides	8' min. conc sidewalk, both sides	15' conc. Sidewalk both sides	11'-6" conc. sidewalk, both sides	5' min. conc sidewalk, both sides	5' min. conc sidewalk, both sides	5' min. conc sidewalk, on parallel parking side only	5' min concrete sidewalk, both sides	no separate facility	no separate facility	no separate facility	no separate facility	no separate facility	
Curb to sidewalk clearance (parkway width)	0' on building side. 5'x5' tree planters @ max 40' spacing instead of parkway. On civic side use a 13'-6" parkway	0'. 5'x5' tree planters @ max 40' spacing instead of parkway	13' with swales	6' min.	0'. 5'x5' tree planters @ max 40' spacing instead of parkway	0'. 5'x5' tree planters @ max 40' spacing instead of parkway	7'	5'-6" to 10'-6"	5'	6'-6" to 11'-6"	11' to 16' to ROW (no sidewalk)	6' to 8'-6" to ROW (no sidewalk)	not applicable	not applicable	not applicable	
Bicycle facilities	shared	shared	shared	shared	shared	shared	shared	shared	shared	shared	shared	shared	shared	shared	shared	
Roadside drainage	stand-up curb and gutter	stand-up curb and gutter	enclosed storm sewer in roadside swale. No curb & gutter	stand-up curb and gutter	stand-up curb and gutter	stand-up curb and gutter	stand-up curb and gutter	stand-up curb and gutter	stand-up curb and gutter	stand-up curb and gutter	none - graded like sidewalk, or center swale with inlets	none - graded like sidewalk, or center swale with inlets	none - graded like sidewalk, or center swale with inlets	none - graded like sidewalk, or center swale with inlets	none - graded like sidewalk, or center swale with inlets	
Lane widths to face of curb, sheet note 3	travel lane adjacent to curb	none	none	none	none	none	none	10'	10'	none	none	none	none	10'	Single lane @ 12'	
	travel lane not adjacent to curb	11'	11'	10'	11'	11'	11'	10'	10'	12'	12'	12'	12'	none	none	
	Parking parallel	none	none	3' on gravel, 5' on pavement for 8' total, sheet note 5	7'	11', for buses	7'	7'	8'	8'	7'	4' on gravel, 4' on pavement for 8' total, sheet note 5	4' on gravel, 4' on pavement for 8' total, sheet note 5	5' on gravel, 2' on pavement for 7' total, sheet note 5	not allowed	not allowed
	Parking head-in	angled 45°, 17'	angled 45°, 17'	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	not allowed	90°, 25'	90°, 25'	
Curb Return Radius	15'	15'	10'	15'	25'	15'	10'	15'	15'	10'	10'	10'	5'	5', see comment	5', see comment	
Locations	1. Main from 10th to 11th; 2. 10th from Main to Walnut; 3. 11th from Main to Walnut; 4. Walnut from 10th to 11th.	1. Main from 11th to the RR tracks	1. Main from 16th to 19th	1. Main from 7 Highway to 10th; 2. Main from the RR tracks to 16th.	1. 12th from Main to Smith; 2. Smith from 12th to 11th	1. 10th from Vesper to Main; 2. 11th from Knox to Main; 3. 12th from Knox to Main.	1. 8th, from Main to Walnut; 2. 14th, from Walnut to Smith; 3. Smith from 15th to the RR tracks; 4. 14th from Main to Vesper; 5. Summit from 15th to 14th; 6. Vesper from 16th to the Schools	1. Walnut from west of 19th to 11th; 2. Walnut from 10th to 7 Highway; 3. Vesper from 16th to 15th; 4. 10th from Walnut to 40 Highway	1. 15th from RD Mize to 40 Highway; 2. 10th from RD Mize to Vesper	1. B from 15th to 10th; 2. Knox from the RR tracks to 12th; 3. 12th from B to Knox; 4. 11th from B to Knox; 5. Summit from 10th to 7 Highway; 6. 9th from Main to Walnut; 7. 11th from 10th to 10th	1. 17th from Vesper to the RR tracks; 2. Smith from west of 19th to 15th; 3. 18th from Main to Walnut; 4. 16th from McArthur to Leonard; 5. McDaniels from 17th to 15th; 6. 13th from Walnut to Eugene; 7. 12th from Chicago to South; 8. South from 15th to 12th; 9. Eugene from 15th to 12th; 10. 9th from Walnut to South; 11. 7th Terrace from Walnut to South.	1. 19th, from Walnut to the school; 2. 17th from Walnut to Vesper; 3. 16th from McArthur to the RR tracks; 4. Summit from 17th to 15th; 5. Moore from 17th to 15th; 6. McArthur from 17th to 15th; 7. Chicago from 15th to the RR tracks; 8. Jackson from 17th to 15th; 9. Leonard from 17th to 16th; 10. South from 10th to 7 Highway; 11. 8th from South to the RR tracks.	1. Jones Street between 10th & 8th.	1. North of Main between 10th & 11th; 2. North of Main between 11th & 12th.	1. East of 8th, south of Main, north of Walnut; 2. Between 8th & 9th, south of Main, north of Walnut; 3. South of Main between 9th & 10th; 4. Between 9th & 10th, north of Walnut; 5. North of Main, from 10th to east of 8th; 6. South of Main, from 15th east to RR tracks; 7. North of Walnut, from 15th east to RR tracks; 8. North of Main, from 15th east to RR tracks.	
Comment				Consider adding right of way for angled parking if future development allows										10' at alley to alley interstections	10' at alley to alley interstections	

Sheet notes

- 1 T4 and higher may use 10' minimum conc sidewalk with zero curb to walk clearance and 5x5 tree planters at maximum 40' spacing
- 2 In T3 zone tree planters may be placed in the parking lane
- 3 Minimum total pavement width shall be 20' on any roadway except alleys.
- 4 Normal measurement is from centerline of right-of-way. Exception, when other streets intersect an avenue, or divided roadway (parkway, public square and courtyard) the intersection spacing shall be measured to the centerline of the nearest travel lane of the divided roadway not to the centerline of the right-of-way.
- 5 Gravel may also be grass pavers or brick pavers





**Appendix B
DDC Landscape Design Criteria**

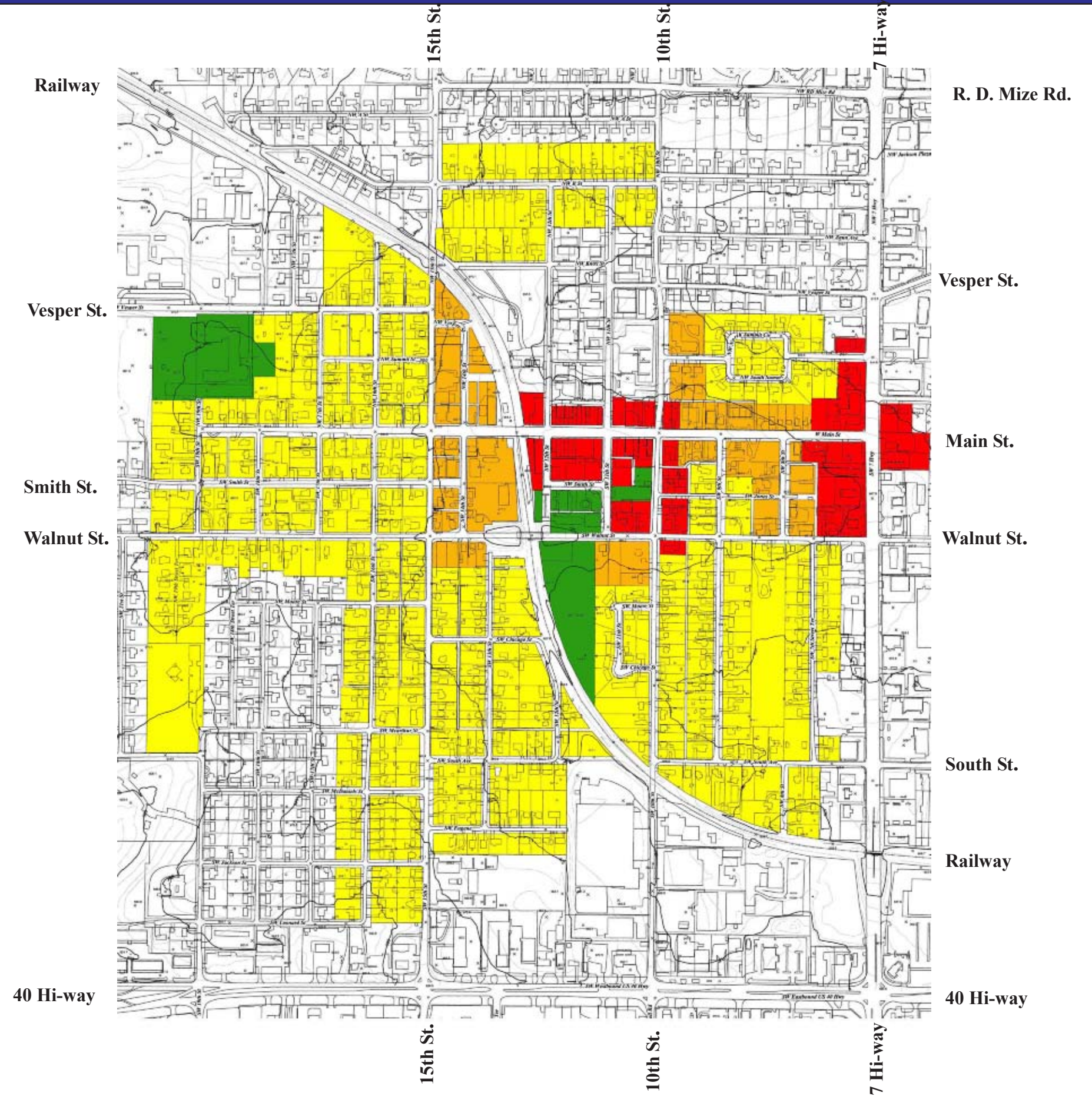
<u>Street Tree Schedule</u>			
<i>Zones Allowed</i>	<i>Common Name</i>	<i>Scientific Name</i>	<i>Spacing</i>
T4, T5	Ginkgo	Gingko biloba	25'
T4, T5	Honeylocust; <i>Shademaster, Maraine, Skyline</i>	Gleditsia triancanthos	25'
all	Sugar Maple, <i>Green Mountain</i>	Acer saccharum	25'
all	London Plane	Platanus acerifolia	35'
all	Littleleaf Linden	Tilia cordata	25'
all except T5	Sugar Maple, <i>species</i>	Acer saccharum	35'
all except T5	White Ash, <i>Autumn Purple</i>	Fraxinus americana	25'
all except T5	Green Ash, <i>Marshall's Seedless</i>	Fraxinus pennsylvanica	35'
all except T5	American Sweetgum	Liquidambar styraciflua	35'
all except T5	Tulip Tree	Liriodendron tulipifera	25'
all except T5	American Sycamore	Platanus occidentalis	35'
all except T5	Shingle Oak	Quercus imbricaria	35'
all except T5	Red Oak	Quercus rubra	35'
all except T5	Bald Cypress	Taxodium distichum	25'
all except T5	American Linden	Tilia americana	35'

<u>Front Yard Plantings</u>	
<i>Frontage Type</i>	<i>Minimum Number of Landscape Plantings</i>
Storefront	0
Gallery	0
Arcade	0
Doorway	0
Dooryard - Building Types I, II, III, IV	0
Dooryard - Building Types V, VI, VII, VIII	6
Terrace/Light Court - Building Types I, II, III, IV	0
Terrace/Light Court - Building Types V, VI, VII, VIII	6
Forecourt	15
Frontyard	10
Common Lawn	6 / unit

Downtown Zoning Map

See page 44
for Overlay Restrictions

- T3. Sub-Urban 
- T4. General Urban 
- T5. Urban Center 
- CS. Civic Space 



Downtown Zoning Map Northwest Quadrant

See page 44
for Overlay Restrictions

T3. Sub-Urban



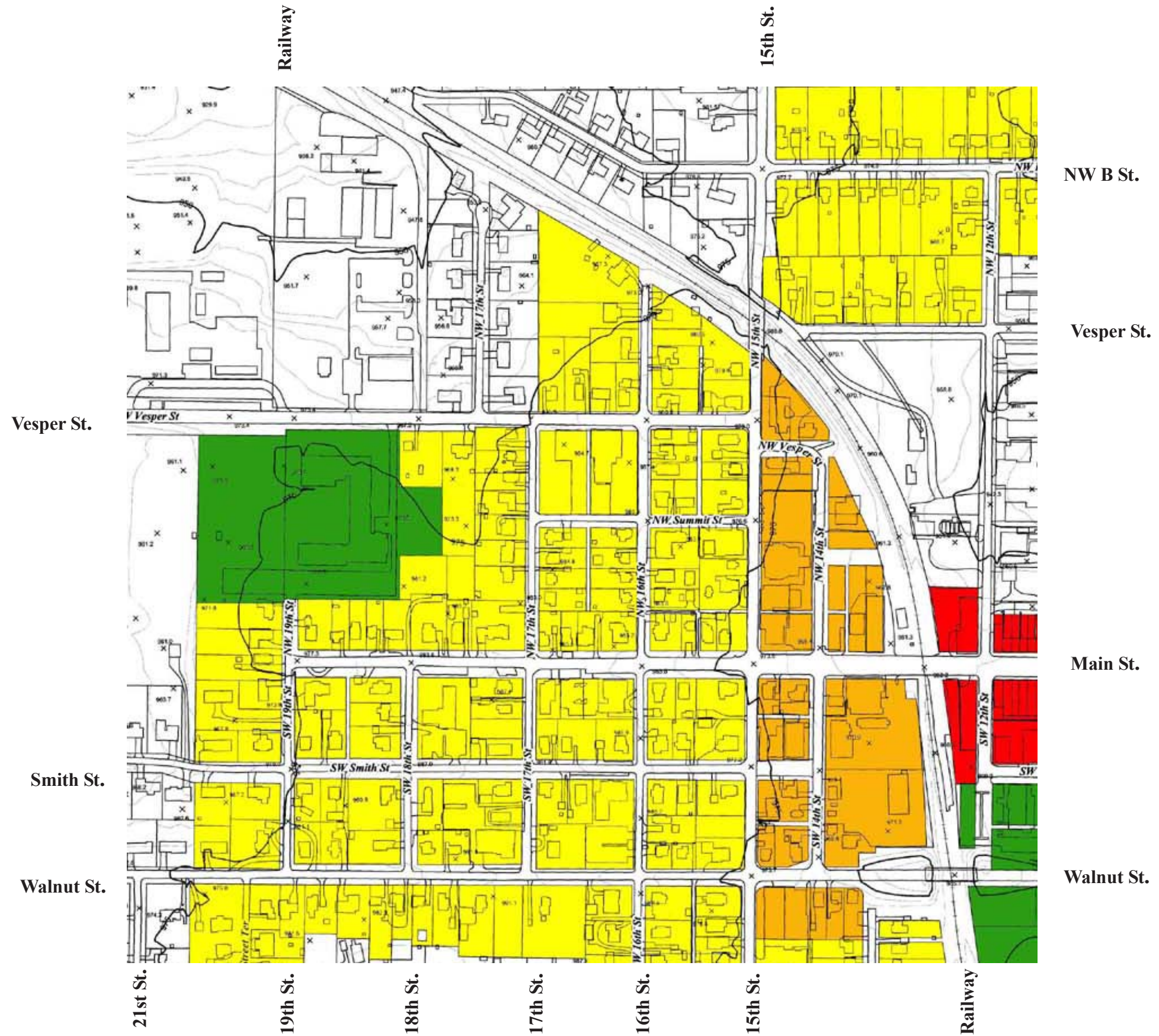
T4. General Urban



T5. Urban Center



CS. Civic Space



Downtown Zoning Map Northeast Quadrant

See page 44
for Overlay Restrictions

T3. Sub-Urban



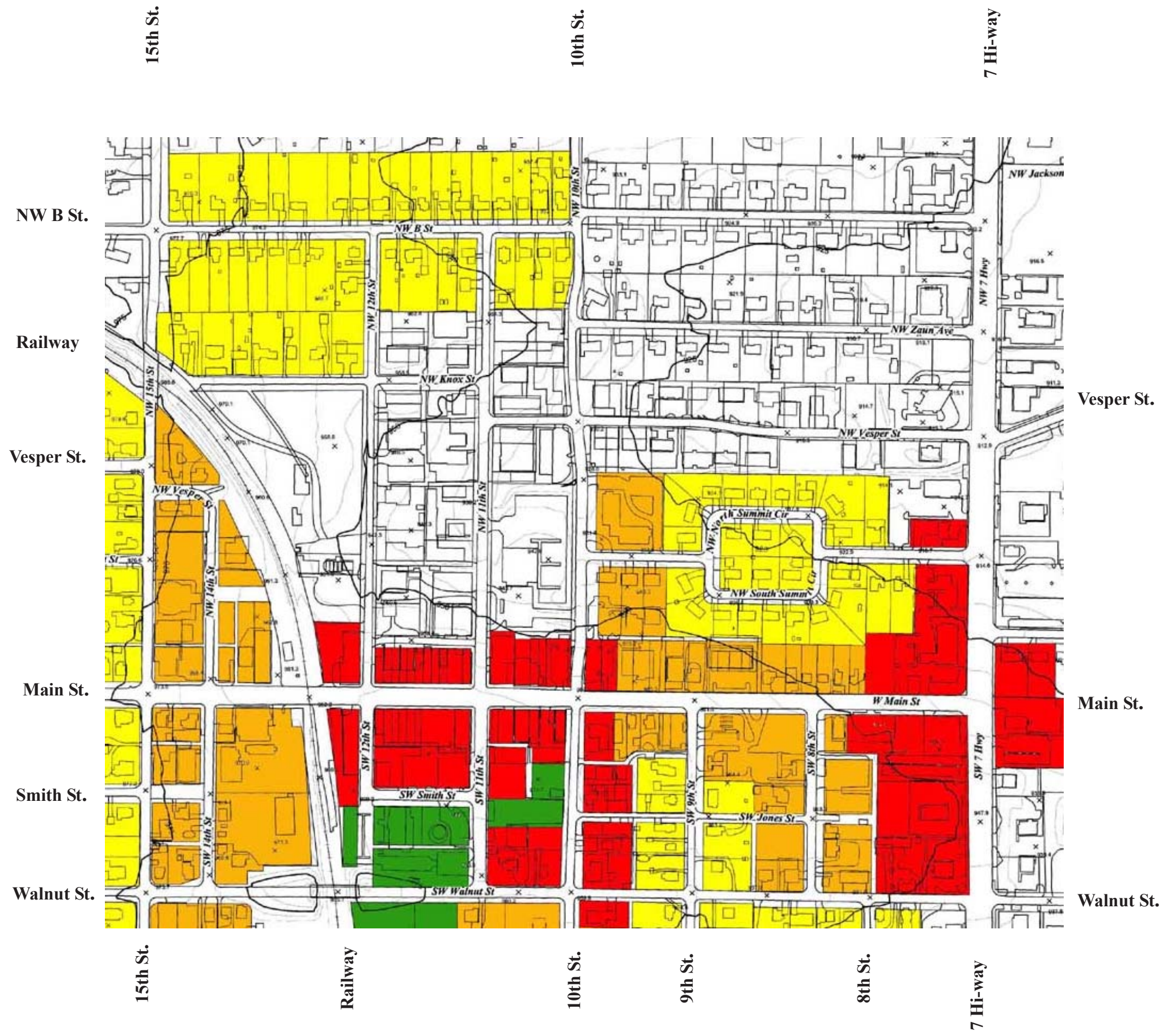
T4. General Urban



T5. Urban Center



CS. Civic Space



Downtown Zoning Map Southwest Quadrant

See page 44
for Overlay Restrictions

T3. Sub-Urban



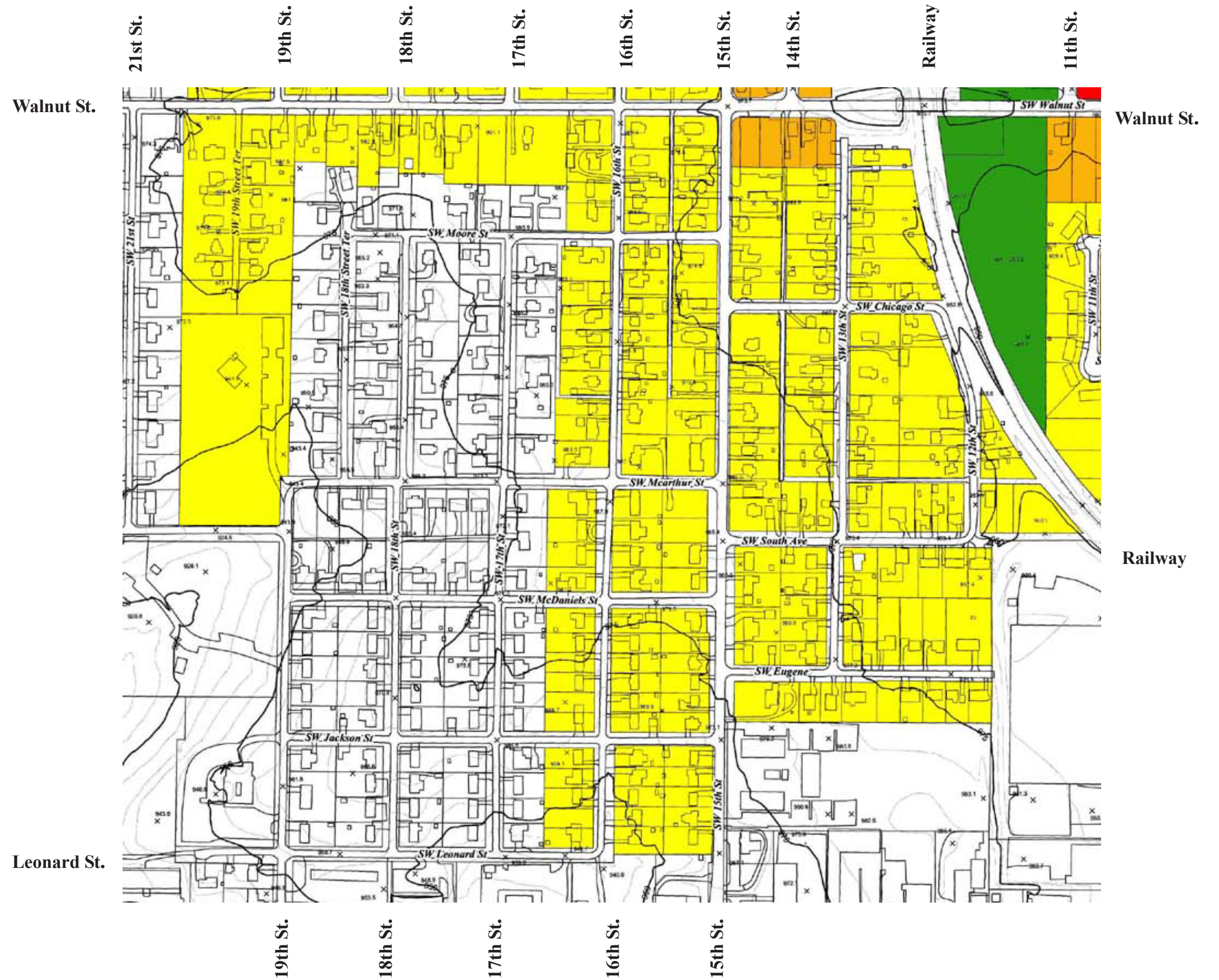
T4. General Urban



T5. Urban Center



CS. Civic Space



Downtown Zoning Map Southeast Quadrant

See page 44
for Overlay Restrictions

T3. Sub-Urban



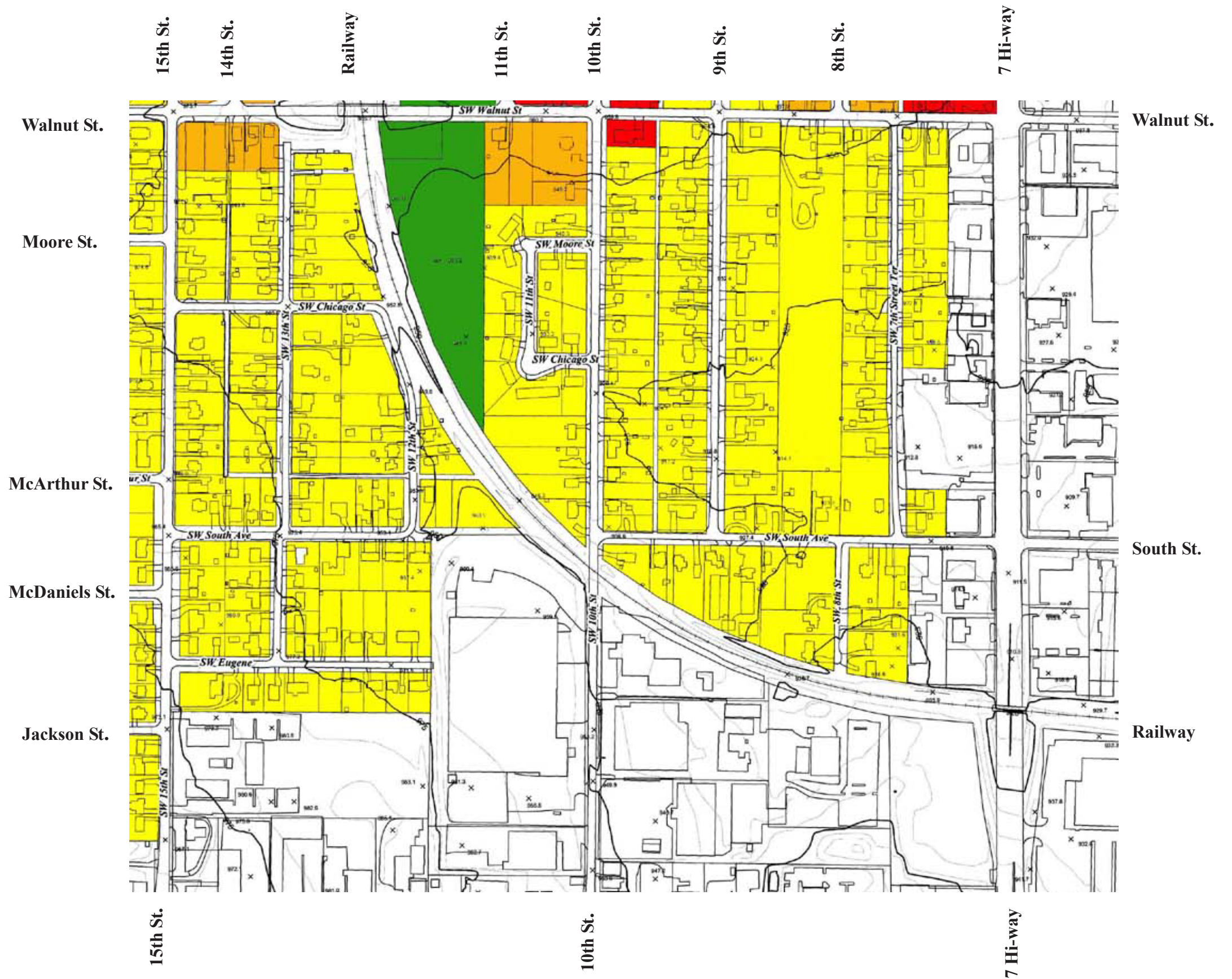
T4. General Urban



T5. Urban Center

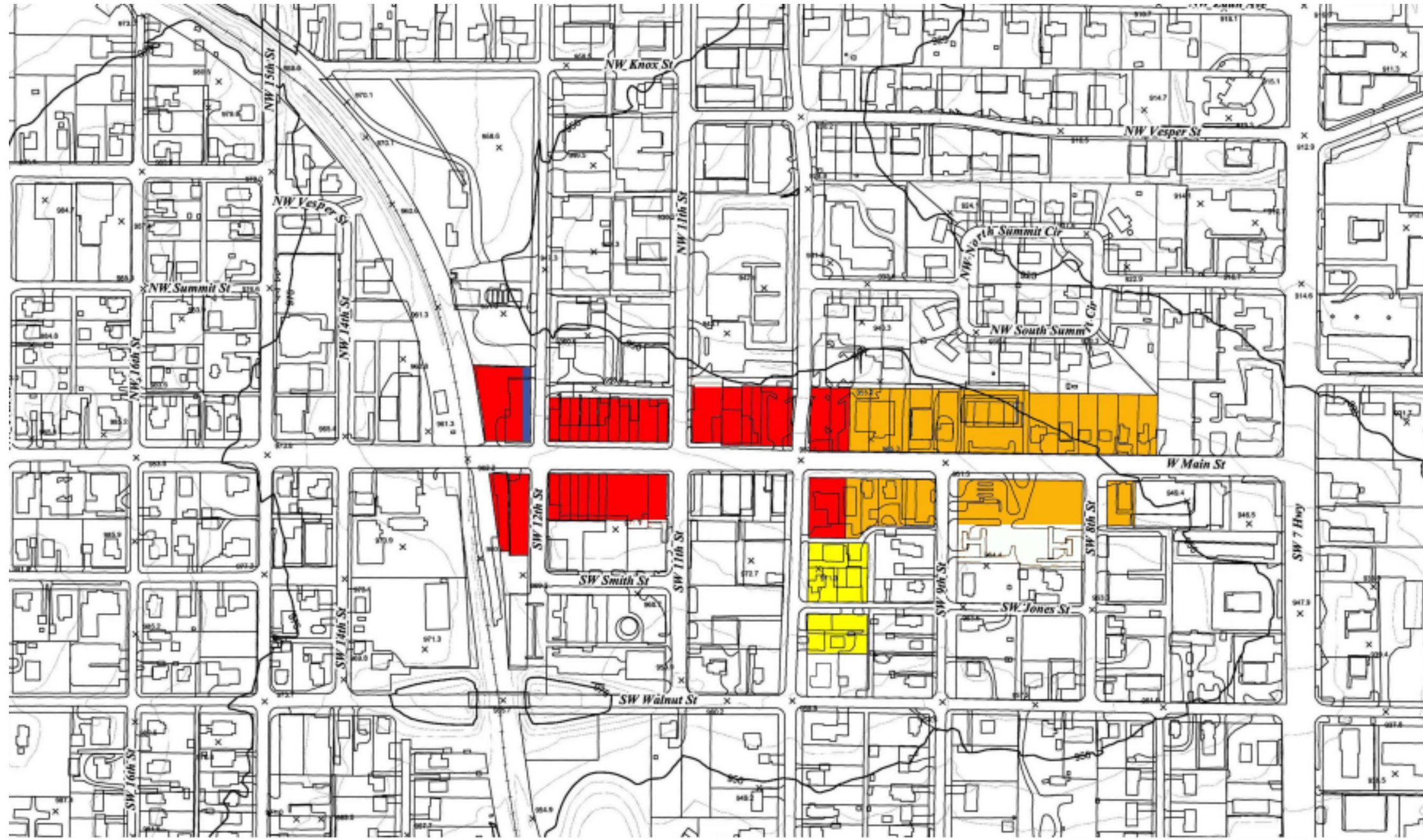






CS. Civic Space



Downtown Zoning Map Overlay

Site Specific Modifications to the Downtown Zoning Map



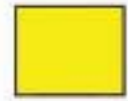
-  **Mandatory Retail or Office Use at street level**
-  **Live/Work allowed**
-  **Retail uses prohibited except for restaurants**
-  **Mandatory arcade or gallery**

Zoning Districts abutting the DDC

DDC



SF-7



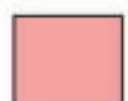
SO



GB



RC



LI



H-O (Historic
District)

