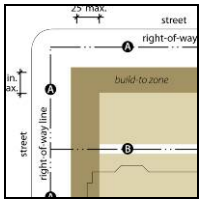
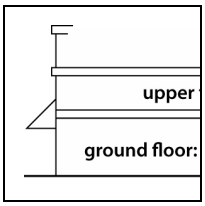
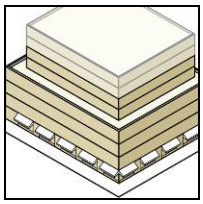
SECTION 8
Detailed Zoning Recommendations

DOWNTOWN EVANSTON PLAN

A STRATEGIC UPDATE OF THE 1989 PLAN FOR DOWNTOWN EVANSTON







AS ADOPTED BY THE EVANSTON CITY COUNCIL

FEBRUARY 9TH, 2009

SECTION 8: FORM-BASED ZONING FOR DOWNTOWN

This section, which begins on the following page, contains a concept draft of an alternative zoning approach for downtown Evanston. These concepts build upon the work of the Downtown Planning Committee and the master plan recommendations in Section 6 of this report. 180° Design Studio has prepared massing and bulk diagrams designed to help assess the proposed zoning approach for edge, traditional, and core areas of the downtown.

FORM-BASED ZONING FOR DOWNTOWN: CONCEPTUAL STRATEGY

1. ZONING DISTRICTS 79

2. RD, RESIDENTIAL-DOWNTOWN TRANSITION DISTRICT 81

2.1. Description 81
2.2. Building Placement 81
2.3. Building Profile 81
2.4. Parking 83
2.5. Use 85
2.6. Floor Area 85

3. DT, DOWNTOWN TRADITIONAL DISTRICT 87

3.1. Description 87
3.2. Building Placement 87
3.3. Building Profile 87
3.4. Parking 90
3.5. Use 91
3.6. Floor Area 91

4. DC, DOWNTOWN CORE DISTRICT 93

4.1. Description 93
4.2. Building Placement 93
4.3. Building Profile 93
4.4. Parking 96
4.5. Use 98
4.6. Floor Area 98

5. PUBLIC BENEFIT BONUSES 101

5.1. Intent 101
5.2. Bonus Threshold 101
5.3. Features Eligible for Public Benefits Bonus 101
5.4. Public Benefits Summary Table 102
5.5. Underground Parking and Loading 102
5.6. Whole-building Sustainability 103
5.7. Affordable Housing 104
5.8. Affordable Office Space 105
5.9. Public Park/Open Space Improvements 105
5.10. Above-Grade Parking Concealed by Habitable Floor Space 106
5.11. Landmark Preservation 107
5.12. Streetscape or Alley Improvements 108
5.13. Public Plazas 109
5.14. Façade Improvements 110

6. ADMINISTRATION 111

6.1. Review and Approval 111
6.2. Decision-making Criteria 112
6.3. Submittal Requirements 112
6.4. Elimination or Reduction of Bonus Features 112

7. DESIGN STANDARDS AND GUIDELINES 115

7.1. Intent 115
7.2. Applicability 115
7.3. General Standards 115
7.4. Sustainable Design 116
7.5. Articulation 116
7.6. Fenestration 116
7.7. Entries 117
7.8. Utilities and Service Areas 117
7.9. Parking 117
7.10. Lighting 118
7.11. Administration 118

1. Zoning Districts

1.1. Downtown Evanston is classified into the following zoning districts:

1.1.1. RD, Residential-Downtown Transition (see Sec. 2, p. 81)

1.1.2. DT, Downtown Traditional (see Sec. 3, p. 87)

1.1.3. DC, Downtown Core (see Sec. 4, p. 93)

1.2. The boundaries of these zoning classifications are shown in Figure 1.1.

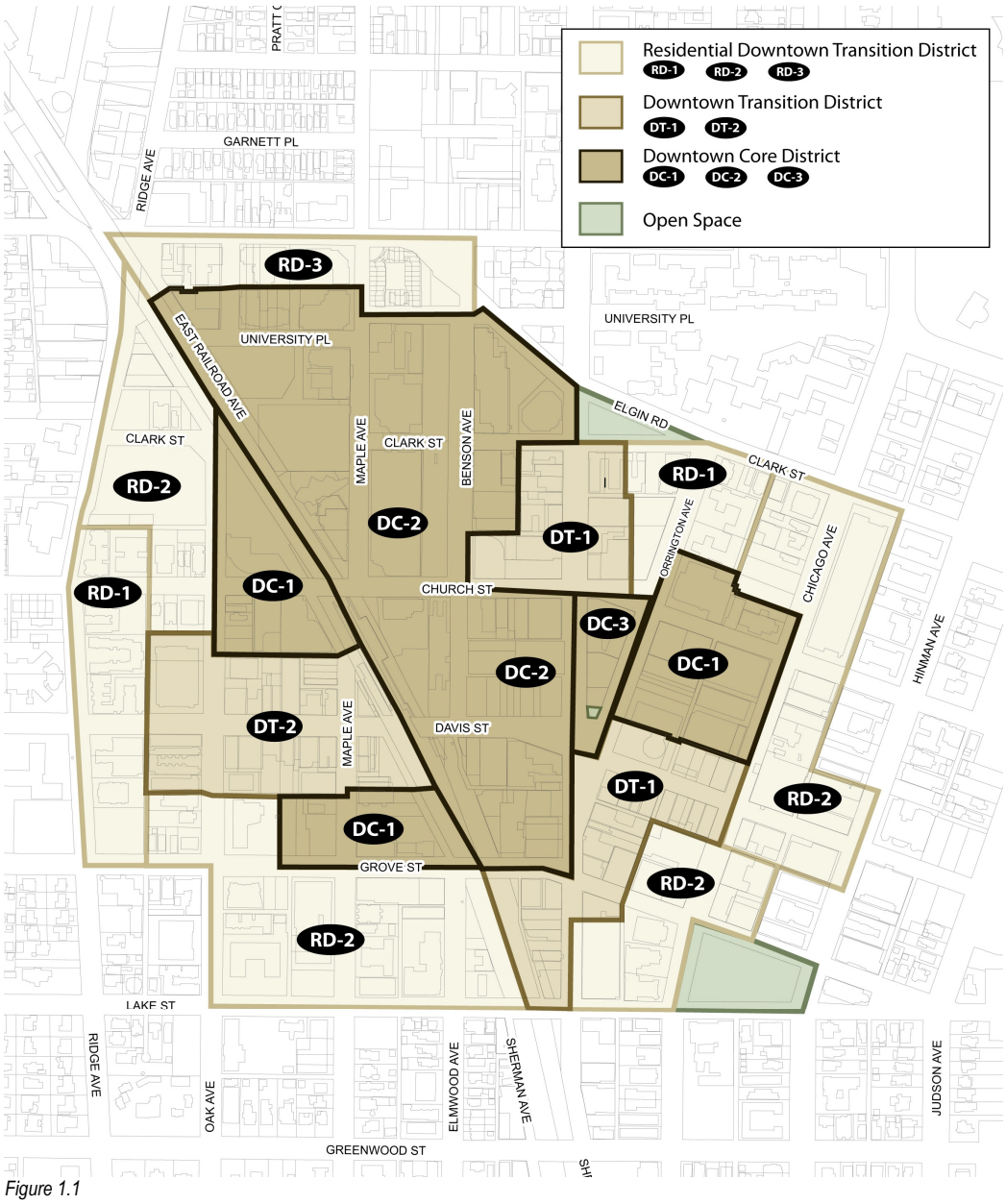


Figure 1.1

2. RD, Residential-Downtown Transition District

2.1. Description

The RD, Residential-Downtown Transition district is primarily intended to accommodate residential and mixed-use development on the edges of downtown. The RD district allows new development that is generally in keeping with the size and scale of buildings that currently exist in the R6, R5 and other non-downtown zoning districts found around the periphery of downtown. RD zoning generally corresponds to the downtown plan's University Link and "edge" character districts.

2.2. Building Placement

2.2.1. Regulations governing where buildings may be placed on a lot help ensure that new construction in RD districts will match the established development pattern in downtown edge areas.

2.2.2. The outer perimeter of buildings must be placed within the "build-to zone" (dark shaded area) shown in Figure 2.1, except as otherwise expressly provided in this chapter.

Editor's note: Because of the varying development patterns that exist in edge areas, it may be necessary to devise different standards for different blocks, or establish building "frontage" standards for different building types (e.g., houses, courtyard buildings, apartment buildings, commercial buildings, etc.,

A. Building setback abutting street right-of-way: 15' min./25' max.

B. Building setback abutting interior side property line: 3' min.; none required if building on abutting lot has 0' interior side setback

C. Building setback abutting rear property line: 0' min.

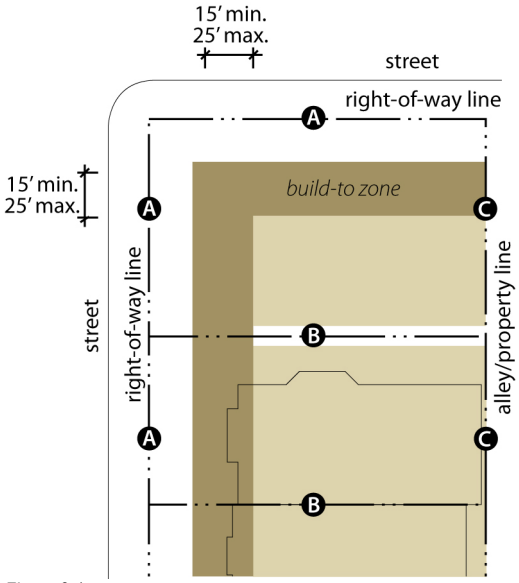


Figure 2.1

2.3. Building Profile

2.3.1. Height

A. Building height limits are established to ensure reasonable, predictable limits on maximum building height and help ensure that the height of new buildings is in keeping with the established character of downtown transition areas.

B. Two building height limits are established for the subareas that makeup the larger RD district: (1) a maximum (as-of-right) "base" height and (2) a maximum "public benefits" height. The base height limit applies to all buildings; it is the

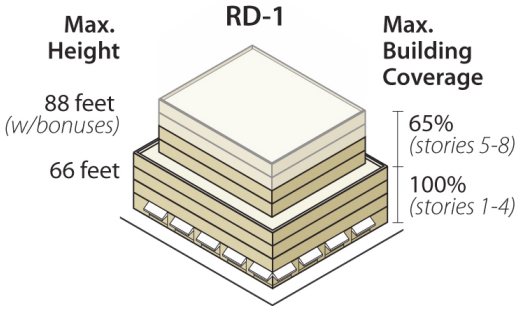


Figure 2.2

maximum height allowed as-of-right for any building. Only projects that provide extraordinary public benefits, in accordance with Sec. 5 (Public Benefits), are eligible for the "public benefits" building height limit. Maximum height limits, expressed in feet are as follows:

District	Maximum Base Height (feet)	Max. Public Benefit Height (feet)
RD-1	66	88
RD-2	66	110
RD-3	88	165

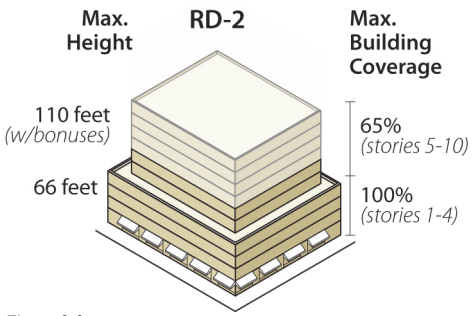


Figure 2.3

C. Any above-grade parking floor is counted for the purpose of measuring building height.

D. Architectural features or rooftop accessory structures, such as heating and ventilation equipment and antennas are not counted as stories, nor are parapets or architectural features that are designed to screen such equipment. All heating, ventilation, and similar rooftop equipment must be screened and enclosed and such enclosure may not exceed 20 feet in height. Any such enclosure must be setback a distance of at least 10 feet from any front or side building wall, however, for buildings 4 stories or less the front wall setback must be equal to 10% of the building depth and the side wall setback must be equal to 10% of buildings width.

2.3.2. Upper-story Step-backs

Upper-story building step-backs help mitigate the visual impact of taller buildings (as viewed from street level). All floors above the 4th must be set back a minimum of 10 feet from building lines adjacent to street rights-of-way.

Editor's Note: As an alternative to a "fixed" step-back dimension, the minimum step-back could be tied to lot depth (e.g., all floors above the 4th floor must be setback X% of the lot depth (not to exceed 30 feet) from the front building wall…

2.3.3. Upper-story Building Coverage

A. Limits on upper-story building coverage help mitigate the visual impacts that taller buildings can have when located near neighborhood areas with a lower-intensity (smaller building) character. They also promote slender building profiles on upper floors and thereby help preserve views.

B. In the RD district, no floor above the 4th floor may cover an area in excess of 65% of the lot area. (See Figure 2.2–Figure 2.4)

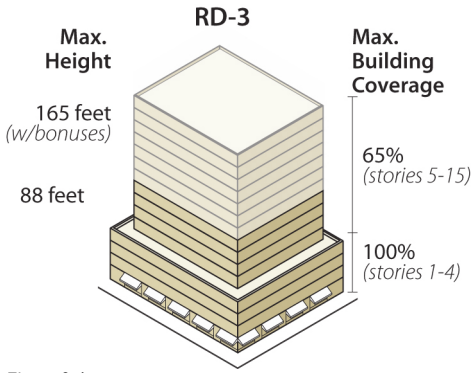


Figure 2.4

2.3.4. Building Frontage

Building frontage standards address the ground-floor profile of buildings. Such standards work with building placement standards to help ensure an appropriate relationship between buildings and the sidewalk, which in turn, helps create a safe and pleasant pedestrian experience. To address the range of contexts and frontage patterns found in the RD district, different frontage standards are established for different building types as follows:

Editor's note:: Because of the varying development patterns that exist in edge areas, it may be necessary to devise different standards for different blocks, or establish building "frontage" standards for different building types (e.g., houses, courtyard buildings, apartment buildings, commercial buildings, etc.,) General concepts for such standards follow:

A. All buildings must be oriented to street with street-facing windows and doors

B. Commercial building: allow (1) storefront design with building frontage standards similar to DT and DC; or (2) stoop or porch design

C. House: stoop or porch design; windows/door+15%+; garage orientation stands

D. Rowhouse: stoop or porch design;

E. Apartment building: stoop or porch design;

2.4. Parking

2.4.1. Spaces Required

A. Bicycle: Minimum one bicycle parking space per 10 vehicle parking spaces provided.

B. Residential: Minimum 1 parking space per dwelling unit (0–800 sq. ft.); 1.25 per unit (801–1,500 sq. ft.); 1.5 per unit for dwelling units over 1,500 square feet.

C. Nonresidential: Same as otherwise required by zoning ordinance, expect that no parking is required for nonresidential uses located on the ground-floor of a building unless such uses occupy more than 4,000 square feet of floor area (gross). Ground-floor uses that occupy more than 4,000 square feet (gross) must provide parking in accordance with zoning ordinance standards.

D. Minimum off-street parking requirements are reduced for projects that provide reserved parking spaces for carsharing services. For projects that require from 5 to 10 off-street parking spaces, a reduction of one space is allowed for providing a reserved carsharing parking space. For projects that require more than 10 off-street parking spaces, a parking reduction of 10% is allowed for providing a reserved carsharing parking space. The Zoning Administrator may grant a parking reduction consistent with this Section provided that the applicant has submitted a long-term lease/ agreement demonstrating that the reserved spaces are for the exclusive use of carshare vehicles.

2.4.2. Above-grade Parking

For buildings constructed after [insert effective date of revised downtown zoning regulations], all off-street parking and circulation areas provided above the 2nd story of a building must be counted as floor area for the purpose of floor area ratio calculations.

2.4.3. Parking Placement

Off-street parking, loading and other vehicular use areas may be located only in the shaded areas shown in Figure 2.5, unless located underground or concealed from view by habitable residential or commercial floor space with a minimum depth of 50 feet at ground level. Parking facilities must be accessed from alleys, but driveways may extend beyond the boundaries of the shaded area in Figure 2.5 to the extent necessary to accommodate safe access to allowed parking and vehicular use areas as determined by the Site Plan and Appearance Review Committee.

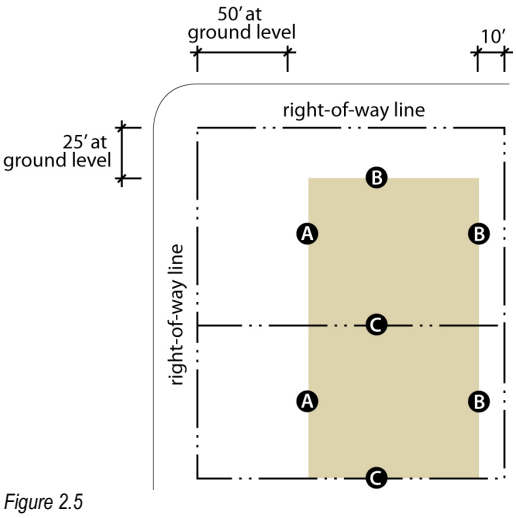


Figure 2.5

A. Minimum setback abutting front property line: 50 feet at ground level; no setback is required above ground level if the parking area is fully enclosed and has an architectural treatment (including building materials) that is consistent with the architecture and materials used in the remainder of the building.

B. Minimum setback abutting side/rear street property line: 25 feet at ground level; no setback is required above ground level if the parking area is fully enclosed and has an architectural treatment (including building materials) that is consistent with the architecture and materials used in the remainder of the building.

C. Minimum setback abutting other property lines: 0 feet

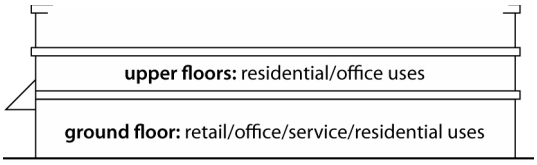
2.4.4. Driveways may not exceed 28 feet in width, and no driveway may be located within 100 feet of another driveway or intersection unless the Site Plan and Appearance Review Committee determines that no reasonable alternative exists that would provide safe and adequate vehicle access.

2.5. Use

Editor's Note: The new code's use regulations should be tailored to recognize the existing character of the transition/edge area and allow a range of land uses consistent with the area's existing character and zoning.

2.5.1. Ground Floor

Residential, retail sales, service uses and entertainment uses (e.g., eating and drinking establishments) may be located on the ground floor of buildings in the RD district.



Permitted Uses, RD District

Figure 2.6

2.5.2. Above the Ground Floor

Only office or residential uses is allowed above the ground floor.

2.6. Floor Area

Floor area limits are imposed to ensure reasonable, predictable limits on overall building intensity, which is critical for service and facility planning purposes. Floor area is controlled by establishing maximum floor-area to lot-area ratios, or FAR. As with building height, two FAR limits are established for each district: (1) a maximum (as-of-right) "base" FAR and (2) a maximum "public benefits" FAR. The maximum "base" FAR applies to all buildings. Only projects that provide extraordinary public benefits, in accordance with the provisions of Sec. 5, may be authorized to build up to the "public benefits" FAR limit. Maximum FAR limits are as follows:

District	Maximum Base FAR	Max. Public Benefit FAR
RD-1	2.75	4
RD-2	3	5
RD-3	3.5	6

3. DT, Downtown Traditional District

3.1. Description

The DT, Downtown Traditional district is intended to protect the character of downtown Evanston's traditional pedestrian shopping streets (i.e., the east and west ends of Davis Street and the north and south ends of Sherman Avenue). These areas are characterized by relatively low-scale buildings on smaller lots, with retail sales and service uses that "activate' the street-level pedestrian environment. The DT district is intended to conserve the character of designated traditional areas and to accommodate redevelopment that is in keeping with that well-regarded character in terms of height, scale and function.

3.2. Building Placement

3.2.1. Requiring that buildings be placed close to the sidewalk helps "frame" the street and sidewalk and activates the ground-level pedestrian experience. This type of urban storefront building placement is one of the key characteristics of downtown Evanston, particularly in designated "traditional" areas.

3.2.2. The outer perimeter of buildings must be placed within the "build-to zone" (dark shaded area) shown in Figure 3.1, except as otherwise expressly provided in this chapter.

A. Building setback abutting street right-of-way: 0' min./5' max. (buildings may be set back more than 5 feet if additional setback is used to ensure minimum 15-foot sidewalk and parkway width)

B. Building setback abutting other property lines: 0' min.

C. In order to enhance pedestrian movement, safety and comfort, all new development must allow for a minimum 15- foot wide sidewalk and parkway. Generally, the width of sidewalks and parkways must be consistent with adjoining properties, however, the total combined sidewalk and parkway width must be not less than 15 feet and not more 20 feet in width.

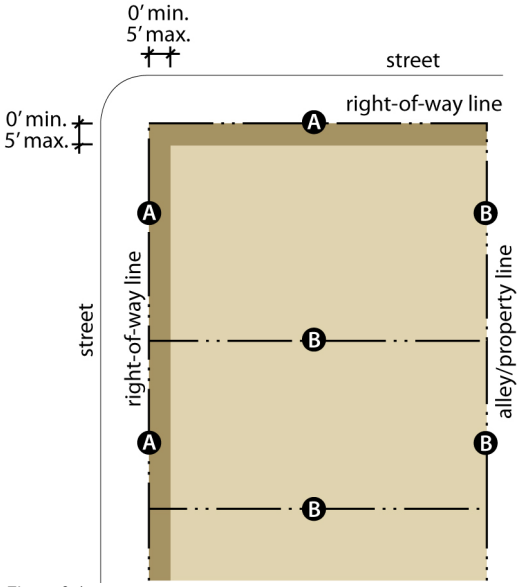


Figure 3.1

3.3. Building Profile

3.3.1. Height

A. Building height limits are established to ensure reasonable, predictable limits on maximum building height and to preserve the low-rise pedestrian shopping street character of designated "traditional" areas. The maximum allowed (as-

of-right) "base" building height in the DT1 district is 38 feet. Projects that provide extraordinary public benefits in accordance with Sec. 5 (Public Benefits) may be authorized to build up to 60 feet in height. The maximum allowed (as-of-right) "base" height in the DT2 district is 42 feet. Projects that provide extraordinary public benefits in accordance with Section 5 may be authorized to build up to 88 feet in height. (See Figure 3.2)

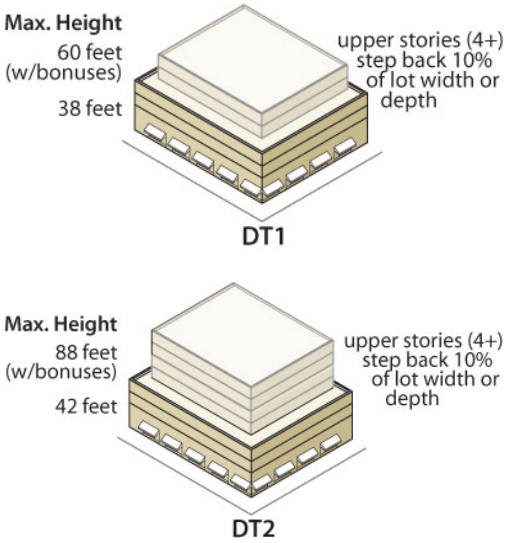


Figure 3.2

B. The first floor of a building in the DT district must have a minimum floor to ceiling height of 15 feet and a maximum floor-to-ceiling height of 20 feet.

C. Each above-grade parking floor is counted for the purpose of measuring building height.

D. Architectural features or rooftop accessory structures, such as heating and ventilation equipment and antennas are not counted as stories. All heating, ventilation, and similar rooftop equipment must be screened and enclosed and such enclosure may not exceed 20 feet in height. Any such enclosure must be setback a distance of at least 10 feet from any front or side building wall, however, for buildings 4 stories or less the front wall setback must be equal to 10% of the building depth and the side wall setback must be equal to 10% of buildings width.

3.3.2. Upper-story Step-backs

Upper-story building step-backs help mitigate the visual impact of taller buildings (as viewed from street level) in designated traditional areas. All floors above the 4th must be set back a minimum of 10 feet from building lines adjacent to street rights-of-way. (See Figure 3.2).

Editor's Note: As an alternative to a "fixed" step-back dimension, the minimum step-back could be tied to lot depth (e.g., all floors above the 4th floor must be setback X% of the lot depth (not to exceed 30 feet) from the front building wall…

3.3.3. Building Frontage

Building frontage standards address the ground-floor profile of buildings. Such standards work with building placement standards to help ensure an appropriate relationship between buildings and the sidewalk, which in turn, helps create a safe and pleasant pedestrian experience and preserve the character of designated traditional areas of downtown. (See Figure 3.3)

A. A minimum of 75% of the street-facing building façade between 2 feet and 8 feet in height (above the sidewalk) must consist of clear, non-reflective windows that allow views of indoor areas. Buildings that abut alleys that have been improved with pedestrian amenities (e.g. special pavers, landscaping, benches, lighting), must provide the window treatment required by this section along the alley frontage for a minimum depth of 20 feet. The bottom of any window used to satisfy this requirement may not be more than 4.5 feet above the adjacent sidewalk or alley. (See Figure 3.3)

B. Buildings must have a public entrance facing the street (sidewalk). Building entrances must occur at a rate of at least one per 50 feet of street frontage. If a lot abuts two streets, the required pedestrian entrances must face the street (sidewalk) with the highest pedestrian volumes. Lots that front on more than two streets must have at least one public entrance on at least two street frontages. The depth and width of recessed building entries may not exceed 8 feet.

C. The building's ground floor elevation must be between zero and one foot above the sidewalk.

D. The façade of all buildings exceeding 50 feet in width must be vertically divided into bays or other segments no more than 30 feet in width. (See Figure 3.3)

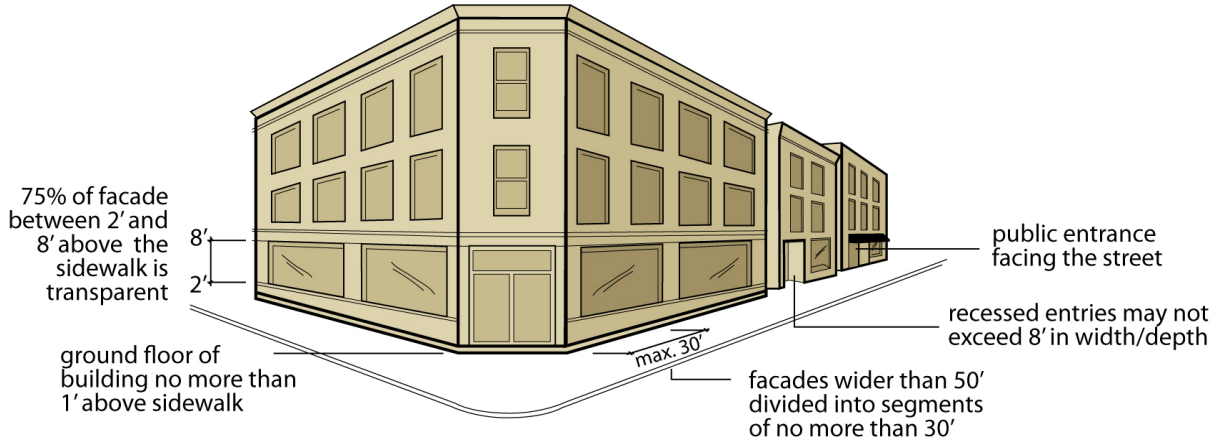


Figure 3.3

3.4. Parking

3.4.1. Spaces Required

A. Bicycle: Minimum one bicycle parking space per 10 vehicle parking spaces provided.

B. Residential: Minimum 1 parking space per dwelling unit (0–800 sq. ft.); 1.25 per unit (801–1,500 sq. ft.); 1.5 per unit for dwelling units over 1,500 square feet.

C. Nonresidential: Same as otherwise required by zoning ordinance, expect that no parking is required for nonresidential uses located on the ground-floor of a building unless such uses occupy more than 4,000 square feet of floor area (gross). Ground-floor uses that occupy more than 4,000 square feet (gross) must provide parking in accordance with zoning ordinance standards.

D. Minimum off-street parking requirements are reduced for projects that provide reserved parking for carsharing services. For projects that require from 5 to 10 off-street parking spaces, a reduction of one space is allowed for providing a reserved carsharing parking space. For projects that require more than 10 off-street parking spaces, a parking reduction of 10% is allowed for providing a reserved carsharing parking space. The Zoning Administrator may grant a parking reduction consistent with this Section provided that the applicant has submitted a long-term lease/agreement demonstrating that the reserved spaces are for the exclusive use of carshare vehicles.

3.4.2. Above-grade Parking

For buildings constructed after [insert effective date of revised downtown zoning regulations], all off-street parking and circulation areas provided above the 1st floor of a building must be counted as floor area for the purpose of floor area ratio calculations.

3.4.3. Parking Placement

The placement of parking, loading and other vehicular use areas greatly affects the appearance, function and safety of the pedestrian environment. In recognition of this fact, off-street parking, loading and other vehicular use areas may be located only in the shaded areas shown in Figure 3.4, unless located underground or concealed from view by habitable residential or commercial floor space that has a minimum depth of 50

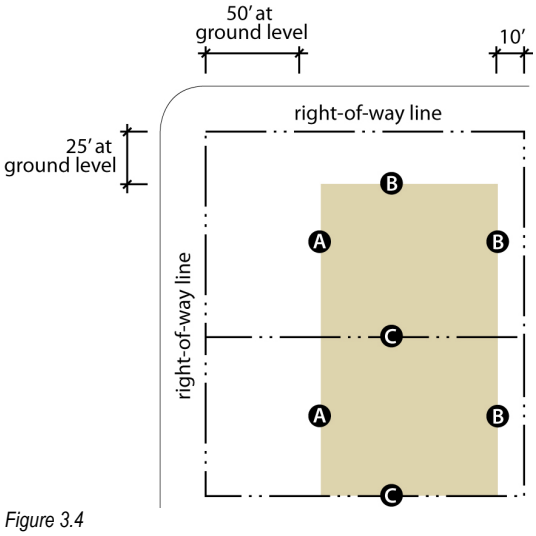


Figure 3.4

feet at the ground level. Parking facilities must be accessed from alleys, but driveways may extend beyond the boundaries of the shaded area in Figure 3.4 to the extent necessary to accommodate safe access to allowed parking and vehicular use areas as determined by the Site Plan and Appearance Review Committee.

A. Setback abutting front property line: min. 50 feet at ground level; no setback is required above ground level if the parking area is fully enclosed and has an architectural treatment (including building materials) that is consistent with the architecture and materials used in the remainder of the building.

B. Setback abutting side/rear street property line: 25 feet at ground level; no setback is required above the ground level if the parking area is fully enclosed and has an architectural treatment (including building materials) that is consistent with the architecture and materials used in the remainder of the building.'

C. Setback abutting other property lines: 0' min.

3.4.4. Driveways may not exceed 28 feet in width, and no driveway may be located within 100 feet of another driveway or intersection unless the Site Plan and Appearance Review Committee determines that no reasonable alternative exists that would provide safe and adequate vehicle access.

3.5. Use

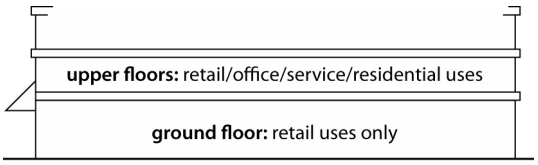
Editor's Note: The new code's use regulations should be tailored to recognize the existing character of the traditional area and allow a range of land uses consistent with the area's existing character and zoning.

3.5.1. Ground Floor

Only retail sales and service uses and entertainment uses (e.g., eating and drinking establishments) may be located on the ground floor of buildings in the DT district.

3.5.2. Above the Ground Floor

Any combination of allowed retail, commercial, personal service or residential use is allowed above the ground floor.



Permitted Uses, DT District

Figure 3.5

3.6. Floor Area

Floor area limits are imposed to ensure reasonable, predictable limits on overall building intensity, which is important for service and facility planning

purposes. Floor area is controlled by establishing maximum floor-area to lot-area ratios, or FAR. Two FAR limits are established for each district: (1) a maximum (as-of-right) "base" FAR and (2) a maximum "public benefits" FAR. The "base" FAR limit applies to all buildings; it is the maximum "as-of-right" FAR allowed. The "public benefits" FAR is, in effect, bonus FAR that that may be authorized only for projects that provide Public Benefits in accordance with the provisions of Sec. 5. The maximum "base" FAR in the DT district is 3.0. The maximum FAR that is attainable by providing public benefits is 4.5.

4. DC, Downtown Core District

4.1. Description

The DC, Downtown Core district is intended to accommodate moderate- to high-intensity office, retail, and mixed-use development within the central core area of downtown Evanston. The Downtown Core is intended to permit a wide variety of land uses including uses such as research labs and research and development facilities that were previously authorized by the City's economic development plans including the plan for a downtown research park.

4.2. Building Placement

4.2.1. Requiring that buildings be placed close to the sidewalk helps "frame" the street and sidewalk and activates the ground-level pedestrian experience. This type of urban storefront building placement is one of the key characteristics of downtown Evanston.

4.2.2. The outer perimeter of buildings must be placed within the "build-to zone" (dark shaded area) shown in Figure 4.1, except as otherwise expressly provided in this chapter.

A. Setback abutting street right-of-way: 0' min./5' max. (buildings may be set back more than 5 feet if additional setback is used to ensure minimum 15-foot sidewalk and parkway width)

B. Setback abutting other property lines: 0' min.

C. In order to enhance pedestrian movement, safety and comfort, all new development must allow for a minimum 15-foot wide sidewalk and parkway. Generally, the width of sidewalks and parkways must be consistent with adjoining properties, however, the total combined sidewalk and parkway width must be not be less than 15 feet and not more than 20 feet in width.

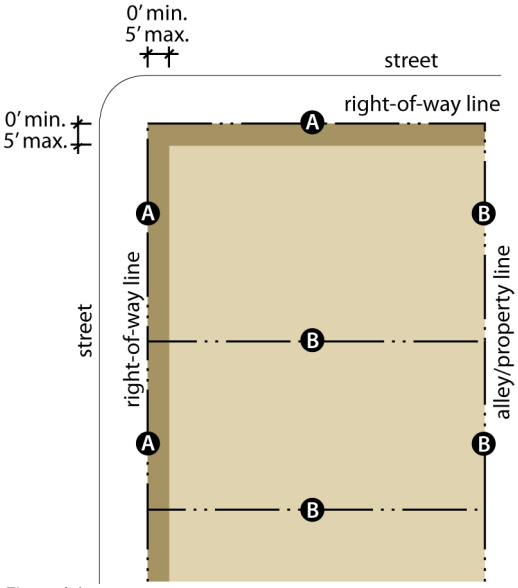


Figure 4.1

4.3. Building Profile

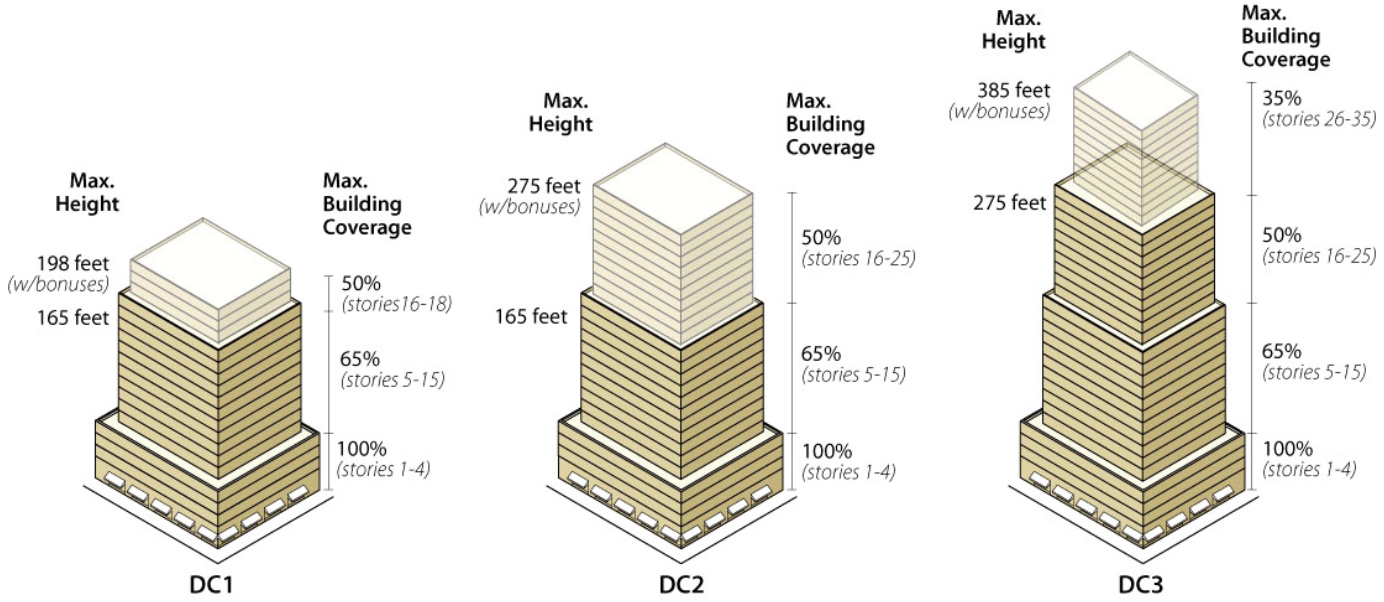
4.3.1. Height

A. Building height limits are established to ensure reasonable, predictable limits on vertical building scale. Different height limits are established for different areas within the DC district in recognition of the varying character of the larger core area and as a means of promoting a sculptured skyline that rises from the outer edges of downtown.

B. Three building height limits are established for the subareas that makeup the larger DC district: (1) a maximum (as-of-right) "base" height and (2) a maximum "public benefits" height. The base height limit applies to all buildings; it is the maximum height allowed as-of-right for any building. Only projects that provide extraordinary public benefits, in accordance with Sec. 5 (Public Benefits), are eligible for the "public benefits" building height limit. Maximum height limits, expressed in feet , are as follows:

Zoning District	**Maximum Base Height** (feet)	**Max. Public Benefit Height**
DC1	165	198
DC2	165	275
DC3	275	385

Figure 4.2



C. Each above-grade parking floor is counted for the purpose of measuring building height.

D. Architectural features or rooftop accessory structures, such as heating and ventilation equipment and antennas are not counted as stories. All heating, ventilation, and similar rooftop equipment must be screened and enclosed and such enclosure may not exceed 20 feet in height. Any such enclosure must be setback a distance of at least 10 feet from any front or side building wall.

4.3.2. Upper-story Step-backs

Upper-story building step-backs help mitigate the visual impact of taller buildings (as viewed from street level). All floors above the 4th must be set back a minimum of 10 feet from building lines adjacent to street rights-of-way.

Editor's Note: As an alternative to a "fixed" step-back dimension, the minimum step-back could be tied to lot depth (e.g., all floors above the 4th floor must be setback X% of the lot depth (not to exceed 30 feet) from the front building wall…

4.3.3. Upper-story Building Coverage

A. Limits on upper-story building coverage help ensure that residential (mixed-use) buildings have a tapered and slender appearance and to promote generous separation between tall towers.

B. Maximum upper-story building coverage limits apply to floors containing residential dwelling units. Floors containing only office or other forms of nonresidential development are not subject to coverage limits. (See Figure 4.2)

C. Upper-story building coverage limits are established for the three subareas of the DC district as follows:

Floors/Stories	DC1	DC2	DC-3
1st through 4th	100%	100%	100%
5th through 15th	65%	65%	65%
16th through 25th	50%	50%	50%
Above the 25th	NA	NA	35%
Note: In all cases, floors may have a min.gross area of 5,000 sq. ft.			

4.3.4. Building Frontage

Building frontage standards address the ground-floor profile of buildings. Such standards work with building placement standards to help ensure an appropriate pedestrian relationship between buildings and the sidewalk, which in turn, helps create a safe and pleasant pedestrian experience and preserve the character of designated traditional areas of downtown.

A. A minimum of 75% of the street-facing building façade between 2 feet and 8 feet in height (above the sidewalk) must consist of clear, non-reflective windows that allow views of indoor areas. Buildings that abut alleys that have been improved with pedestrian amenities (e.g. special pavers, landscaping, benches, lighting), must provide the window

treatment required by this section along the alley frontage for a minimum depth of 20 feet. The bottom of any window used to satisfy this requirement may not be more than 4.5 feet above the adjacent sidewalk or alley. (See Figure 4.3)

B. Buildings must have a public entrance facing the street (sidewalk). Building entrances must occur at a rate of at least 1 per 50 feet of frontage. If a lot abuts two streets, the required pedestrian entrances must face the street (sidewalk) with the highest pedestrian volumes. Lots that front on more than two streets must have at least one public entrance on at least two street frontages. The depth and width of recessed building entries may not exceed 8 feet.

C. The building's ground floor elevation must be between zero and one foot above the sidewalk.

D. The façade of all buildings exceeding 50 feet in width must be vertically divided into bays or other segments no more than 30 feet in width. (See Figure 4.3)

E. The ground floor elevation (building base) must be visually distinguished from the upper floors.

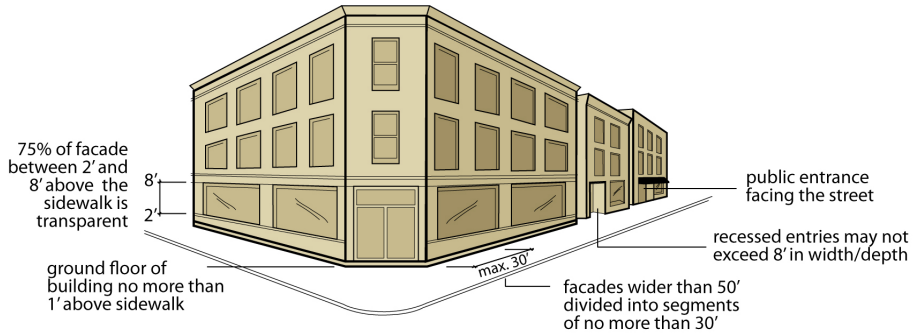


Figure 4.3

4.4. Parking

4.4.1. Spaces Required

A. Bicycle: Minimum one bicycle parking space per 10 vehicle parking spaces provided.

B. Residential: Minimum 1 parking space per dwelling unit (0–800 sq. ft.); 1.25 per unit (801–1,500 sq. ft.); 1.5 per unit for dwelling units over 1,500 square feet.

C. No parking is required for nonresidential uses located on the ground-floor of a building unless such uses occupy more than 4,000 square feet of floor area (gross). Ground-floor uses that occupy more than 4,000 square feet (gross) must provide at least 2.5 parking spaces per 1,000 square feet of floor area.

D. Minimum off-street parking requirements are reduced for projects that provide reserved parking for carsharing services. For projects that require from 5 to 10 off-street parking spaces, a reduction of one space is allowed for providing a reserved carsharing parking space. For projects that require more than 10 off-street parking spaces, a parking reduction of 10% is allowed for providing a reserved carsharing parking space. The Zoning Administrator may grant a parking reduction consistent with this Section provided that the applicant has submitted a long-term lease/agreement demonstrating that the reserved spaces are for the exclusive use of carshare vehicles.

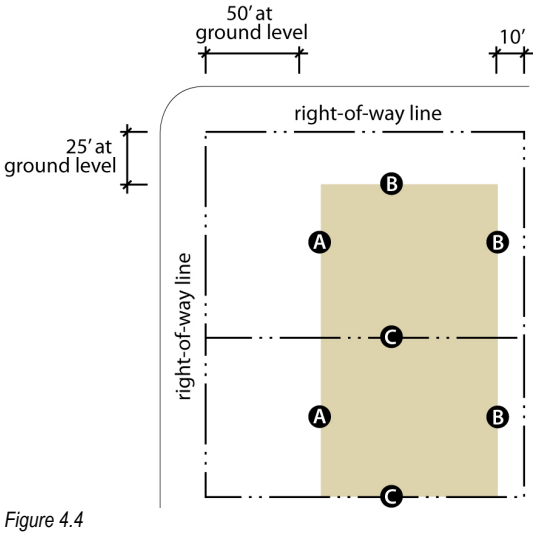


Figure 4.4

4.4.2. Parking Structure Height

For buildings constructed after [insert effective date of revised downtown zoning regulations], all off-street parking and circulation areas provided above the 4th story of a building must be counted as floor area for the purpose of floor area ratio calculations.

4.4.3. Parking Placement

The placement of parking, loading and other vehicular use areas has greatly affects the appearance, function and safety of the pedestrian environment. In recognition of this fact, off-street parking, loading and other vehicular use areas may be located only in the shaded areas shown in Figure 4.4, unless located underground or concealed from view by habitable residential or commercial floor space with a minimum depth of 50 at the ground level. Parking facilities must be accessed from alleys but driveways may extend beyond the boundaries of the shaded area in Figure 4.4 to the extent necessary to accommodate safe access to allowed parking and vehicular use areas as determined by the Site Plan and Appearance Review Committee.

A. Minimum Setback abutting front property line: min 50 feet at ground level; no setback is required above the ground level if the parking area is fully enclosed and has an archi-

tectural treatment (including building materials) that is consistent with the architecture and materials used in the remainder of the building .

B. Setback abutting side/rear street property line: 25 feet at ground level; no setback is required above the ground level if the parking area is fully enclosed and has an architectural treatment (including building materials) that is consistent with the architecture and materials used in the remainder of the building.

C. Minimum setback abutting other property lines: 0' min.

4.4.4. Driveways may not exceed 28 feet in width, and no driveway may be located within 100 feet of another driveway or intersection unless the Site Plan and Appearance Review Committee determines that no reasonable alternative exists that would provide safe and adequate vehicle access.

4.5. Use

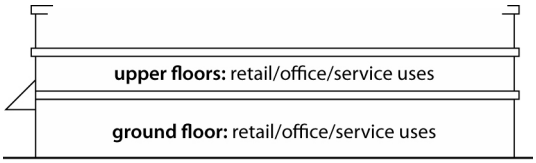
Editor's Note: The new code's use regulations should be tailored to recognize the existing character of the downtown core area and allow a range of land uses consistent with the area's existing character and zoning.

4.5.1. Ground Floor

Only nonresidential uses may be located on the ground floor of buildings in the DC district.

4.5.2. Above the Ground Floor

Any combination of allowed residential and nonresidential use is allowed above the ground floor.



Permitted Uses, DC District

Figure 4.5

4.6. Floor Area

Floor area limits are imposed to ensure reasonable, predictable limits on overall building intensity, which is critical for service and facility planning purposes. Floor area is controlled by establishing maximum floor-area to lot-area ratios, or FAR. As with building height, two FAR limits are established for each district: (1) a maximum (as-of-right) "base" FAR and (2) a maximum "public benefits" FAR. The maximum "base" FAR applies to all buildings. Only projects that provide extraordinary public benefits, in accordance with the provisions of Sec. 5, may be authorized to build up to the "public benefits" FAR limit. Maximum FAR limits are as follows:

Zoning District	Max. Base FAR	Max. Public Benefits FAR
DC1	5	6

Zoning District	Max. Base FAR	Max. Public Benefits FAR
DC2	5	10
DC3	7.5	12

5. Public Benefit Bonuses

5.1. Intent

The public benefit bonus provisions of this chapter are intended to provide an economic incentive for developers to invest in sustainable design, high-quality urban design and other features and services that provide significant public benefits and improve the quality of life of downtown residents and visitors. The public benefits bonus system is also intended to promote certainty in the development process by establishing objective standards for the granting of bonus floor area and building height.

5.2. Bonus Threshold

Only buildings that incorporate a green roof and that are LEED-pre-certified (or the municipal equivalent) may apply for the public benefit bonuses of this section.

5.3. Features Eligible for Public Benefits Bonus

Floor area bonuses may be approved for projects that provide the following public benefit features:

5.3.1. Whole-building sustainability (e.g., LEED Gold or Platinum);

5.3.2. Affordable housing units constructed on site that exceed otherwise applicable minimum requirements;

5.3.3. Financial contributions to landmark preservation or on-site preservation of designated landmarks;

5.3.4. Public plazas;

5.3.5. Financial contributions to public park/open space improvements;

5.3.6. Underground parking or loading spaces;

5.3.7. Above-grade parking wrapped by habitable (residential or commercial) floor space;

5.3.8. Affordable office space;

5.3.9. Streetscape and alley improvements; and

5.3.10. Façade improvements.

5.4. Public Benefits Summary Table

The following table provides a summary of public benefit bonuses available in one or more downtown zoning districts.

Public Benefit Feature	Eligible Districts	Max. Bonus (% of base FAR)
Underground Parking and Loading	RD, DT, DC	25%
Whole-building Sustainability (e.g., LEED Gold/Platinum)	RD, DT, DC	15%/25%
On-site Affordable Housing (in excess of any applicable minimum requirements)	RD, DT, DC	15%
Affordable Office Space	DT, DC	15%
Public Park/Open Space Improvements	RD, DT, DC	10%
Above-grade Parking Wrapped by Habitable Floor Area	DT, DC	10%
Landmark Preservation	RD, DT, DC	10%
Streetscape and Alley Improvements	DT, DC	10%
Public Plazas	DT, DC	10%
Façade Improvements	RD, DT, DC	5%

5.5. Underground Parking and Loading

5.5.1. Public Benefits Bonus Formula

A floor area bonus for qualifying underground parking and loading areas may be approved for buildings in RD, DT, and DC districts in accordance with the following formula:

A. For parking spaces within the first two levels that are fully underground: Bonus FAR = [(number of underground parking spaces × 350 square feet) ÷ lot area] × 0.15 × Base FAR.

B. For parking spaces within the third or lower levels that are fully underground: Bonus FAR = [(number of underground parking spaces × 350 square feet) ÷ lot area] × 0.20 × Base FAR.

C. For loading docks that are fully underground: Bonus FAR = [(number of underground loading docks × 1000 square feet) ÷ lot area] × 0.15 × Base FAR.

5.5.2. Standards and Guidelines

Underground parking and loading facilities are eligible for floor area bonuses, provided they meet the following minimum standards:

A. Parking spaces and loading docks must be located entirely below the lowest grade level of any adjacent street frontage.

B. Underground parking and loading spaces for which a floor area bonus is granted must comply with all city size, dimension, and access requirements. Floor area bonuses may not be granted for tandem parking spaces.

C. The entrance and exit to the parking garage or loading dock should be located off an alley. Other locations must comply with applicable city criteria.

D. The design of any garage entrance or exits that are permitted on public streets must be compatible with the façade treatment of the rest of the building.

5.6. Whole-building Sustainability

5.6.1. Public Benefit Bonus Formula

Additional floor area may be allowed for buildings in RD, DT, and DC districts as follows:

A. Commitment to LEED Gold (or city-administered equivalent) sustainability rating: 6% minimum increase in FAR. Higher bonus [up to max] may be awarded to projects that exceed minimum certification levels.

B. Commitment to LEED Platinum (or city-administered equivalent) sustainability rating: 15% minimum increase in FAR. Higher bonus [up to max] may be awarded to projects that exceed minimum certification levels.

5.6.2. Because LEED certification or city-administered equivalent sustainability determination cannot occur until after a building is constructed, public benefit bonuses are granted based on the developer's good faith commitment to achievement of the applicable sustainability level.

A. The developer / owner (applicant) must submit a binding letter of intent that communicates their commitment to achievement of the required sustainability level.

B. The city will then issue subsequent permits and the certificate of occupancy based on this commitment.

C. Within 120 days of receiving the final certificate of occupancy, the applicant must submit documentation that demonstrates achievement of the applicable sustainability level.

5.6.3. A letter of credit or other city-approved financial guarantee is required to ensure ultimate compliance with the required sustainability level. The amount of the financial guarantee must be equal to extra development and construction costs estimated by the city to be required to achieve the required sustainability level, plus 15%.

5.6.4. Failure to submit a timely report or demonstrate performance will result in a penalty.

A. The penalty for failure to submit a timely report is $500 per day from the due date.

B. The penalty for failure to demonstrate performance with the required sustainability level will result in forfeiture of the financial guarantee.

C. Performance must be demonstrated through an independent report provided by the U.S. Green Building Council, the city or a city-approved alternative organization that confirms achievement of the required sustainability level.

D. All penalties collected will contribute to a Green Building Fund dedicated to supporting market adoption of green building.

5.7. Affordable Housing

5.7.1. Public Benefit Bonus Formula

A floor area bonus for affordable housing may be approved for buildings in RD, DT, and DC districts in accordance with the following formula:

A. Bonus Floor Area = (sum of the on-site floor area improved with affordable housing units in excess of minimum requirements) $\times$ 4.0,

5.7.2. Standards and Guidelines

Floor area bonuses for affordable housing are intended to promote private-sector participation in helping meet the city's affordable housing needs. Bonuses are allowed only for providing affordable housing or funding that exceeds the city's minimum affordable housing requirements.

5.8. Affordable Office Space

5.8.1. Public Benefit Bonus Formula

A floor area bonus for affordable office space may be approved for buildings in DT and DC districts in accordance with the following formula:

A. Bonus Floor Area = (sum of the on-site floor area improved with affordable office space) × 4.0,

5.8.2. Standards and Guidelines

A. Affordable office space must be integrated into new office buildings or mixed-use developments and may not be located off-site.

B. The lease rate for affordable office space must be at or below median Class B or Class C office rents in downtown Evanston, as indicated in the most recent CoStar survey. The rate must remain in effect for at least 10 years.

5.9. Public Park/Open Space Improvements

5.9.1. Public Benefits Formula

A. Floor area bonuses for financial contributions to acquire public parks or open spaces or make improvements to public parks or open spaces are to be based on the value of property within the geographic area, based on the following formula: Cost of 1 square foot of floor area = 80% × median cost of land per buildable square foot.

B. The cost of land must be based on sale prices within the most recent 5 years, as provided by the Planning Division.

C. The Director of Planning is responsible for updating estimates of land values every 5 years.

5.9.2. Standards and Guidelines

Floor area bonuses for financial contributions to acquire public parks or open spaces or make improvements to public parks or open spaces may be approved for buildings in RD, DT, and DC districts, subject to the following standards and guidelines.

A. Contributions of land, cash, or improvements must be targeted for specific improvement projects, or for off-site land acquisition within one-half mile of the subject site. Pro-

posed improvements must be consistent with the priorities identified within the City's Parks and Recreation Plan. The identification of specific improvement projects or land acquisition sites will be made on a case-by-case basis by the Parks, Forestry & Recreation Department.

B. Applicants who contribute improvements and who will be undertaking the work themselves must submit documentation including but not limited to, appropriate drawings, detailed construction commitments, a construction schedule, and a performance bond for completion of the improvements.

C. Applicants who make cash contributions for specific improvements that are to be undertaken by city agencies must enter into an agreement with the City of Evanston and the agency undertaking the improvement.

5.10. Above-Grade Parking Concealed by Habitable Floor Space

5.10.1. Public Benefits Bonus Formula

A floor area bonus may be approved for qualifying habitable floor space that conceals a parking garage for buildings in DT and DC districts in accordance with the following standards: Bonus FAR = (area of concealed parking façade ÷ lot area) × 0.40 × Base FAR. The "area" is calculated by multiplying the height of the portion of the building elevation concealing the parking by the width of the elevation that conceals the parking.

5.10.2. Design Standards and Guidelines

Parking structures that are concealed from view of the street (sidewalk) by habitable floor space—such as residential dwelling units, office space, or retail space—are eligible for floor area bonuses, provided they meet the following minimum standards:

A. To be eligible for floor area bonus, concealed parking structures must meet all applicable design standards and guidelines for parking garages.

B. Parking structures must be separated from a public street or public open space by residential, office or retail floor space with a minimum depth of 20 feet.

C. The façade of the floor space separating the parking structure from the street or open space must contain transparent windows.

D. Only the façade area of the parking structure that is concealed by habitable floor space is eligible for a bonus.

E. The parking structure must be separated from the street or open space by habitable floor space for the entire length of the façade. Minor exceptions may be made for non-habitable floor space, such as mechanical or storage spaces, which may occupy up to 10% of the façade length.

F. The ground-floor is required to have active retail or other pedestrian-oriented uses (e.g., offices, service uses, restaurants, galleries, or lobbies) for the entire length of the façade qualifying for the bonus, except for accessory driveways or loading bays.

G. Parking garage structures on sites that abut one or 2 public streets or open spaces must be concealed by habitable space along all public street or open spaces to receive a floor area bonus.

H. Parking garage structures on sites that abut 3 or more public streets or open spaces must be concealed by habitable floor space along at least two public street or open spaces to receive a floor area bonus. On the side that is not concealed, the façade of the exposed parking garage structure must be treated with glazed window openings or other treatments that are similar in proportion, materials, and detailing to the habitable floors. This façade area may not be granted any floor area bonus.

I. Louvers required for air intake and exhaust should be located on non-public facing façades whenever possible. When louvers are necessary on public façades, they should be minimized and be architecturally integrated with the façade.

5.11. Landmark Preservation

5.11.1. Public Benefits Formula

A. Floor area bonuses for qualifying activities are to be based on financial contributions that reflect the value of property within the geographic area, based on the following formula:

Cost of 1 square foot of floor area = 80% × median cost of land per buildable square foot.

B. The cost of land must be based on sale prices within the most recent 5 years, as provided by the Planning Division.

C. The planning director is responsible for updating estimates of land values every 5 years.

5.11.2. Standards and Guidelines

Floor area bonuses may be approved for historic landmark preservation in RD, DT and DC districts. Floor area bonuses may be granted in return for payments to property owners of officially designated historic buildings to support specific building restoration projects, subject to the following criteria and guidelines:

A. Restoration projects must be consistent with Section 2-9-9 of the City Code (Standards for Review of Applications for Certificates of Appropriateness).

B. Landmarks eligible for adoption must be identified by the Evanston preservation commission and must be located within a DR, DT or DC district.

C. Funds received must be used for substantial interior or exterior rehabilitation or restoration work that is visible from a public street or within a portion of the interior that is open to the public. Such work must exceed routine maintenance work (e.g., restoration of a missing cornice, replacement in-kind of deteriorated terra cotta).

D. The property owner of the landmark building receiving the funds must enter into an agreement with the preservation commission regarding the manner in which the funds will be used.

5.12. Streetscape or Alley Improvements

5.12.1. Public Benefits Formula

Floor area bonuses for streetscape or alley improvements may be approved for buildings in DT and DC districts. These bonuses may be combined with sidewalk widening bonuses.

A. Floor area bonuses for qualifying improvements are to be based on the value of property within the geographic area, based on the following formula: Cost of 1 square foot of

floor area = 80% × median cost of land per buildable square foot.

B. The cost of land must be based on sale prices within the most recent 5 years, as provided by the Planning Division.

C. The planning director is responsible for updating estimates of land values every 5 years.

5.12.2. Standards and Guidelines

Streetscape or alley improvements may be eligible for floor area bonuses if they comply with the following standards and guidelines:

A. To qualify for the streetscape or alley improvement bonus, such improvements must extend beyond the boundaries of the applicant's property and, at a minimum, must extend for the full length of the subject block face or the full length of the alley (from street to street), as applicable.

B. To qualify for a floor area bonus, the improvements must be located within 2 blocks as the proposed building.

C. Plans should demonstrate the maximum use of trees without obstructing the public way or views of retail uses.

D. Pavement treatments and materials should reflect those generally used in the immediate area.

E. Applicants who contribute street improvements and who will be undertaking the work themselves must submit documentation including but not limited to, appropriate drawings, detailed construction commitments, a construction schedule, and a performance bond for completion of the improvements.

F. Applicants who make cash contributions for specific improvements that are to be undertaken by city agencies must enter into an agreement with the City of Evanston and the agency undertaking the improvement.

5.13. Public Plazas

5.13.1. Public Benefit Bonus Formula

A floor area bonus for qualifying public plazas in accordance with the following formula: Bonus FAR = (area of plaza or park ÷ lot area) × 1.0 × Base (as-of-right) FAR.

5.13.2. Standards and Guidelines

Public plazas are eligible for floor area bonuses in DT and DC districts and buildings incorporating public plazas will not be subject to the build-to line requirements of Sections 2.2.2.A, 3.2.2.A, 4.2.2.A for that portion of the lot devoted to a plaza if the plaza meets the following minimum standards and guidelines:

A. Plazas and parks must be open to the sky, except for arbors, trellises, or small pedestrian-oriented structures, such as kiosks.

B. Plazas and parks must have a minimum site area of 2,500 square feet.

C. At least 20% of the park or plaza area must consist of landscaping.

D. One linear foot of seating area must be provided for each 30 square feet of plaza or park space.

E. All parks or plazas must be visible from and connected to a sidewalk.

F. The length of a park or plaza may not exceed 3 times its width in order to avoid long, narrow spaces.

G. Parks and plazas must be designed in accordance with ADA accessibility requirements. No plaza may be more than 3 feet above the adjacent sidewalk level.

H. Plazas or parks must be open to the public at least during the hours of 8:00 a.m. to 9:00 p.m. An appropriate plaque approximately 2 to 4 square feet in area must be displayed at all entrances stating the hours of public use.

I. Plazas and parks should be located so that they receive natural light during the day. Generally plazas that face south, east or west are acceptable. Preference will be given to plazas at corner locations that both maximize pedestrian access and access to natural light. No floor area bonus may be granted for a plaza or park that has street frontage only on a north-facing street.

5.14. Façade Improvements

Editor's Note: guidelines to be prepared by Preservation Commission, Plan Commission and staff during zoning ordinance drafting phase.

A.

B.

6. Administration

6.1. Review and Approval

6.1.1. Small projects are subject to review by the Site Plan and Appearance Review Committee. Within RD and DT districts small projects are those that do not use public benefit bonuses. In the DC districts small projects are those that do not use public benefit bonuses and that have a floor area ratio of 3 or less and a height of 110 feet or less.

6.1.2. Projects in the DC district that exceed an FAR of 3 or have a height of 110 feet or more but do not use any public benefit bonuses require planning and architectural review and approval as major developments in accordance with Sec. XREF[1].

6.1.3. Projects that seek floor area bonuses for public benefit features may be approved only through the public benefit bonus review process, which involves a review and recommendation by the Plan Commission and a final decision by the City Council.

6.1.4. Projects that receive city financial assistance to provide any of the subject public benefit "amenities" are not eligible to receive a floor area bonus for that amenity. For example, projects that receive city financial assistance to provide affordable housing are not eligible for affordable housing floor area bonuses.

6.1.5. The Site Plan and Appearance Review Committee (SPARC) is responsible for review of all projects within the downtown area and for recommendations to the Plan Commission for projects subject to Plan Commission review. SPARC may defer recommendations for a period up to 3 months if an applicant fails to make recommended changes. During this 3 month period, projects may not be scheduled for Plan Commission review and no building permits may be processed. SPARC membership must include at least 2 members of the Plan Commission appointed by the Chair.

[1] "Major development review" is expected to involve plan commission (public) review. Major development review criteria and procedures to be developed as part of downtown zoning ordinance update.

6.1.6. The Director of Planning is responsible for maintaining and updating estimates of land values in the downtown sub-districts. Estimates must be updated annually. The estimated cost of land used in the bonus formulas, however, will be based on the average sale prices within the most recent 5 year period and these estimates will be subject to review by the Plan Commission on 5 year intervals.

6.2. Decision-making Criteria

In acting on requested floor area bonuses, the Plan Commission and the City Council must evaluate proposed amenities based on their contribution to and the degree to which they enhance the quality of life and benefit the public in the surrounding area. Floor area bonuses may be approved only if they:

6.2.1. comply with the standards and criteria of this section; and

6.2.2. are planned, designed and located to provide public benefits for downtown residents and visitors.

6.3. Submittal Requirements

6.3.1. The applicant must file with the zoning administrator and the planning director a bonus worksheet—in a form required by the zoning administrator—that identifies the eligible public benefit features to be provided and the floor area bonuses requested.

6.3.2. Such worksheets must describe the size, location and design of the public benefit features as well as any maintenance provisions. The submittal must also include calculations for the amount of bonus floor area requested.

6.4. Elimination or Reduction of Bonus Features

6.4.1. Such worksheets will serve as an official record of public benefit bonuses and such records will be binding on the property owners, successors, and assigns for the life of the building for the design, operation, and maintenance of the public benefit features.

6.4.2. No public benefit feature for which a floor area bonus has been granted may be eliminated or reduced in size without a corresponding reduction in building floor area or substitution of an equivalent public benefit. Substitution requests must be processed in the same manner as the original request.

6.4.3. Any proposed elimination or reduction of a public benefit feature for which a floor area bonus was granted requires review and approval through the public benefit bonus review process.

7. Design Standards and Guidelines

7.1. Intent

7.1.1. The design standards and guidelines of this section complement the downtown zoning regulations.

7.1.2. They are intended to accommodate a diversity of architectural styles and variations in the treatment of building facades, building heights and rooflines.

7.1.3. The standards and guidelines promote the articulation of buildings with detailed fenestration, high-quality building materials, signage and lighting.

7.1.4. The standards and guidelines are further intended to promote attractive streetscape elements and to promote environmentally sensitive, sustainable design.

7.2. Applicability

7.2.1. The design standards and guidelines of this section apply to all development that requires a certificate of zoning compliance pursuant to Section 6-3-2 of the Zoning Ordinance except for development involving only "substantial rehabilitation or substantial addition," as defined in Section 6-18-3 of the Zoning Ordinance.

7.2.2. If the design standards and guidelines of this section conflict with the zoning district standards of Sec. 2 through Sec. 4, the more restrictive provision governs.

7.3. General Standards

7.3.1. Façade elements must include variety in terms of building setbacks, shadows, changes in building materials that create diversity and interest along the streetscape.

7.3.2. Standardized or franchised architecture with formulaic styles and architectural features mainly designed for advertising are prohibited.

7.3.3. Building materials must be of a durable quality that requires minimal maintenance. Exterior insulation and finish system (EIFS) should not be used on storefronts or on the street-facing building elevations.

7.4. Sustainable Design

7.4.1. Retrofits of downtown buildings and the construction of new buildings should incorporate the principals of "green" building and sustainable design. This would include enhancements to the efficiency of water and energy use and commitments to the use of recycled materials, locally manufactured or produced materials, or to the use of "renewable" building materials.

7.4.2. Developments must incorporate "green elements" into building designs. This may include stormwater collection and recycling facilities, "green" roofs, solar panels, or rooftop wind powered turbines.

7.4.3. Large-scale residential developments (projects over 100 units) must incorporate on-site recreational facilities or on-site open spaces for building residences. These facilities or open spaces may be located at grade, on roof-top decks, within upper level terraces or within health clubs or recreational rooms within the building. . Buildings are encouraged to be self-sufficient in terms of the recreation facilities needed by building residences.

7.5. Articulation

7.5.1. All buildings must have basic elements of a base, middle, and top.

7.5.2. Buildings within DT and DC districts must have a distinct ground- elevation (building base) that is visually distinguished from the upper floors by a horizontal design expression, such as a change in materials or architectural details.

7.5.3. To avoid long, monolithic structures, buildings should be articulated with projections, recesses, material changes, parapets, cornices, and varying roof heights. Long blank or unarticulated walls are prohibited on street-facing building elevations.

7.5.4. Long buildings should be "broken-up" in a way that creates the appearance of separate storefronts at regular intervals.

7.6. Fenestration

Dark-tinted, spandrel, frosted, or smoked glass should not be used in windows within the DT or DC districts. Use of such materials should be limited to decorative elements and accent features.

7.7. Entries

7.7.1. Building entries should be clearly defined and articulated.

7.7.2. The largest, most prominent building entries should generally be located along the street frontage with the highest pedestrian volumes.

7.7.3. In mixed-use buildings on corner lots commercial building entries and windows should be located along (primary) streets with the highest pedestrian volumes and entries to residential units should be located on secondary streets.

7.7.4. Entryways to retail sales and service businesses, restaurants, offices must be directly accessible from the sidewalk. Such entries should not be accessed through lobbies or residential entryways.

7.7.5. Grand entryways, recessed entryways, entryways that incorporate public art or public plazas are encouraged.

7.8. Utilities and Service Areas

7.8.1. Service areas, utility equipment areas, heating and ventilation equipment must be enclosed or otherwise screened from view of street rights-of-way.

7.8.2. Loading, trash, and utility equipment areas must be located out of view of street rights-of-way. In most cases, such areas must be enclosed within a building.

7.8.3. Rooftop mechanical equipment should be setback from the building line and screened so that it is not visible from street rights-of-way right-of way.

7.9. Parking

7.9.1. The design of parking lots, parking garages and other areas used for service vehicle access must minimize the number of vehicle access and exit points crossing sidewalks or other pedestrian routes.

7.9.2. The exterior elevations of any parking garage must be designed so as to screen or conceal parked cars from view from public street rights-of-way and open spaces.

7.9.3. All parking garages must provide shielding of lighting so as to minimize glare on adjoining properties.

7.9.4. The location and design of a parking structure's entrances and exits should be planned so as to have the least impact on pedestrian and vehicular safety and comfort. Special paving materials should be used to help define the pedestrian walkways along garage openings when such designs would enhance pedestrian safety.

7.9.5. At ground level parking garages must incorporate street-level retail and commercial businesses that activate the entire structure's street frontage (with the exception of driveways and pedestrian entrances).

7.9.6. The upper floors of multi-story garages must be screened or concealed by one or more of the following methods:

A. Habitable floor space; or

B. Glazing, metal grillwork, louvers and other architectural treatments.

7.10. Lighting

7.10.1. Lighting on buildings should be integrated within the architectural style of the building.

7.10.2. Lighting should be located and directed to enhance pedestrian safety.

7.10.3. Lights must be located and designed to prevent negative effects on neighboring properties.

7.11. Administration

7.11.1. The Site Plan and Appearance Review Committee is responsible for reviewing projects for compliance with the design standards and guidelines of this section.

7.11.2. In reviewing projects for compliance with these design standards and guidelines, the Site Plan and Appearance Review Committee must make findings that the proposed site plan and elevations comply or fail to comply with the design standards and guidelines of this section.

7.11.3. If the Site Plan and Appearance Review Committee finds that the proposed development fails to comply with the design standards and guidelines, they must return the plans and elevations to the applicant for modifications or revisions.

7.11.4. If the applicant fails to make the required revisions or objects to the findings of the Site Plan and Appearance Review Committee then the plan may only be approved through the approval of a "major variation," in accordance with procedures of Zoning Ordinance Section 6-3-8-10.