

Use and Street Activation

Building Placement and Scale

Note: The build-to zone in the mixed-use main street sub-area is 10'-15' from the property line.

Circulation

Parking

Landscape and Streetscape

Other Regulations

West Main Street Frontage

Permitted uses are as follows: mixed or single use buildings comprised of retail, office, or multifamily uses.

A minimum of 70% of the build-to zone must be occupied by a combination of building fronts and other approved features. Approved features are defined in the design guidelines section 7.4. Buildings may not exceed 4 stories.

Two new cross streets are recommended by the plan. Refer to plan drawing for location. A maximum of two curb cuts are permitted on the block face. Refer to plan drawing for permitted locations. Corner parcels should locate their access point off the side street.

Parking is prohibited in front of buildings and must be located on the side or in the rear. A maximum of one bay (60') of parking is permitted on building sides. Unlimited parking behind the building is permitted. Parking areas are prohibited from being located on the corner of blocks. All parking should be screened from West Main Street using approved features. Refer to design guidelines section 7.6. Retail anchors are permitted to have parking in front of the building.

Refer to design guidelines section 7.7 for additional regulations regarding parking areas, buffering, and streetscape.

Refer to guidelines for additional regulations regarding building architecture, signage, and lighting.

Neighborhood Street Frontages

Permitted uses are as follows: multifamily and office buildings, single family, and duplexes

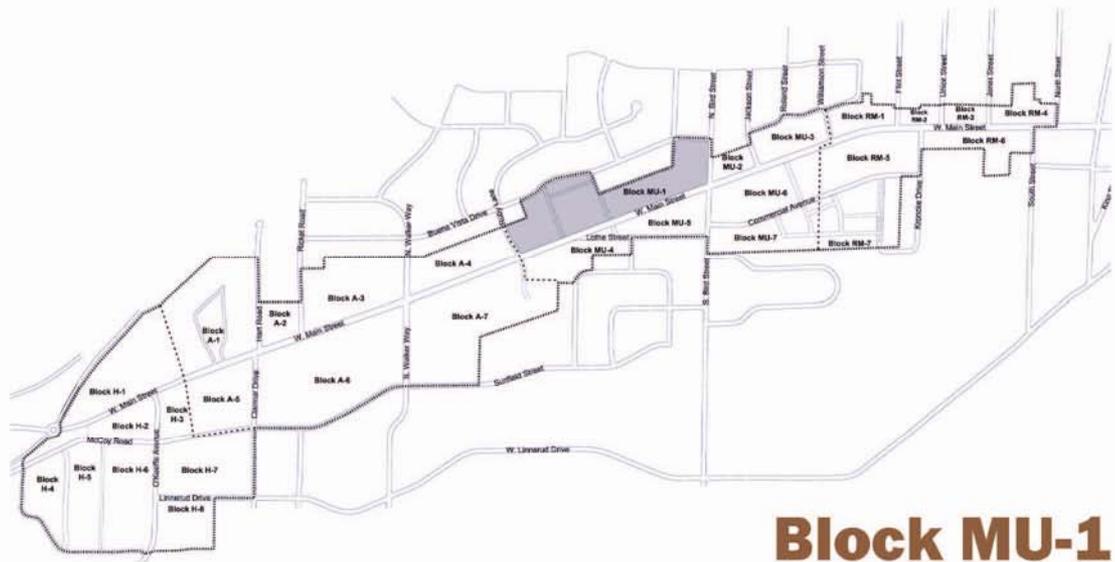
A minimum of 60% of the build-to zones must be occupied with a combination of building fronts and other approved features. Approved features are defined in the design guidelines section 7.4. Buildings may not exceed 3 stories.

A maximum of one curb cut is permitted per parcel along each neighborhood street frontage; shared access points are encouraged.

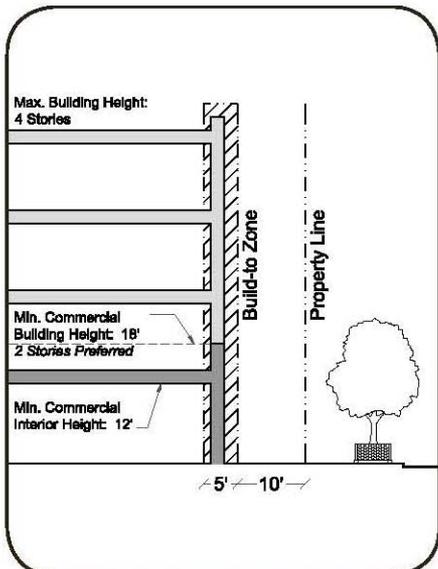
Parking areas must be screened from streets by buildings or other features including significant landscaping, decorative fencing, and garden walls. Parking areas are prohibited on the corner of blocks. Shared parking is strongly encouraged.

Refer to design guidelines section 7.7 for additional regulations regarding parking areas, buffering, and streetscape.

Refer to guidelines for additional regulations regarding building architecture, signage, and lighting.

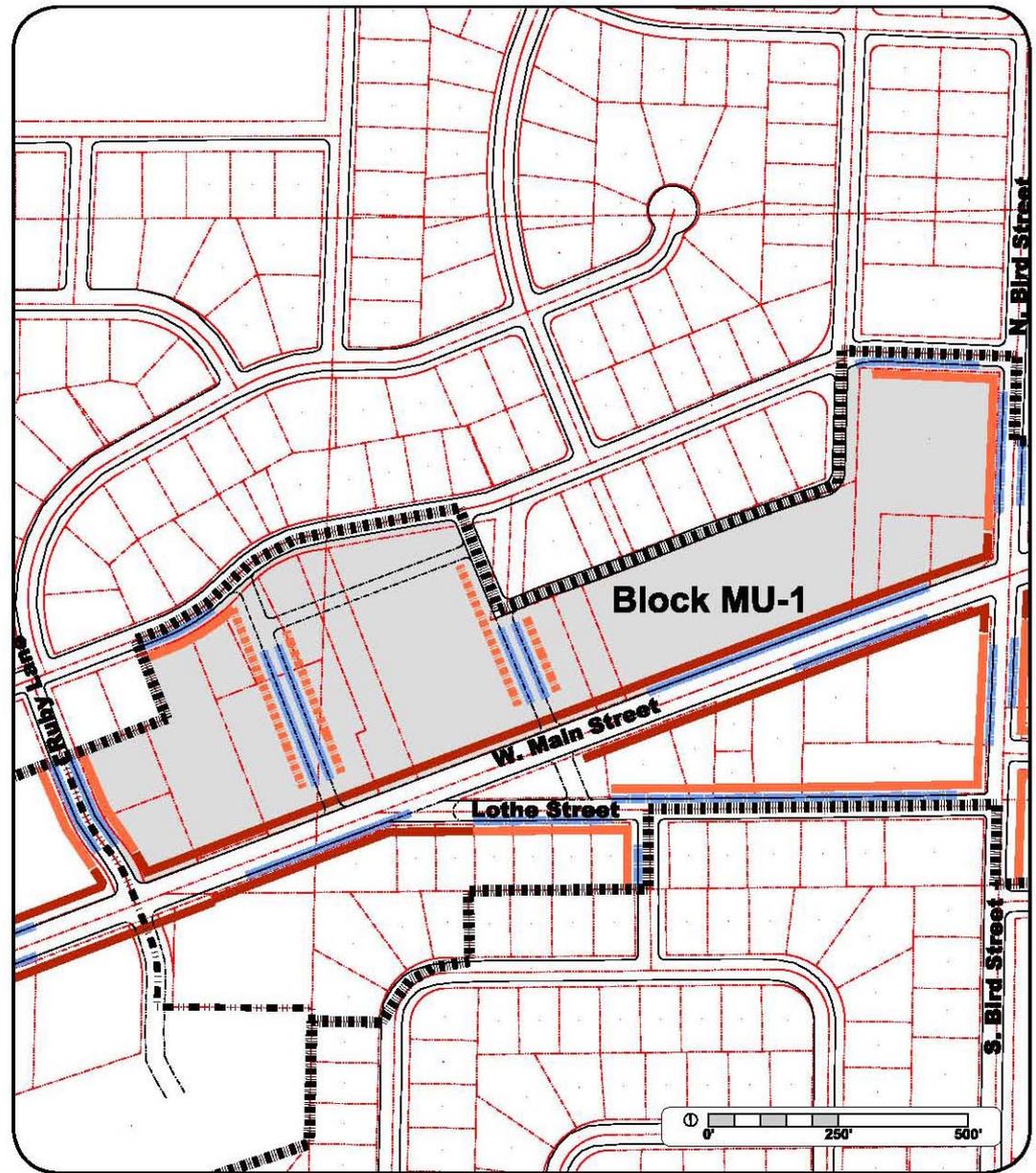


Block MU-1

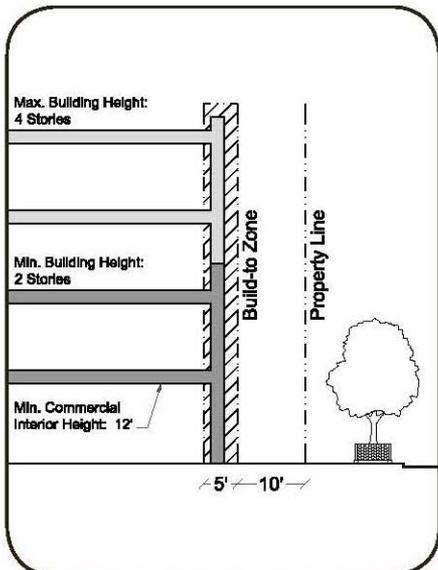


West Main Street frontage building scale

- West Main Street Frontage Build-To Zone
- Neighborhood Street Frontage Build-To Zone
- Neighborhood Street Frontage (Proposed) Build-To Zone
- Permitted Curb Cut Zone
- Project Boundary
- District Boundary

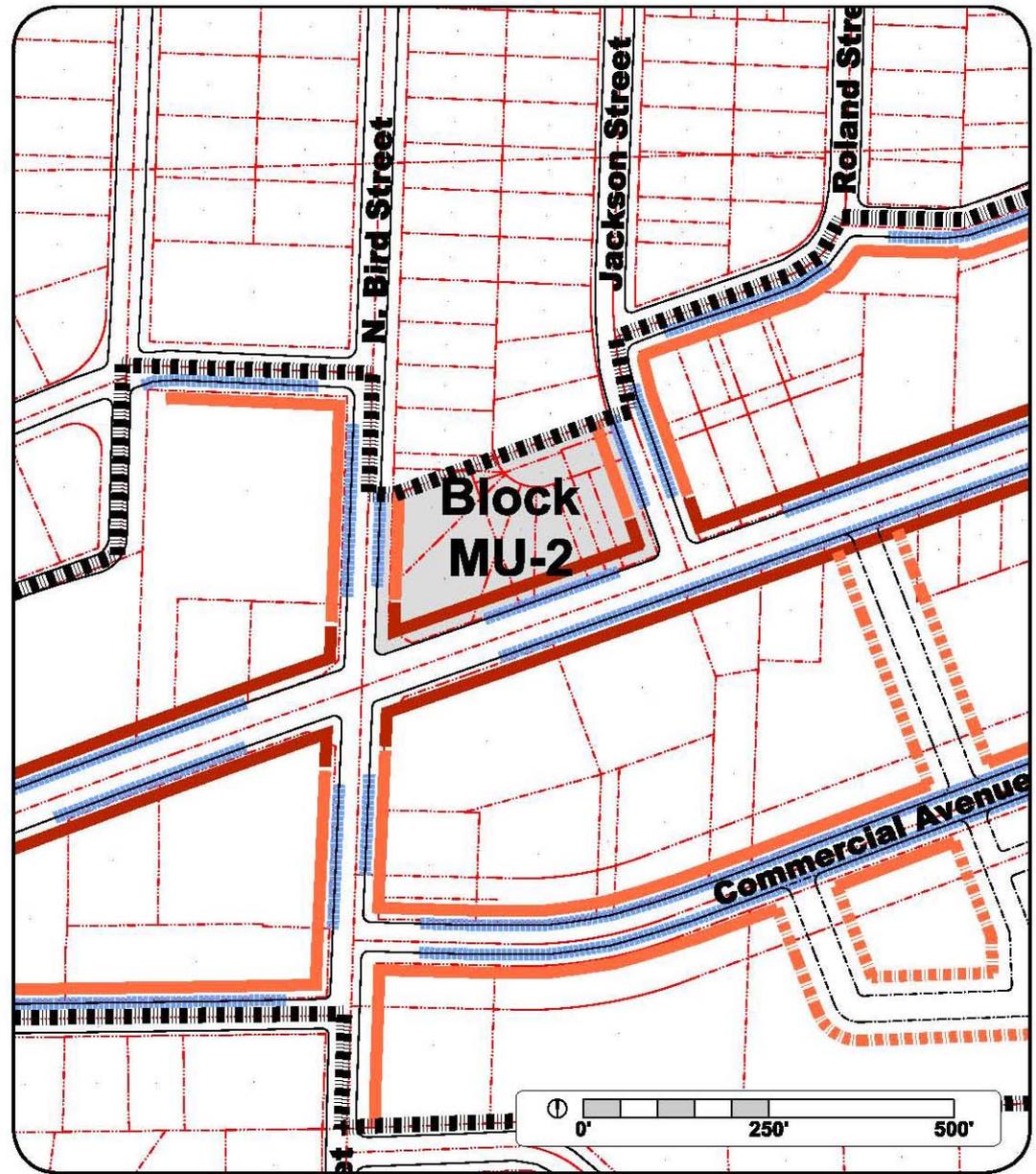




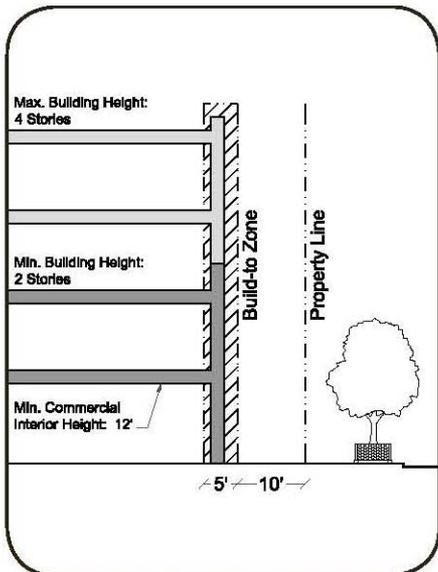


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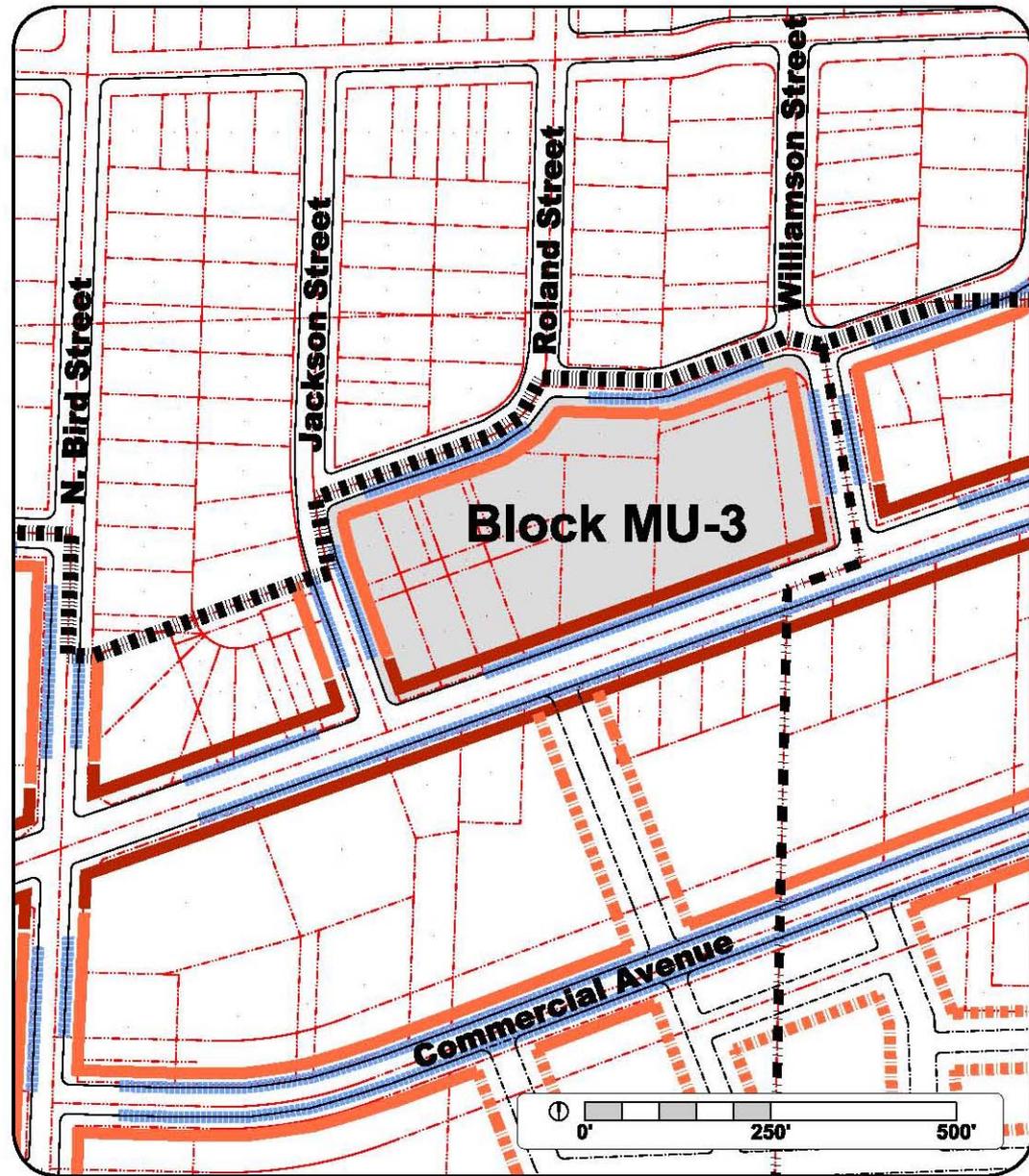




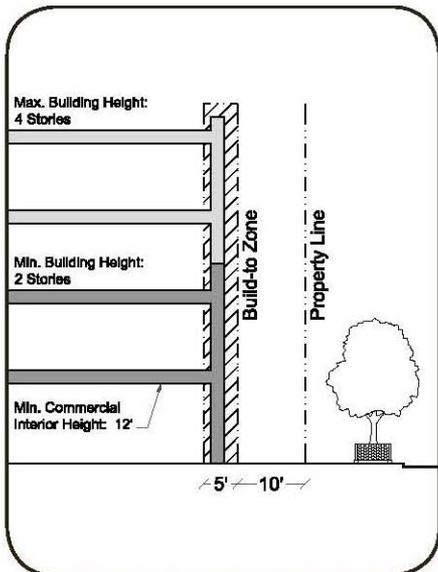


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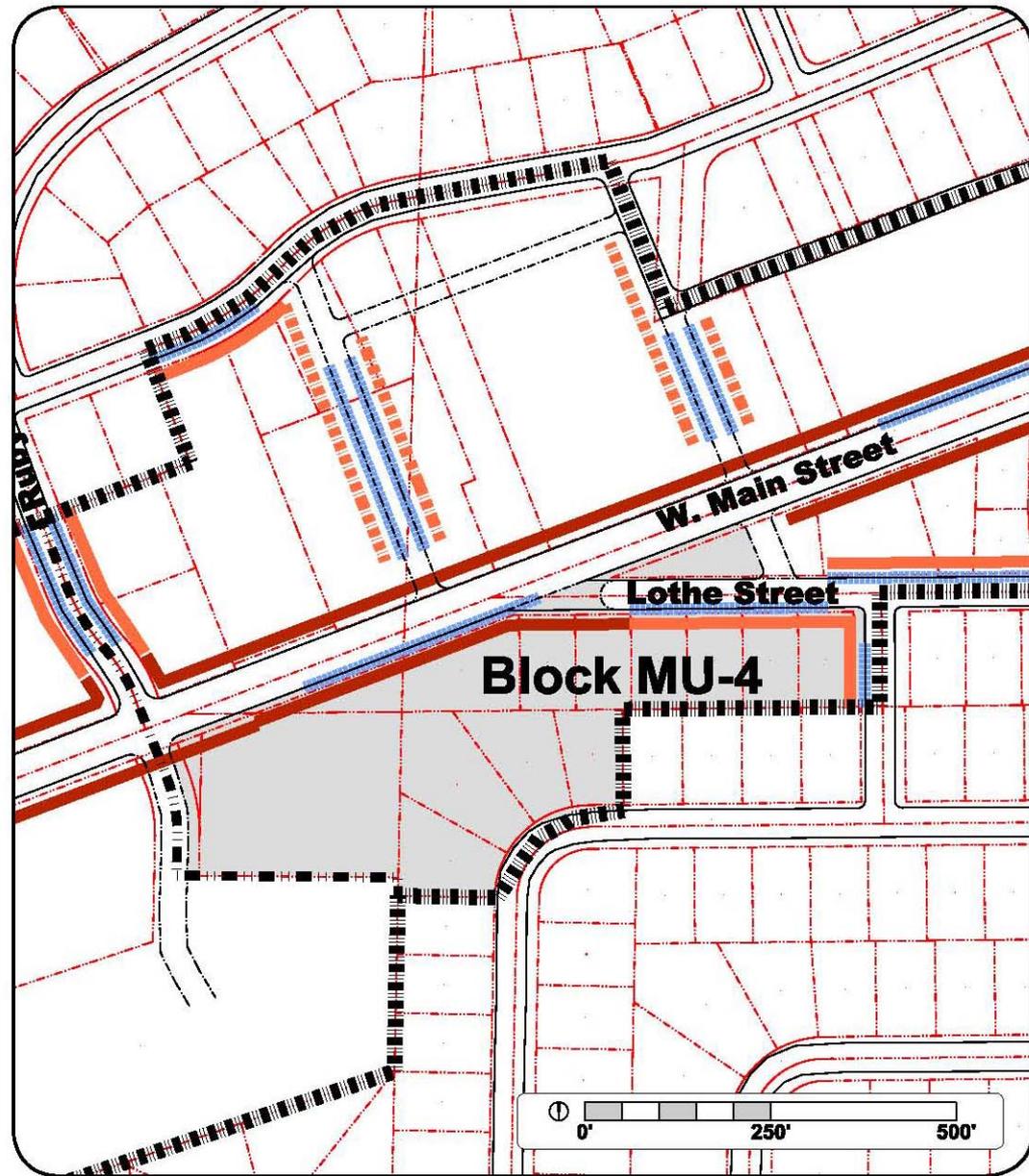




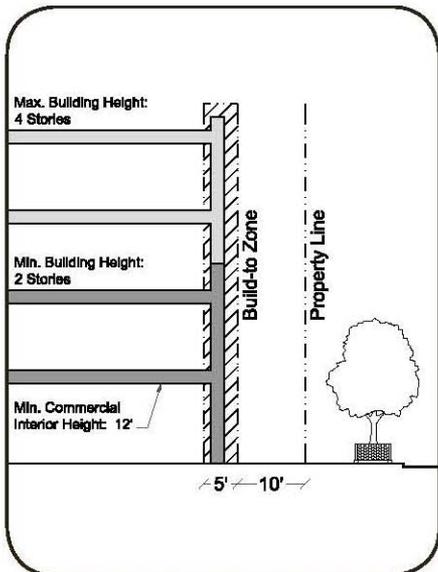


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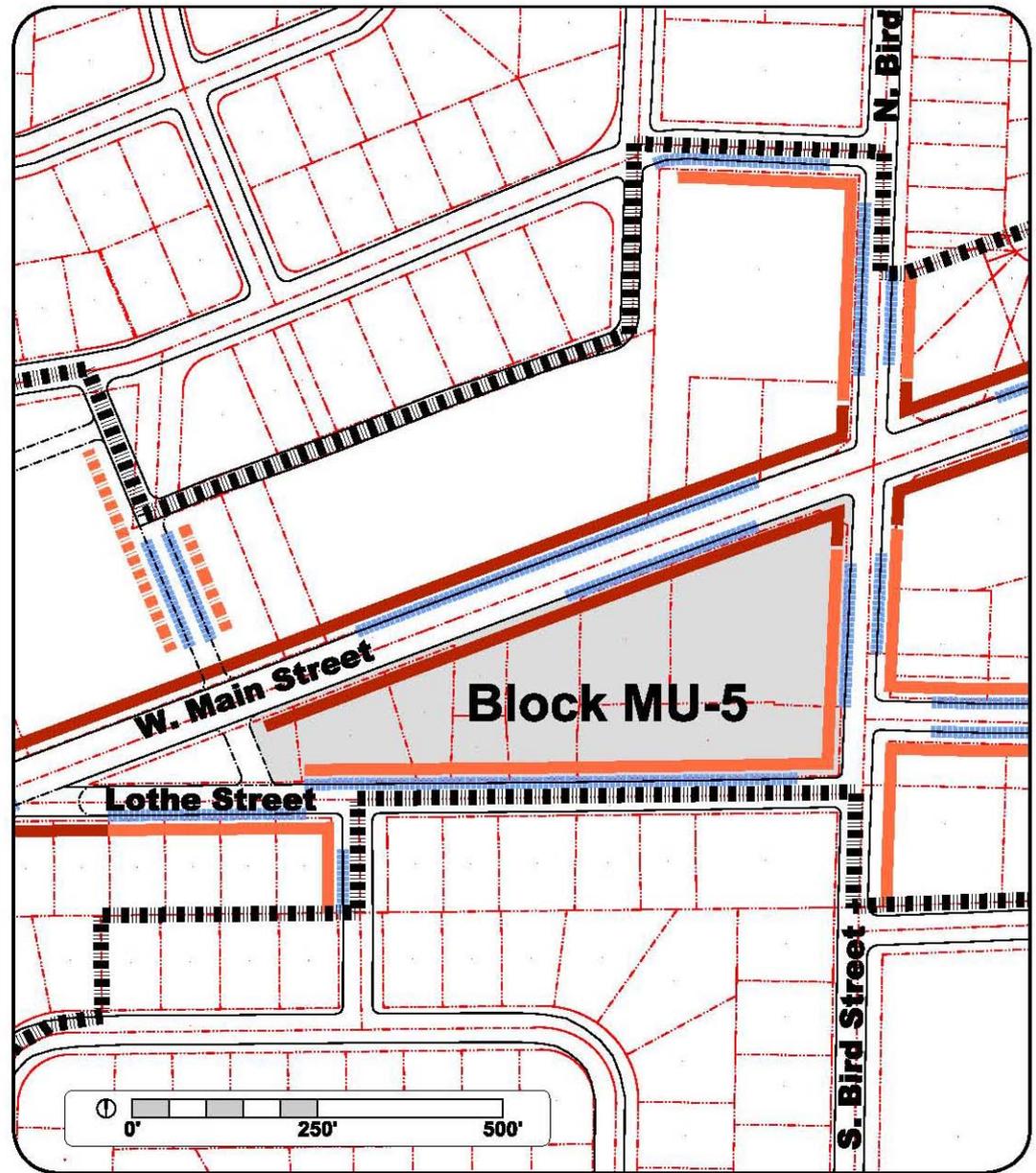




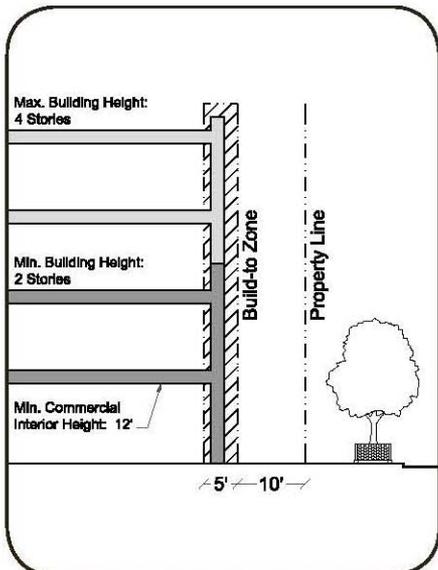


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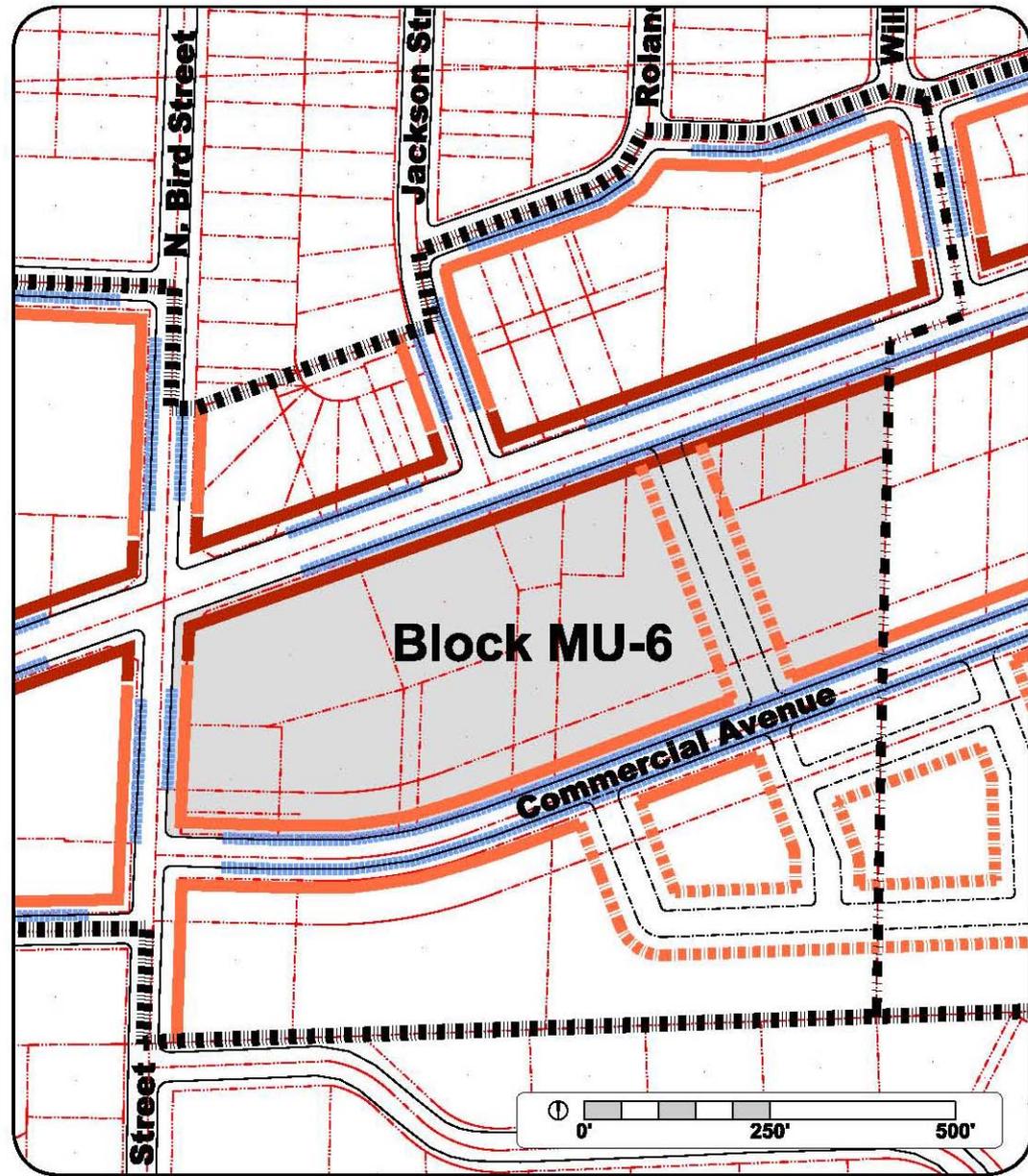




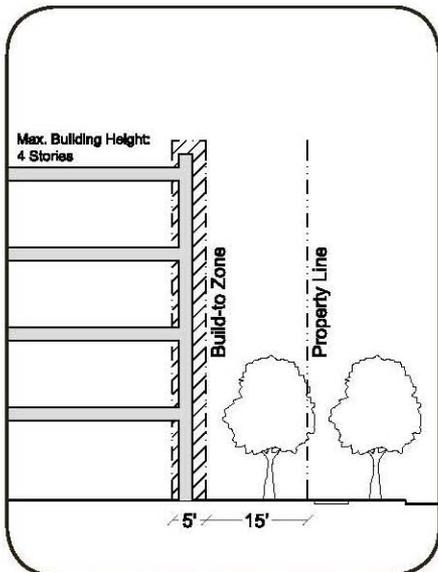


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Neighborhood Street frontage building scale

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