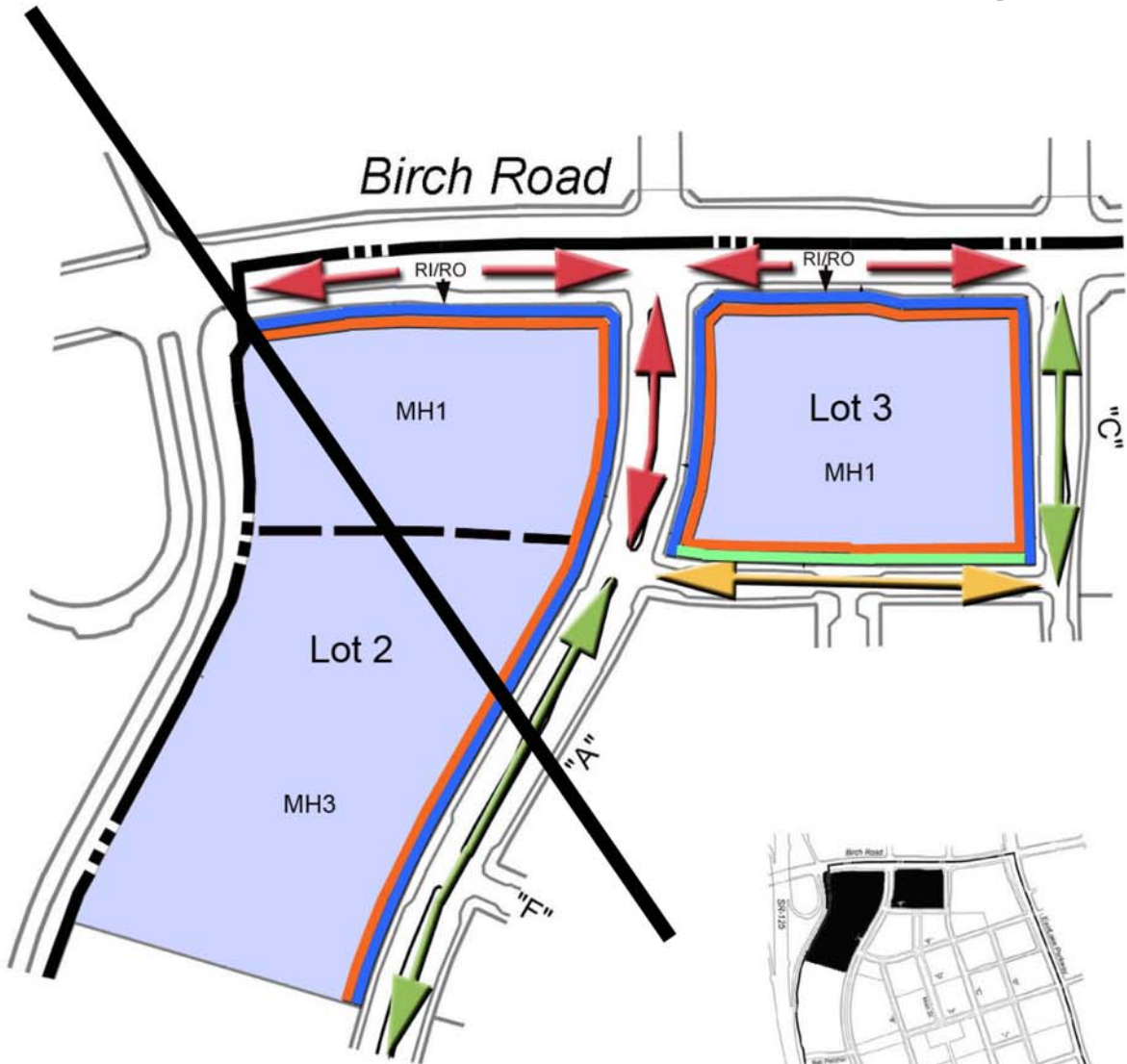


District 1 Requirements

Gateway Mixed Use Commercial District

Adopted



Note: Refer to entire SPA and FBC for complete requirements and how to apply those specified on this exhibit.



Key Map

Exhibit II-5b

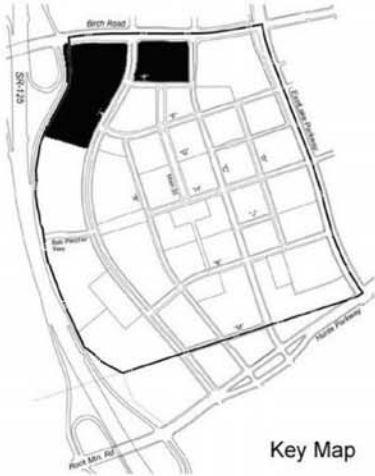
District 1 Requirements

Gateway Mixed Use Commercial District

Proposed



Note: Refer to entire SPA and FBC for complete requirements and how to apply those specified on this exhibit.



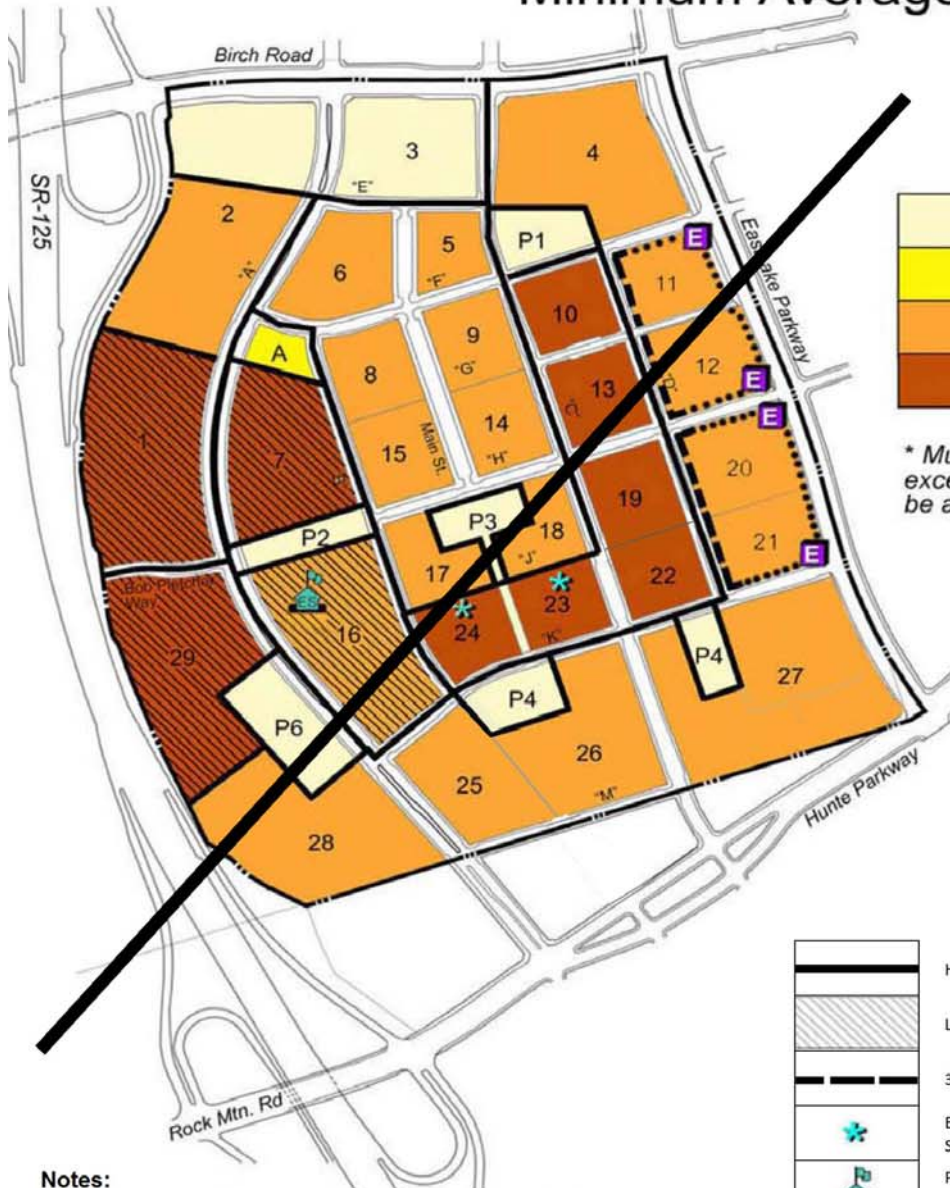
Key Map

Exhibit II-5b

Regulating Plan

Minimum Average Building Heights

Adopted



Minimum Average Building Height*

Stories	Feet
1	25
2	35
3	40
5	70

* Must meet either stories or feet except that 1-story buildings must be a minimum of 25' in height.

Other Height Standards

	Height District Boundary
	Locations where taller buildings are appropriate.
	3-Story minimum height fronting adjacent street.
	Buildings on these lots should be taller than those of Main Street.
	Potential school location, which does not factor into height averaging calculations.
	3-Story buildings or buildings with enhanced vertical features to emphasize height at intersections.
	Provide enhanced architectural treatment & punctuate the top building line with vertical elements to avoid a continuous 2-story roof line. (Refer also to Chapter 03.09.02b vi)

Notes:

1. Iconic Architecture: Building architectural design representational of its Special location or prominent address; Special architectural features, treatment and materials, to create a distinctive architectural façade and features at a prominent address or street corner.
2. This Conceptual Plan illustrates the minimum average height for each district indicated at full build-out. It does not establish the minimum or maximum heights. Individual buildings may deviate from the minimum average height so long as the overall average within the district is maintained.
3. The average heights include parking within the building, but excludes separate parking structures or accessory structures. Refer to the text in this chapter for additional explanation and methods of calculating height.
4. Refer also to Chapter 02 for the minimum and maximum building height standards for each street frontage.
5. Refer also to exceptions in Chapter 03.09.002b vi, herein.



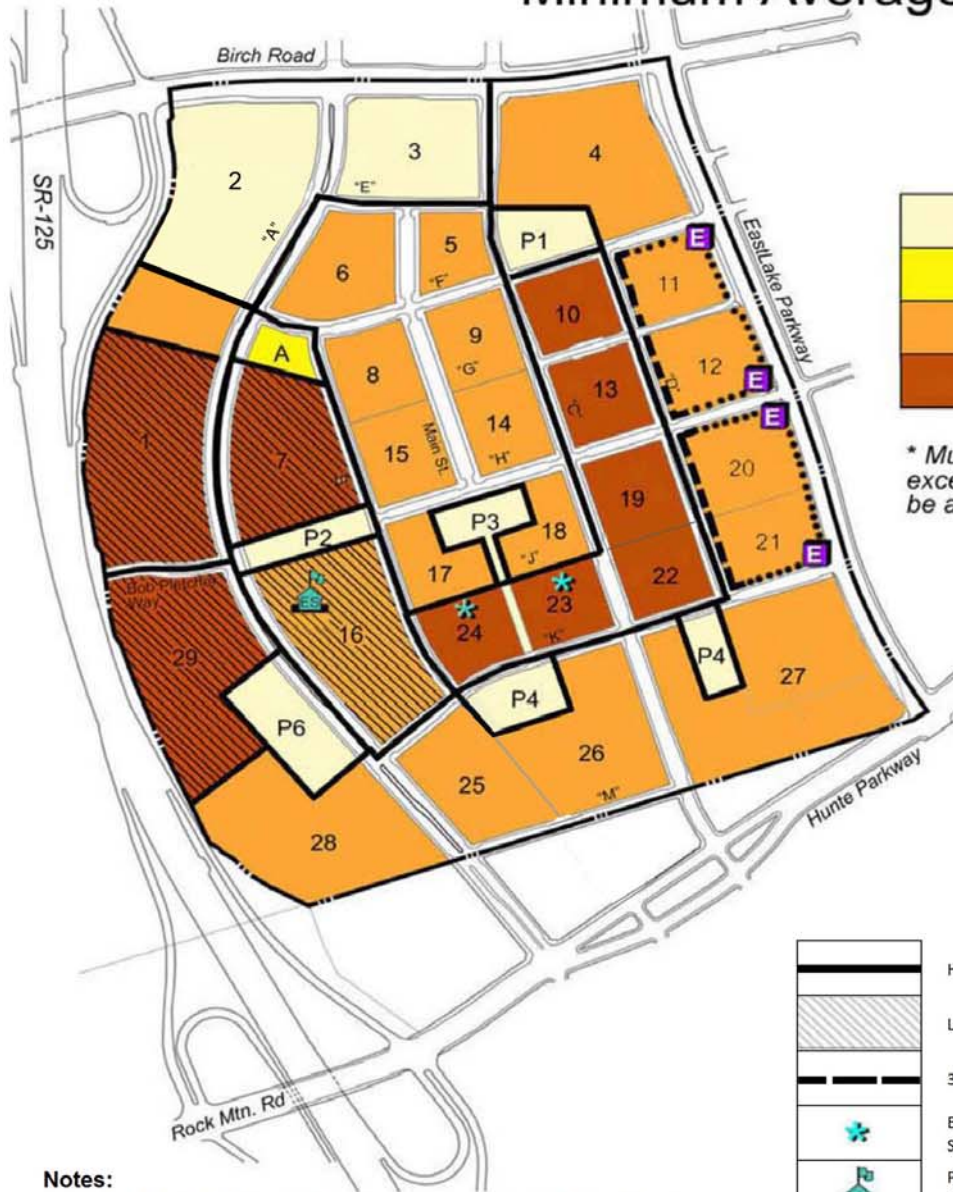
8/9/16

Exhibit III-29

Regulating Plan

Minimum Average Building Heights

Proposed



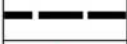






Minimum Average Building Height*

Stories	Feet
1	25
2	35
3	40
5	70

* Must meet either stories or feet except that 1-stoory buildings must be a minimum of 25' in height.

Other Height Standards

-  Height District Boundary
-  Locations where taller buildings are appropriate.
-  3-Story minimum height fronting adjacent street.
-  Buildings on these lots should be taller than those of Main Street.
-  Potential school location, which does not factor into height averaging calculations.
-  3-Story buildings or buildings with enhanced vertical features to emphasize height at intersections.
-  Provide enhanced architectural treatment & punctuate the top building line with vertical elements to avoid a continuous 2-story roof line. (Refer also to Chapter 03.09.02b vi)

Notes:

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