
Division 2-1-5 Olde Town District

2-1-5-1 OT: Olde Town

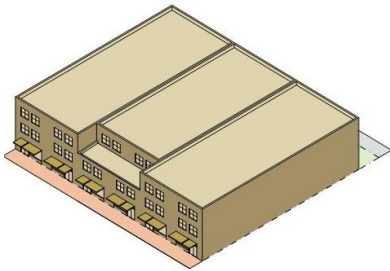
- A. **Purpose.** The purpose of the Olde Town (OT) form-based zoning district is to protect the established historic character of Olde Town Arvada based on the City's adopted plans and design guidelines for the area. The purpose of this Division is to establish lot, building, and form standards for buildings in the OT zoning district. This Division is applied in conjunction with the Design Guidelines for Olde Town Arvada.
- B. **Relationship to the Comprehensive Plan.** The OT zoning district generally implements the "Transit Framework Plan" land use category stated in the Comprehensive Plan.
- C. **Application of Division.**
 - 1. Section 2-1-5-2, Building Types, describes eight different building types that are permissible in the OT zoning district. The section includes a matrix that indicates which building types are allowed in each OT subdistrict.
 - 2. Section 2-1-5-3, Generally Applicable Lot and Building Form Standards, explains each of the standards and measures that are used in the tables in Section 2-1-5-4, Mixed-Use Building Type Lot and Building Form Standards, through Section 2-1-5-11, Civic Building Type Lot and Building Form Standards, inclusive.
 - 3. Section 2-1-5-4, Mixed-Use Lot and Building Form Standards, through Section 2-1-5-11, Civic Building Lot and Building Form Standards, inclusive, set out the specific standards that apply to each of the permissible building types.
- D. **Future Expansion of Structure.** Notwithstanding the build-to or frontage zone requirements established in this Division, enlargement, alteration, or expansion in the Olde Town Zoning District shall occur in the most historically appropriate location as determined through design review.
- E. **Subdistricts.** The Olde Town zoning district is divided into seven subdistricts that have different form, characteristics, and allowable land uses and the subdistricts contain form-based standards tailored to the distinct character of each area where the subdistrict is applied:
 - 1. OT-E: Olde Town East Subdistrict
 - 2. OT-EY: Olde Town East Yukon Subdistrict
 - 3. OT-GV: Olde Town Grandview Subdistrict
 - 4. OT-OW: Olde Town Olde Wadsworth Subdistrict
 - 5. OT-RN: Olde Town Residential Neighborhood Subdistrict
 - 6. OT-RR: Olde Town Ralston Road Subdistrict
 - 7. OT-W: Olde Town Webster Subdistrict.
- F. **Cross-References.** The cross-references in Table 2-1-5-1, Cross-References for Olde Town, are provided for the reader's convenience and are not necessarily exhaustive of applicable regulations.

Table 2-1-5-1: Cross-References for Olde Town	
Topic	Reference
Land Use Regulations	Division 3-1-2, Land Use by Zoning District
Parking	Article 4-5, Parking and Loading
Landscaping	Article 4-6, Landscaping and Buffering
Exterior Lighting	Article 4-8, Exterior Lighting
Satellite Dishes, Antennas, and Amateur Radio	Section 5-1-5-4, Satellite Dishes and Antennas; Amateur Radio Antennas
Signs	Chapter 6, Signs
Design Guidelines for Olde Town Arvada	Appendix A

2-1-5-2 Building Types

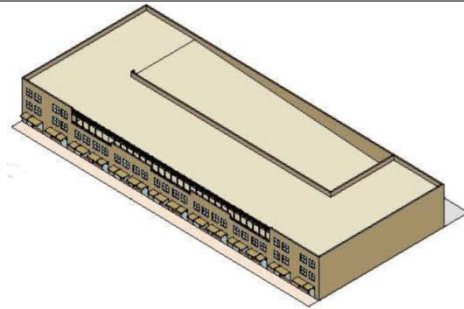
- A. **Building Types.** The building types that may be permissible in the OT zoning district are set out in Figure 2-1-5-2, Olde Town Building Types.

Figure 2-1-5-2: Olde Town Building Types



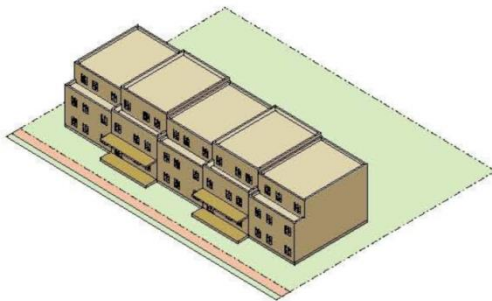
Mixed-Use

A building type that accommodates commercial, office or employment uses, and may include residential uses in upper stories.



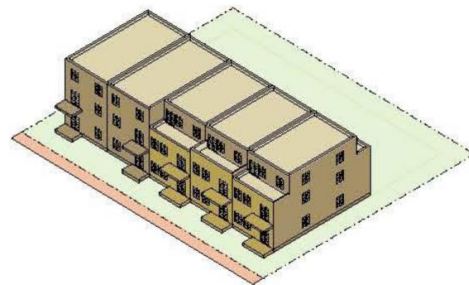
Mixed-Use Parking Structure

A building type that accommodates a parking structure with ground floor commercial use.



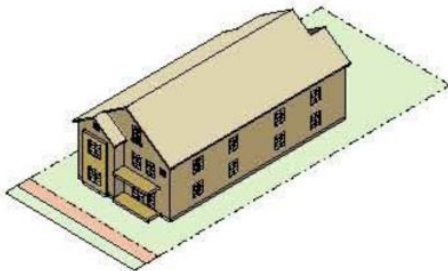
Apartment

A building type that accommodates three or more dwelling units vertically and horizontally integrated. This form may include a parking structure.



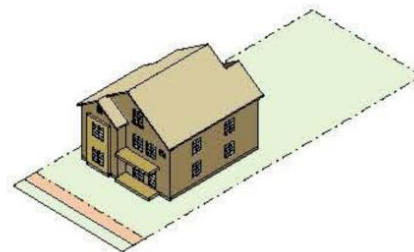
Townhouse

A building type that accommodates three or more dwelling units side by side, and where each unit is separated vertically by a party wall.



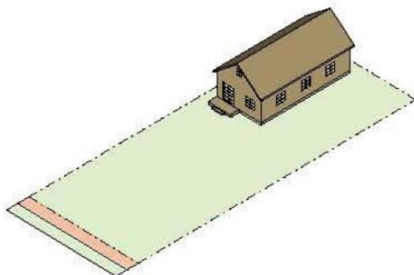
Multiplex

A building type that accommodates three to six dwelling units consolidated into a single structure.



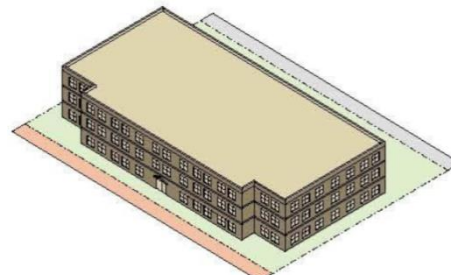
Single-Family Dwelling or Duplexes

A building type that accommodates one or two dwelling units consolidated into a single structure.



Detached Accessory Dwelling Unit or Accessory Building

A detached building that may accommodate a dwelling small accessory dwelling unit. The dwelling unit may be located above a garage.



Civic Building

A building type that includes libraries, public buildings and buildings constructed as churches, civic, institutional or public uses only.

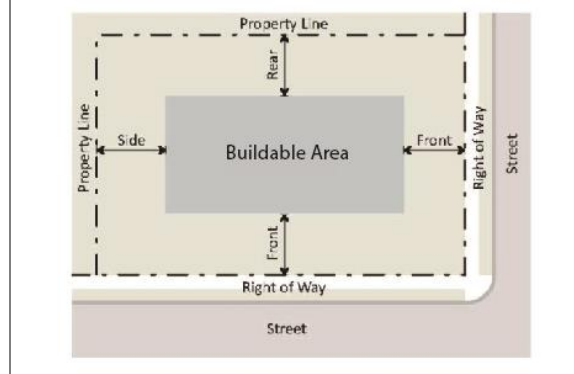
- B. **Allowed Building Types by Sub-District.** The building types that are allowed within each sub-district of the Olde Town zoning district are set out in Table 2-1-5-2, Building Types by Sub-District.

Table 2-1-5-2: Building Types by Sub-District							
Key: ■ = Allowed * = Allowed as Provided in Table Note Blank Cell = Not Allowed							
Building Type	OT-E	OT-EY	OT-GV	OT-OW	OT-RN	OT-RR	OT-W
Mixed Use	■	■	■	■	* ¹	■	■
Mixed Use Parking Structure	■	■		■		■	■
Apartment	■	■				■	■
Townhouse	■	■				■	■
Multiplex	■				■		■
Single Family Dwelling or Duplexes	* ¹		■	■	■	* ¹	
Detached Accessory Dwelling Unit or Accessory Building	■	■	■	■	■	■	
Civic Building	■	■	■	■		■	■
TABLE NOTES: ¹ This permitted building type designation is intended to only address existing buildings. Existing buildings of this type shall be considered conforming for the purposes of expansion, modification, or alteration in a manner that is consistent with the standards established in Sec. 2-1-5-4, Mixed-Use Lot and Building Form Standards, and the Design Guidelines for Olde Town Arvada. In the event of demolition of an existing building of this type, new development shall be limited to the other building types that are allowed in this sub-district. In the event of damage or destruction of an existing building of this type, the provisions of Chapter 9, Nonconformities, shall apply.							

2-1-5-3 Generally Applicable Lot and Building Form Standards

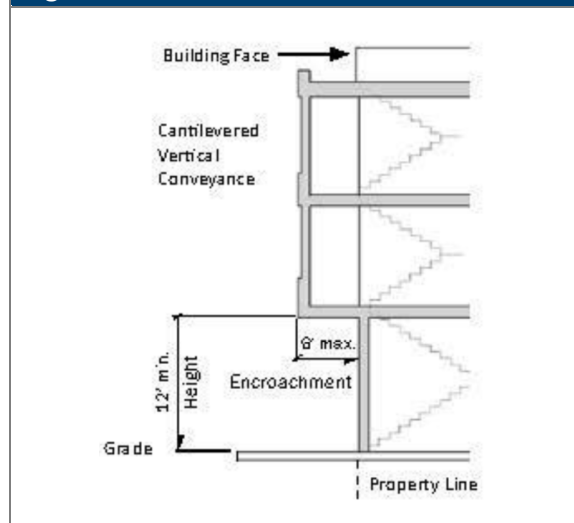
- A. **Generally.** The provisions of this Section apply to individual building types as provided in Sections 2-1-5-4, Mixed-Use Building Type Lot and Building Form Standards, to 2-1-5-5, Mixed-Use Parking Structure Building Lot and Building Form Standards, inclusive.
- B. **Front Yard Landscaping.** Front yard landscaping may include both live plant materials and hardscape plaza or sidewalk areas, but in no case shall the front yard landscaping include areas for vehicle parking.
- C. **Setback Measurement.**
1. *Front Setbacks.* Front setback requirements apply along all street frontages and along the boundaries of McIlvay Park and Olde Town Plaza. See Figure 2-1-5-3C, Front Setbacks, below.

Figure 2-1-5-3C: Buildable Area



1. *Side and Rear Setbacks.* Side and rear setbacks are measured from side and rear property lines.
 2. *Protected area:* A protected area is a property in the OT zoning district which contains a single family or duplex building type, or is adjacent to the R6, R13, or CG zoning districts.
- D. **Setback Encroachments.** The setback encroachments allowed in Section 2-1-10-1, Exceptions to Setback Standards, apply in the OT zoning district, except as specifically modified by this Subsection.
1. A cantilevered vertical conveyance system such as steel-framed stairs is allowed to encroach into the front setback, provided that:
 - a. The system will not cause accumulation of snow and ice on or over the public right-of-way;
 - b. The encroachment does not exceed six feet;
 - c. There is 12 feet of clearance from the surface of the sidewalk to the underside of the first structural member. See Figure 2-1-5-3D, Setback Encroachments; and
 - d. A revocable permit is approved by the City, applicable.
 2. A protected area is a property in the OT zoning district which contains a single-family or duplex building type or is a property adjacent to the R-N, R13, or CG zoning districts.

Figure 2-1-5-3D: Setback Encroachments

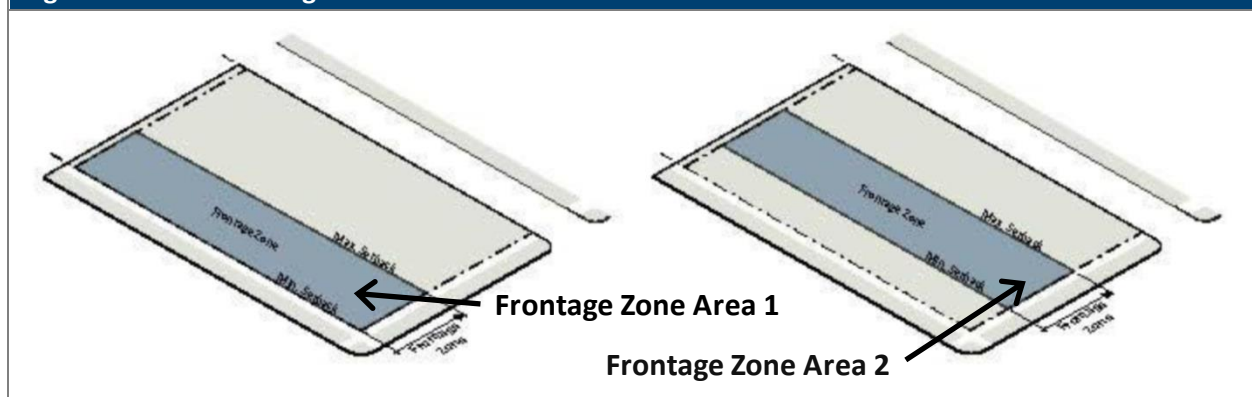


3. Setback encroachments are not allowed between the front property line and the frontage zone, except for a Cantilevered Vertical Conveyance Systems and as permitted in Section 2-1-10-1, Exceptions to Setback Standards and as permitted in Section 2-10-1, Exceptions to Setback Standards.

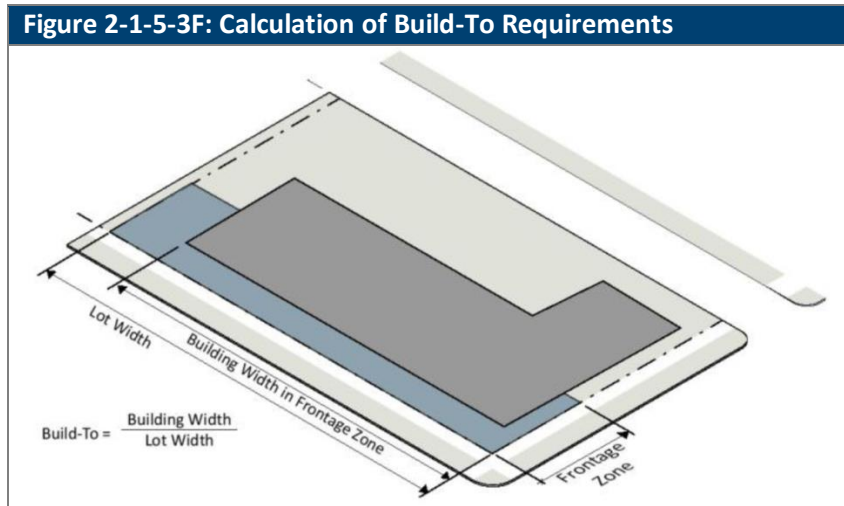
E. Frontage Zone.

1. *Generally.* The frontage zone is an area of the subject property within which build-to requirements and additional height limitations may apply, based on subdistrict, building type, and context. See Figure 2-1-5-3E, Frontage Zone. Generally, frontage zone requirements apply along streets, McIlvoy Park and Olde Town Plaza boundaries.
2. *Landscape / Hardscape Requirement.* The area of the frontage zone that is located between the building and the sidewalk must be landscaped or hardscaped.
3. *Variation.* In some circumstances, the frontage zone is composed of two distinct areas, which may provide for different requirements for build-to lines or building height, depending upon the distance from the property line. In such cases, the two areas are described as "Area 1," which is the portion of the frontage zone that is closest to the street, and "Area 2," which is the portion of the frontage zone that extends from the interior boundary of Area 1 towards the interior of the subject property.

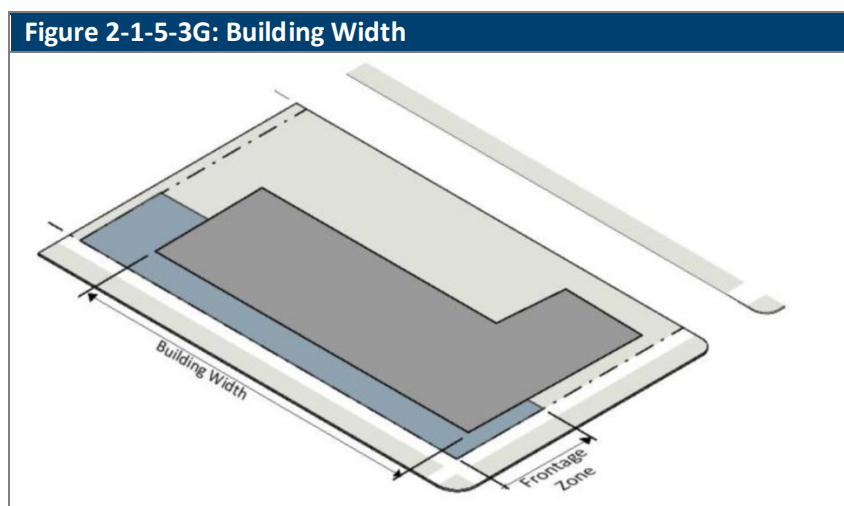
Figure 2-1-5-3E: Frontage Zone



- F. **Build-To.** The required build-to percentage specifies the proportion of the width of the frontage zone (see Subsection E. above), that must include a portion of the front building facade. It is measured as a percentage of the property frontage width of the building within the frontage zone divided by the length of the property line along which the frontage zone is established. A recessed entry, covered patio or other similar element that does not affect the fundamental relationship of the building to the street (even if it is not located within the frontage zone) may also be counted in the calculation of this proportion. See Figure 2-1-5-3F, Calculation of Build-To Requirements.



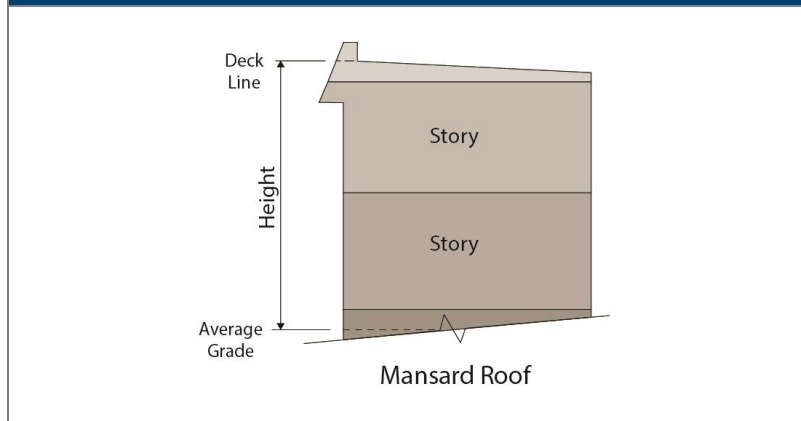
- G. **Building Width.** Building width is the total building width that is allowed on a lot along a specified elevation. See Figure 2-1-5-3G, Building Width.



- H. **Building Height.**

1. *Measurement.* Building height is measured as defined in Article 11-1-1.

Figure 2-1-5-3H1: Number of Stories



2. *Number of Stories.*

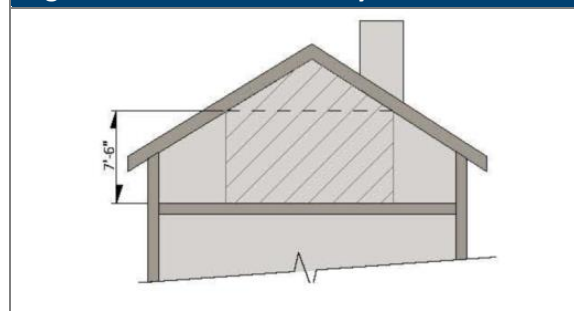
- a. In addition to the building height, the number of stories permitted are established. Section 2-1-5. For the purposes of this Division, the relationship between stories and feet is set out in Table 2-1-5-3H, Olde Town Number of Stories. All height specifications in this Division that refer to “story” or “stories” also incorporate the “feet” measurements of Table 2-1-5-3H, Olde Town Number of Stories. Notwithstanding the dimensional height limits established in Table 2-1-5-3H, maximum height shall be historically accurate as determined through application of the Design Guidelines for Olde Town.

Table 2-1-5-3H: Number Stories

Stories	Feet
1 story	15 ft.
2 stories	28 ft.
3 stories	35 ft.
4 stories	55 ft.
5 stories	65 ft.

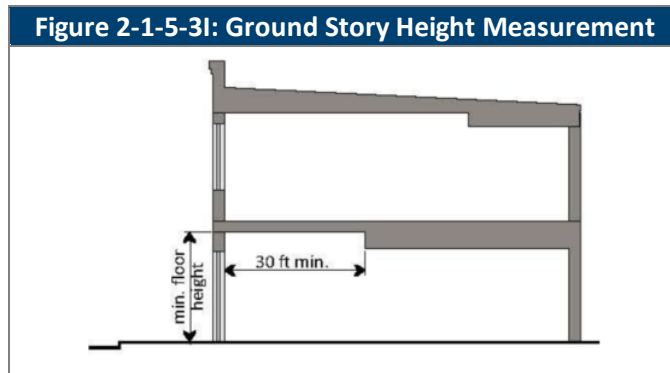
- b. Space within a roof form counts as a story if 50 percent or more of the floor area has a clear height of seven and one-half feet or more, measured from the finished floor to the finished ceiling. See Figure 2-1-5-3H2, Attic Story.

Figure 2-1-5-3H2: Attic Story



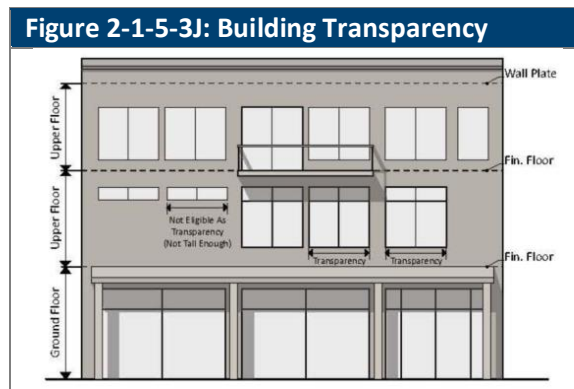
I. Floor Height.

1. Ground floor elevation is measured from the average sidewalk level to the top of the finished ground floor.
2. Ground story floor height is measured from the top of the finished floor to the ceiling above.
3. Minimum ground story floor height applies only to the first 30 feet of building depth. See Figure 2-1-5-3I, Ground Story Height Measurement.



J. Transparency.

1. Transparency refers to the minimum percentage of a building's width devoted to transparent windows and doors (clad or opaque windows and doors do not count toward the transparency requirements).
2. This standard does not count ground story windows or doors that do not equal at least one-half of the floor height, or upper story windows or doors that do not equal at least one-third of the floor height. See Figure 2-1-5-3J, Building Transparency.
3. The standard applies only on street-facing, McIlvay Park-facing, and Olde Town Plaza-facing facades (as provided in the individual sections of this Division), and not interior or rear-facing facades.

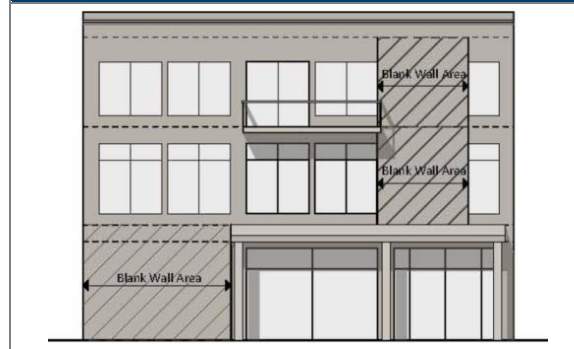


K. Blank Wall.

1. Blank wall area means the width of any story of a street-facing wall that does not include a:
 - a. Substantial material change (paint color is not considered a substantial change);

- b. Window or door; or
 - c. Column, pilaster, or other articulation greater than 12 inches in depth. See Figure 2-1-5-3K, Blank Wall Area.
2. Blank wall area standards apply to ground story and upper story facades that face adjoining streets, McIlvoy Park, or Olde Town Plaza, as provided in the individual sections of this Division.

Figure 2-1-5-3K: Blank Wall Area



L. Building Entrances.

- 1. An entrance providing both ingress and egress, operable to residents or customers at all times, is required if a street-facing, Olde Towne Plaza facing or McIlvoy Park-facing entrance is required. See Figure 2-1-5-3L, Building Entrance.
- 2. Additional entrances from another street, pedestrian area or internal parking area are also permitted.
- 3. An angled entrance that is provided at the corner of a building at the intersection of two streets or of a street and McIlvoy Park or Olde Town Plaza meets the entrance requirements for both streets, or the street and park or plaza.

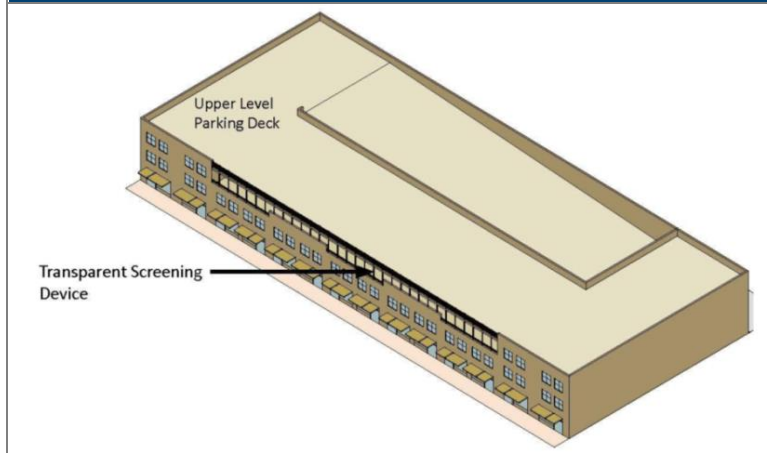
Figure 2-1-5-3L: Building Entrance



M. Transparent Screening Device.

- 1. A Transparent Screening Device is a mostly transparent device used to screen parking on an upper levels of a Mixed-Use Parking Structure building type. See Figure 2-1-5-3M, Screening on Mixed-Use Parking Structure.

Figure 2-1-5-3M: Screening on Mixed-Use Parking Structure



2-1-5-4 Mixed-Use Building Type Lot and Building Form Standards

- A. **Generally.** The lot and building form standards that apply to mixed-use building type are set out in this Section. See Section 2-1-5-2, Building Types, as to which sub-districts of the OT zoning district allow mixed-use building types
- B. **Lot Standards.** Lot standards are as provided in Table 2-1-5-4B, Mixed-Use Lot Standards.

Table 2-1-5-4B: Mixed-Use Building Type Lot Standards

Lot Standard	Percent
Max. Lot Coverage	-
Min. Front Yard Landscaping	-

- C. **Building Setbacks.** Building setbacks are as provided in Table 2-1-5-4C, Mixed-Use Building Setbacks.

Figure 2-1-5-4C: Illustrative Mixed-Use Building Type Setbacks

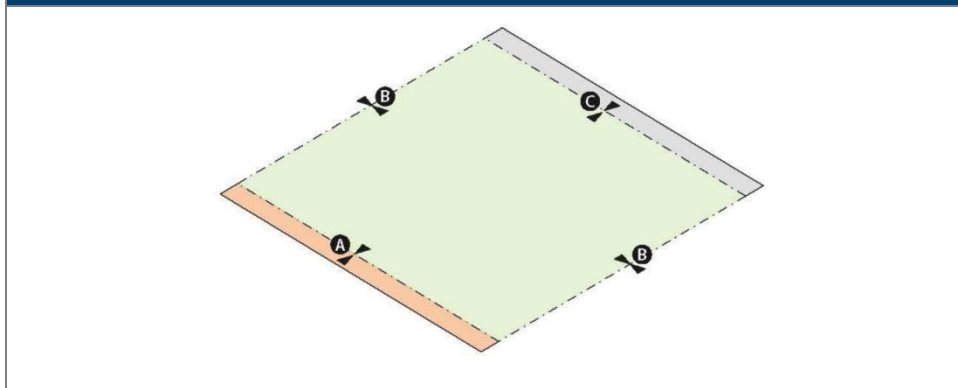
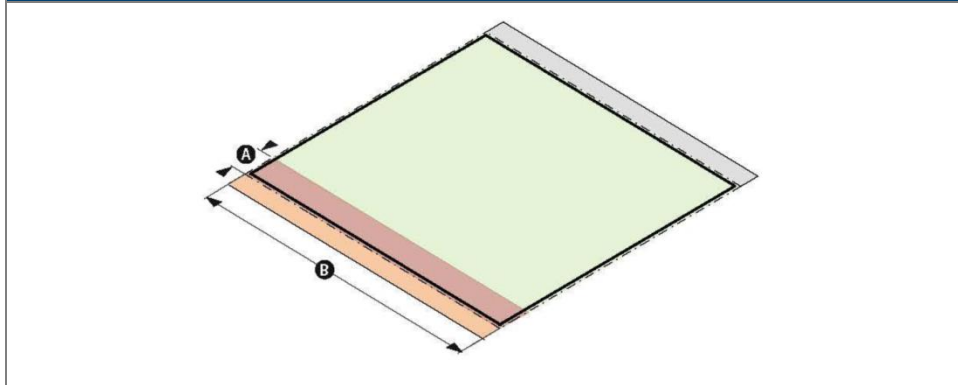


Table 2-1-5-4C: Mixed-Use Building Type Setbacks

Setback Standard		Context	Min. Distance
A	Front Setback	Generally, except as specified below	0 ft.
A	Front Setback	Ralston Road, McIlvoy Park, Robinson Way, or Yukon Street	10 ft.
A	Front Setback	Wadsworth Bypass	20 ft.
B	Side	Generally, except as specified below	0 ft.
B	Side	Adjoining a single-family or two-family building type	5 ft.
C	Rear	No alley, not adjoining a single-family or duplex building type	0 ft.
C	Rear	No alley, adjoining a single-family or duplex building type	5 ft.
C	Rear	Alley	0 ft.
-	Side or Rear	Adjoining Protected Area	10 ft. ¹
	Front or Rear Parking	Generally, except as specified below	5 ft.
	Front or Rear Parking	Wadsworth Bypass, or Ralston Road	20 ft.

TABLE NOTES:
¹ This setback supersedes other side or rear setbacks where the subject building is adjacent to a protected area.

- D. **Building Placement and Building Width.** Building placement and building width shall be as provided in Table 2-1-5-4D, Mixed-Use Building Type Placement and Building Width.

Figure 2-1-5-4D: Illustrative Mixed-Use Building Type Placement and Building Width**Table 2-1-5-4D: Mixed-Use Building Type Placement and Building Width**

Standard	Context	Unit	Sub-District of OT Zoning District						
			E	EY	GV	OW	RN ¹	RR	W
A	Frontage Zone (min / max)	ft.	0 / 15	0 / 15	0 / 15	0 / 15	0 / 15	0 / 15	0 / 15
A	Frontage Zone (min / max)	ft.	10 / 25	10 / 25	-	10 / 25	10 / 25	10 / 25	10 / 25
A	Frontage Zone	ft.	10 / 25	10 / 25	-	10 / 25	10 / 25	10 / 25	-

Table 2-1-5-4D: Mixed-Use Building Type Placement and Building Width

Standard		Context	Unit	Sub-District of OT Zoning District						
				E	EY	GV	OW	RN ¹	RR	W
A	(min / max)	Street frontage								
	Frontage Zone (min / max)	Mcllvoy Park frontage	ft.	10 / 20	10 / 20	10 / 20	10 / 20	10 / 20	10 / 20	10/20
A	Frontage Zone (min / max)	Olde Town Plaza frontage	ft.	-	-	-	0/20	-	-	0 / 20
B	Build-to (min)	Building Façade at Front Setback Line	% ²	75	85	85	75	75	75	85
B	Total Building Width (max)	Generally, except as specified below	ft.	150	180	60	60	180	120	180
B	Total Building Width (max)	Wadsworth Bypass frontage	ft.	240	-	-	-	-	240	-
B	Total Building Width (max)	Mcllvoy Park frontage ³	ft.	120	-	35	-	-	-	120

TABLE NOTES:

¹ The Mixed-Use building form is allowed in this subdistrict only as provided in Section 2-1-5-2, Building Types.

² Percent of lot width. See Section 2-1-5-3, Generally Applicable Lot and Building Standards.

³ Applies where property is directly adjacent to or across the street from Mcllvoy Park.

- E. **Building and Floor Height.** Building height, floor height, and building width shall be as provided in Table 2-1-5-4E, Mixed-Use Building Type Height and Floor Height.

Figure 2-1-5-4E: Illustrative Mixed-Use Building Type Requirements

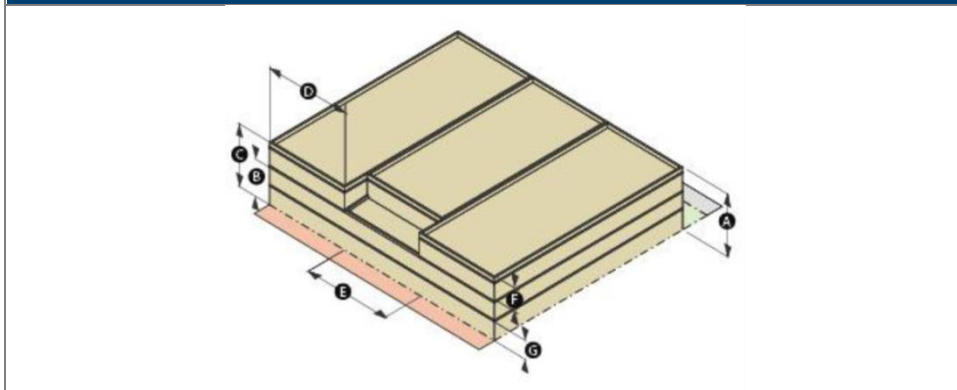


Table 2-1-5-4E: Mixed-Use Building Type Height and Floor Height⁴

Standard		Context	Unit	Sub-District of OT Zoning District						
				E	EY	GV	OW	RN ¹	RR	W
A	Height (max)	Outside Frontage Zone	stories ¹	5	3	2	3	2	3	3
B	Height (max)	Inside Frontage Zone	stories	5	2	2	2	2	2	2
B	Height (max)	Inside Frontage Zone, McIlvoy Park, Ralston Road frontages	stories	2	2	2	2	2	2	2
-	Height (min)	Generally	stories	2	-	-	-	-	-	-
C	Height of Vertical	Inside Frontage Zone	stories	3	3	-	3	-	3	3

Table 2-1-5-4E: Mixed-Use Building Type Height and Floor Height⁴

	Standard	Context	Unit	Sub-District of OT Zoning District						
				E	EY	GV	OW	RN ¹	RR	W
D	Accent (max) ²									
	Width of Vertical Accent (max) ²	Inside Frontage Zone	% ³	40	40	-	40	-	40	40
E	Width Between Roofline Offsets (max)	-	ft.	60	60	-	60	-	60	60
F	Height Change for Roofline Offsets (min)	-	ft.	2	2	-	2	-	-	2
G	Ground Story Floor Height (min)	-	ft.	12	12	12	12	12	12	12

TABLE NOTES:

¹ See Section 2-1-5-3, Generally Applicable Lot and Building Standards, Subsection H.

² Vertical accent is not allowed along McIlvoy Park.

³ Maximum percent of building width.

⁴ Notwithstanding the height limits established in Table 2-1-5-4E, maximum building and floor height shall be historically accurate as determined through application of the Design Guidelines for Olde Town.

- F. **Building Form.** Building form shall be as provided in Table 2-1-5-4F, Mixed-Use Building Type Form.

Figure 2-1-5-4F: Illustrative Mixed-Use Building Type Requirements

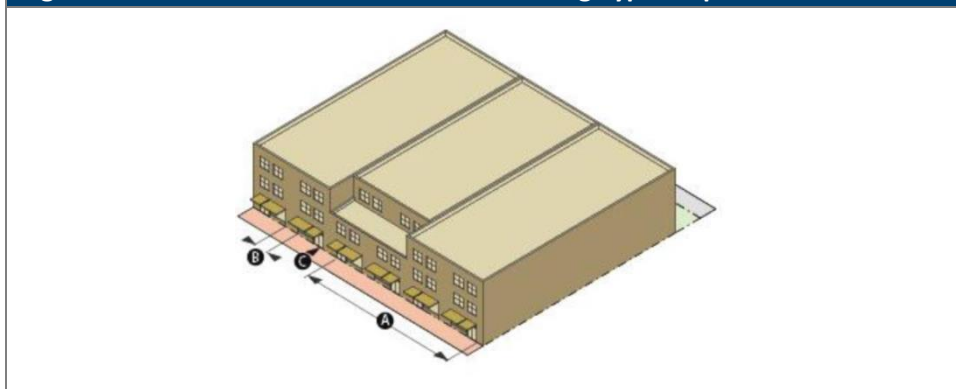


Table 2-1-5-4F: Mixed-Use Building Type Form

	Transparency, Blank Wall, or Building Entrance	Standard
A	Ground Story Transparency (min)	60%
A	Upper Story Transparency (min)	30%
A	Blank Wall Width (Street-Facing) (max)	30 ft.
C	Street-Facing Entrance	Required
C	Park-Facing Entrance (when fronting on McIlvoy Park)	Required
C	Plaza-Facing Entrance (when fronting on Olde Town Plaza)	Required

2-1-5-5 Mixed-Use Parking Structure Type Lot and Building Form Standards

- A. **Generally.** The lot and building form standards that apply to mixed-use parking structure type buildings are set out in this Section. See Section 2-1-5-2, Building Types, as to which sub-districts of the OT zoning district allow mixed-use parking structure type buildings. See Section 2-1-5-3,

Generally Applicable Lot and Building Form Standards, regarding the application of the standards that are set out in this Section.

- B. **Lot Standards.** Lot standards are as provided in Table 2-1-5-5B, Mixed-Use Parking Structure Type Lot Standards.

Table 2-1-5-5B: Mixed-Use Parking Structure Type Lot Standards	
Lot Standard	Percent
Max. Lot Coverage	-
Min. Front Yard Landscaping	-

- C. **Building Setbacks.** Building setbacks are as provided in Table 2-1-5-5C, Mixed-Use Parking Structure Building Type Setbacks.

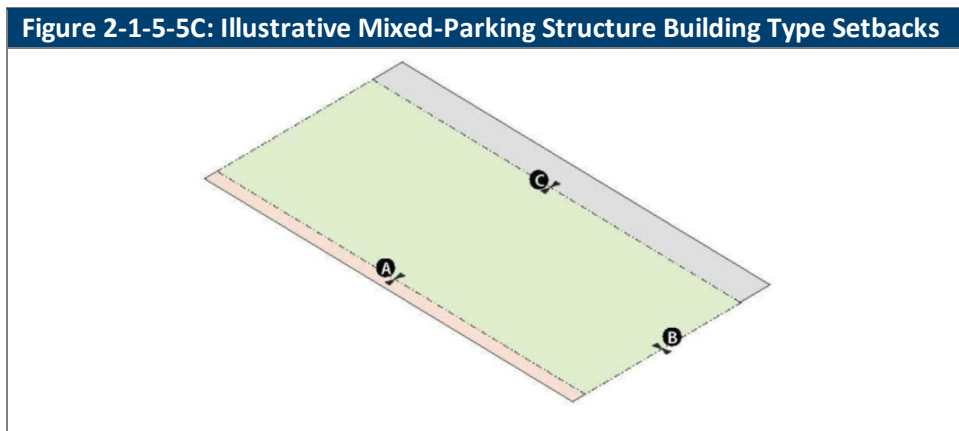


Table 2-1-5-5C: Mixed-Use Parking Structure Building Type Setbacks			
Setback Standard	Context		Min. Distance
A	Front Setback	Generally, except as specified below	0 ft.
A	Front Setback	Ralston Road, McIlvoy Park, or Robinson Way	10 ft.
A	Front Setback	Wadsworth Bypass	20 ft.
B	Side	Generally	0 ft.
C	Rear	No Alley	0 ft.
C	Rear	Alley	0 ft.
	Side or Rear	Adjoining Protected Area	10 ft. ¹
	Front or Side Parking	Generally, except as specified below	5 ft.
	Front or Side Parking	Wadsworth Bypass, or Ralston Road	20 ft.
TABLE NOTES:			
1 This setback supersedes other side or rear setbacks where the subject structure is adjacent to a protected area.			

- D. **Building Placement and Building Width.** Building placement and building width shall be as provided in Table 2-1-5-5D, Mixed-Use Parking Structure Type Building Placement and Building Width.

Figure 2-1-5-5D: Illustrative Mixed-Use Parking Structure Building Type Placement and Building Width

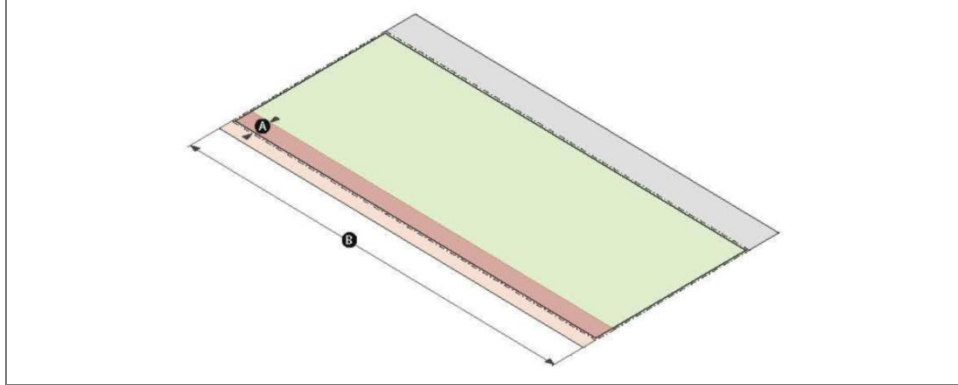


Table 2-1-5-5D: Mixed-Use Parking Structure Building Type Placement and Building Width

Standard		Context	Unit	Sub-District of OT Zoning District						
				E	EY	GV ¹	OW	RN ¹	RR	W
A	Frontage Zone (min / max)	Generally, except as specified below	ft.	0 / 15	0 / 15	-	0 / 15	-	0 / 15	0 / 15
A	Frontage Zone (min / max)	Ralston Road or Robinson Way frontage	ft.	10 / 25	10 / 25	-	10 / 25	-	10 / 25	10 / 25
A	Frontage Zone (min / max)	Mcllvoy Park or Olde Town Plaza frontage	ft.	10 / 20	-	-	10 / 20	-	-	10 / 20
B	Build-to (min)	Building at front setback	% ²	75	85	-	85	-	85	85
B	Total Building Width (max)	Generally	ft.	300	300	-	300	-	300	300
B	Total Building Width (max)	Mcllvoy Park frontage ³	ft.	120	-	-	-	-	-	120

TABLE NOTES:

¹ The Mixed-Use Parking Structure building type is not allowed in this subdistrict.

² Percent of lot width. See Section 2-1-5-3, Generally Applicable Lot and Building Form Standards.

³ Applies where property is directly adjacent to or across the street from Mcllvoy Park.

- E. **Building and Floor Height.** Building height, floor height, and building width shall be as provided in Table 2-1-5-5E, Mixed-Use Parking Structure Type Building Height and Floor Height.

Figure 2-1-5-5E: Illustrative Mixed-Use Parking Structure Building Type Height and Floor Height

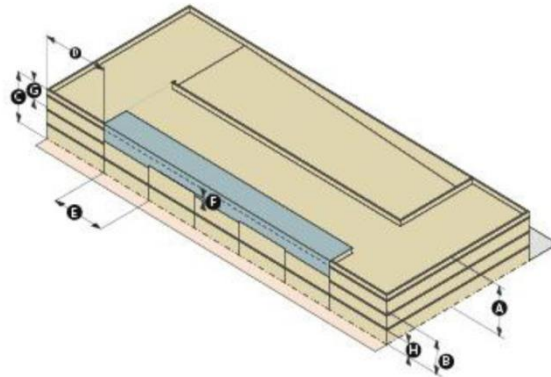


Table 2-1-5-5E: Mixed-Use Parking Structure Type Building Height and Floor Height

Standard		Context	Unit	Sub-District of OT Zoning District						
				E	EY	GV ¹	OW	RN ¹	RR	W
A	Height (max)	Outside Frontage Zone	stories ²	5	3	-	3	-	3	3
B	Height (max)	Inside Frontage Zone	stories	5	2	-	2	-	2	2
B	Height (max)	Inside Frontage Zone, McIlvoy Park ⁵ , Olde Town Plaza, or Ralston Road frontages	stories	2	2	-	2	-	2	2
C	Height of Vertical Accent (max) ³	Inside Frontage Zone	stories	3	3	-	3	-	3	3
D	Width of Vertical Accent (max) ³	Inside Frontage Zone	% ⁴	40	40	-	40	-	40	40
E	Width Between Roofline Offsets (max)	-	ft.	60	60	-	60	-	60	60
F	Height Change for Roofline Offsets (min)	-	ft.	2	2	-	2	-	2	2
G	Height of Transparent Screening Device	Inside Frontage Zone	ft.	32 to 42	32 to 42	-	32 to 42	-	32 to 42	32 to 42
	Ground Floor Elevation (min)	Inside Frontage Zone	ft.	-	-	-	-	-	-	-
H	Ground Story Floor Height (min)	-	ft.	12	12	-	12	-	12	12

TABLE NOTES:

¹ The Mixed-Use Parking Structure building type is not allowed in this subdistrict.

² See Section 2-1-5-3, Generally Applicable Lot and Building Form Standards, Subsection H.

³ Vertical accent is not allowed along McIlvoy Park.

⁴ Maximum percent of building width.

⁵ Applies where property is directly adjacent to or across the street from McIlvoy Park.

- F. **Building Form.** Building form shall be as provided in Table 2-1-5-5F, Mixed-Use Parking Structure Building Type Form.

Figure 2-1-5-5F: Illustrative Mixed-Use Building Type Form Requirements

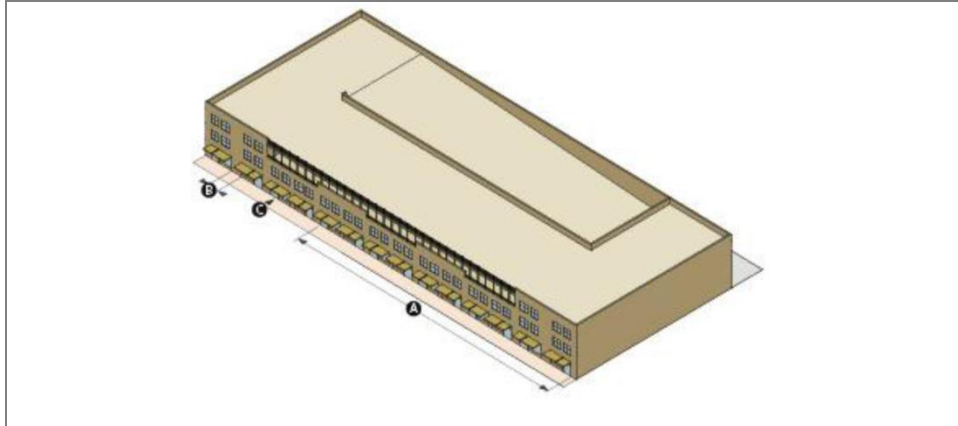


Table 2-1-5-5F: Mixed-Use Parking Structure Building Type Form

	Transparency, Blank Wall, or Building Entrance	Standard
A	Ground Story Transparency (min) ¹	60%
A	Upper Story Transparency (min)	30%
A	Blank Wall Width (Street-Facing) (max)	30 ft.
C	Street-Facing Entrance	Required
C	Park-Facing Entrance (when fronting on McIlvoy Park)	Required
C	Plaza-Facing Entrance (when fronting on Olde Town Plaza)	Required
TABLE NOTES:		
¹ Not applicable on parking component when fronting on Wadsworth Bypass		

2-1-5-6 Apartment Building Type Lot and Building Standards

- A. **Generally.** The lot and building standards that apply to apartment building types are set out in this Section. See Section 2-1-5-2, Building Types, as to which sub-districts of the OT zoning district allow apartment type buildings. See Section 2-1-5-3, Generally Applicable Lot and Building Standards, regarding the application of the standards that are set out in this Section.
- B. **Lot Standards.** Lot standards are as provided in Table 2-1-5-6B, Apartment Building Type Lot Standards.

Table 2-1-5-6B: Apartment Building Type Lot Standards

Lot Standard	Percent
Max. Lot Coverage	-
Min. Front Yard Landscaping	-

- C. **Building Setbacks.** Building setbacks are as provided in Table 2-1-5-6C, Apartment Building Type Setbacks.

Figure 2-1-5-6C: Illustrative Apartment Building Type Setbacks

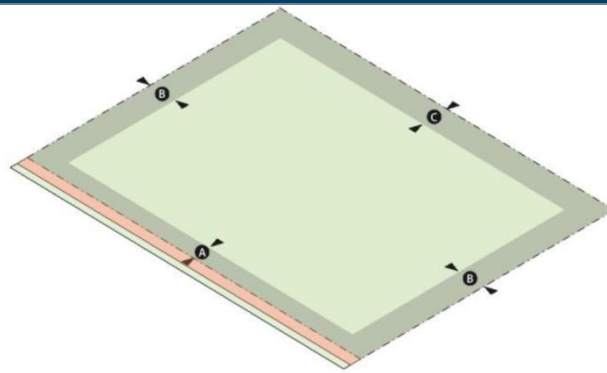


Table 2-1-5-6C: Apartment Building Type Building Setbacks

Setback Standard		Context	Min. Distance
A	Front	Generally, except as specified below	10 ft.
A	Front	McIlvoy Park	5 ft.
A	Front	Ralston Road	10 ft.
A	Front	Wadsworth Bypass	20 ft.
B	Side	Generally	10 ft.
C	Rear	No alley	10 ft.
C	Rear	Alley	0 ft.
	Side or Rear	Adjoining Protected Area	10 ft. ¹
	Front or Side Parking	Generally, except as specified below	5 ft.
	Front or Side Parking	Wadsworth Bypass, or Ralston Road	20 ft.

TABLE NOTES:

¹ This setback supersedes other side or rear setbacks where the subject property is adjacent to a protected area.

- D. **Building Placement and Building Width.** Building placement and building width shall be as provided in Table 2-1-5-6D, Apartment Building Type Placement and Building Width.

Figure 2-1-5-6D: Illustrative Apartment Building Type Placement and Building Width

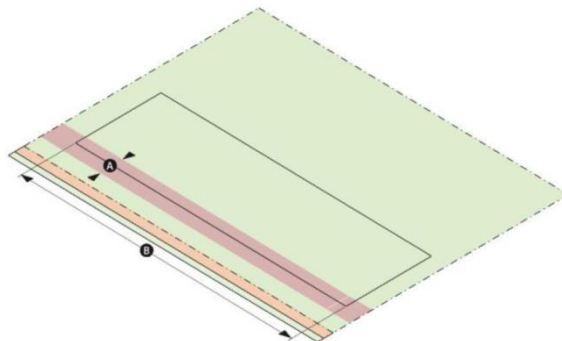


Table 2-1-5-6D: Apartment Building Type Placement and Building Width

Standard		Context	Unit	Sub- District						
				E	EY	GV ¹	OW ¹	RN ¹	RR	W
A	Frontage Zone, Generally			10 / 25	10 / 25	-	-	-	10 / 25	10 / 25
A	Frontage Zone (min / max)	Generally, except as specified below	ft.	10 / 25	10 / 25	-	-	-	10 / 25	10 / 25
A	Frontage Zone (min / max)	Mcllvoy Park, Area 1	ft.	5 / 10	-	-	-	-	-	-
A	Frontage Zone (min / max)	Mcllvoy Park, Area 2	ft.	10 / 25	-	-	-	-	-	-
B	Building Width (max)	Inside Frontage Zone, Mcllvoy Park Area 1	%	78 ²	-	-	-	-	-	-
B	Building Width (min)	Inside Frontage Zone, Mcllvoy Park Area 2	%	75 ²	-	-	-	-	-	-
B	Total Building Width (max)	Generally, except as specified below	ft.	180	180	-	-	-	180	180
B	Total Building Width (max)	Wadsworth Bypass frontage	ft.	475	-	-	-	-	475	-
B	Total Building Width (max)	Mcllvoy Park frontage ³	ft.	400	-	-	-	-	-	180
B	Total Building Width (max)	Ralston Road frontage	ft.	180	120	-	-	-	180	120

TABLE NOTES:

¹The apartment building type is not allowed in this subdistrict.² Percent of lot width. See Section 2-1-5-3, Generally Applicable Lot and Building Form Standards.³ Applies where property is directly adjacent to or across the street from Mcllvoy Park.

- E. **Building and Floor Height.** Building height, floor height, and building width shall be as provided in Table 2-1-5-6E, Apartment Building Type Height and Floor Height.

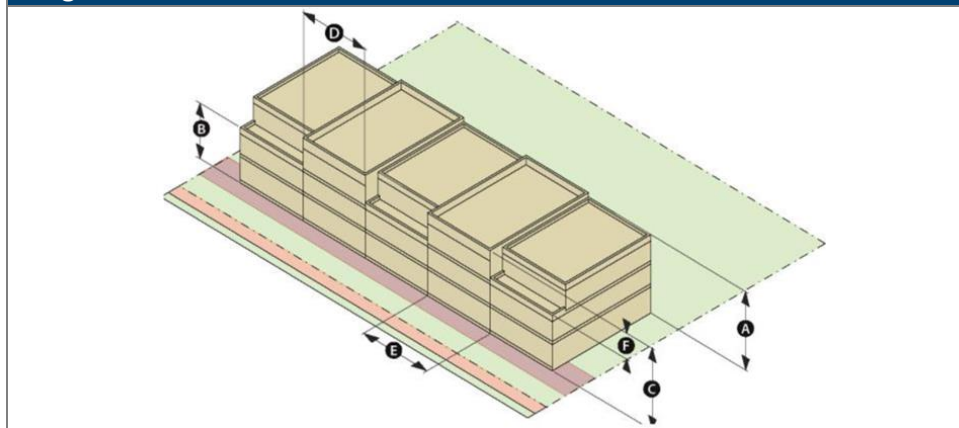
Figure 2-1-5-6E: Illustrative Apartment Building Type Height and Floor Height

Table 2-1-5-6E: Apartment Building Type Height and Floor Height

Standard		Context	Unit	Sub-District of OT Zoning District						
				E	EY	GV ¹	OW ¹	RN ¹	RR	W
A	Height (max)	Outside Frontage Zone	Stories ²	5	3	-	-	-	3	3
B	Height (max)	Inside Frontage Zone, except as specified below	stories	5	2	-	-	-	2	2
B	Height (max)	Inside Frontage Zone, Ralston Road and Mcllvoy Park Area 1	stories	2	-	-	-	-	-	2
B	Height (max)	Inside Frontage Zone, Mcllvoy Park Area 2	stories	3	-	-	-	-	-	3
B	Height (max)	Inside Frontage Zone, Olde Town Plaza	stories	-	-	-	-	-	-	2
B	Height (min)	Generally	stories	2	-	-	-	-	-	-
C	Height of Vertical Accent (max)	Inside Frontage Zone generally, except as specified below	stories	3	3	-	-	-	3	3
C	Height of Vertical Accent (max)	Inside Frontage Zone, Mcllvoy Park Area 1	stories	3	-	-	-	-	-	-
C	Height of Vertical Accent (max)	Inside Frontage Zone, Ralston Road and Mcllvoy Park Area 2	stories	5	5	-	-	-	5	-
D	Width of Vertical Accent (max)	Inside Frontage Zone generally, except as specified below	% ³	40	40	-	-	-	40	40
D	Width of Vertical Accent (max)	Inside Frontage Zone, Mcllvoy Park Area 1	% ³	88	-	-	-	-	-	-
D	Width of Vertical Accent (max)	Inside Frontage Zone, Mcllvoy Park Area 2	% ³	68	-	-	-	-	-	-
D	Width of Vertical Accent (max)	Inside Frontage Zone, Ralston Road	% ⁴	55	55	-	-	-	55	55
E	Width Between Roofline Offsets (max)	-	ft.	60	60	-	-	-	60	60
F	Height Change for Roofline Offset (min)	-	ft.	2	2	-	-	-	2	2
	Ground Floor Elevation (min)	Inside Frontage Zone	ft.	-	-	-	-	-	-	-
	Ground story, floor to ceiling (min)	-	ft.	-	-	-	-	-	-	-

TABLE NOTES:

¹ The apartment building type is not allowed in this subdistrict.

² See Section 2-1-5-3, Generally Applicable Lot and Building Form Standards, Subsection H.

³ Maximum percent of building width.

⁴ Maximum percent of lot width. See Section 2-1-5-3, Generally Applicable Lot and Building Form Standards.

F. Building Form. Building form shall be as provided in Table 2-1-5-6F, Apartment Building Type Form.

Figure 2-1-5-6F: Illustrative Apartment Building Type Form Requirements

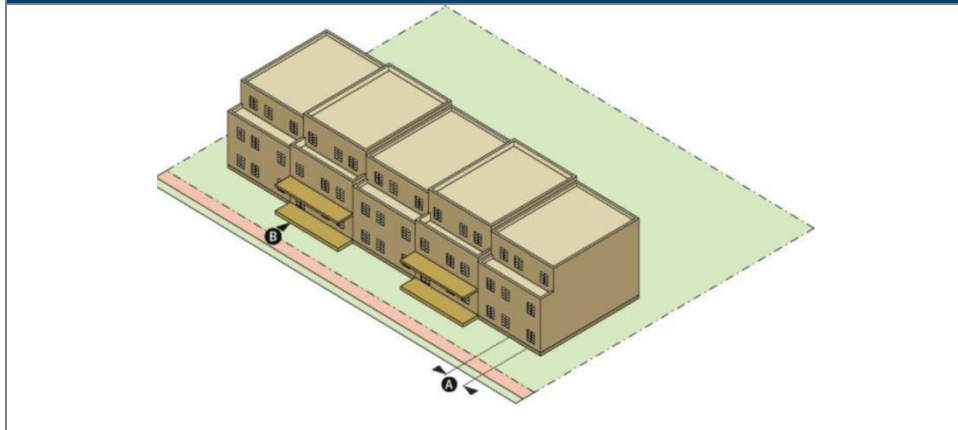


Table 2-1-5-6F: Apartment Building Type Form

	Transparency, Blank Wall, or Building Entrance	Standard
	Ground Story Transparency (min)	-
	Upper Story Transparency (max)	-
A	Blank Wall Width, Street-Facing (max)	35 ft.
B	Street-facing entrance	Required
B	Park-facing entrance, when fronting McIlvoy Park	Required
B	Plaza-facing entrance, when fronting Olde Town Plaza	Required

2-1-5-7 Townhouse Building Type Lot and Building Standards

- A. **Generally.** The lot and building standards that apply to townhouse building types are set out in this Section. See Section 2-1-5-2, Building Types, as to which sub-districts of the OT zoning district allow townhouse building types. See Section 2-1-5-3, Generally Applicable Lot and Building Form Standards, regarding the application of the standards that are set out in this Section.
- B. **Lot Standards.** Lot standards are as provided in Table 2-1-5-7B, Townhouse Building Type Lot Standards.

Table 2-1-5-7B: Townhouse Building Type Lot Standards

Lot Standard	Percent
Max. Lot Coverage	-
Min. Front Yard Landscaping	-

- C. **Building Setbacks.** Building setbacks are as provided in Table 2-1-5-7C, Townhouse Building Type Setbacks.

Figure 2-1-5-7C: Illustrative Townhouse Building Type Setbacks

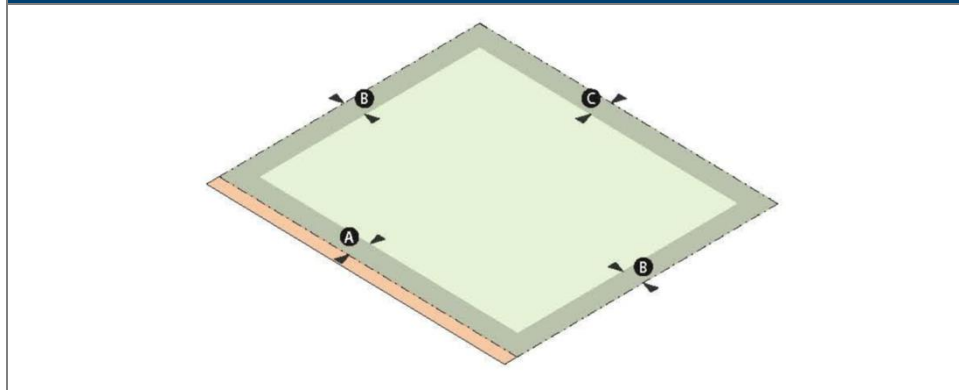


Table 2-1-5-7C: Townhouse Building Type Setbacks

Setback Standard		Context	Min. Distance
A	Front	Generally, except as specified below	10 ft.
A	Front	Wadsworth Bypass	20 ft.
B	Side	Generally	10 ft.
C	Rear	No alley	10 ft.
C	Rear	Alley	0 ft.
-	Side or Rear	Adjoining Protected Area	10 ft. ¹
	Front or Side Parking Setback	Generally, except as specified below	5 ft.
	Front or Side Parking Setback	Wadsworth Bypass, or Ralston Road	20 ft.

TABLE NOTES:
¹ This setback supersedes other side or rear setbacks where the subject property is adjacent to a protected area.

- D. **Building Placement and Building Width.** Building placement and building width shall be as provided in Table 2-1-5-7D Townhome Building Type Placement and Building Width.

Figure 2-1-5-7D: Illustrative Townhouse Building Type Placement and Building Width

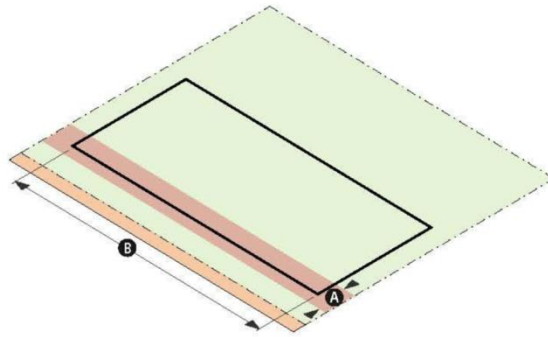


Table 2-1-5-7D: Townhouse Building Type Placement and Building Width

Standard		Context	Unit	Sub-District of OT Zoning District						
				E	EY	GV ¹	OW ¹	RN ¹	RR	W
A	Frontage Zone (min / max)	Generally, except as specified below	ft.	10 / 25	10 / 25	-	-	-	10 / 25	10 / 25
	Frontage Zone (min / max)	Mcllvoy Park	ft.	10 / 20	-	-	-	-	-	-
B	Building Width (min)	Inside Frontage Zone	% ²	75	75	-	-	-	75	75
B	Total Building Width (max)	Generally, except as specified below	ft.	180	180	-	-	-	180	180
B	Total Building Width (max)	Wadsworth Bypass frontage	ft.	240	-	-	-	-	240	-
B	Total Building Width (max)	Mcllvoy Park frontage ³	ft.	120	-	-	-	-	-	120

TABLE NOTES:

¹ The townhome building type is not allowed in this subdistrict.

² Percent of lot width. **See** Section 2-1-53, Generally Applicable Lot and Building Form Standards.

³ Applies where property is directly adjacent to or across the street from McIlvoy Park.

- E. **Building and Floor Height.** Building height, floor height, and building width shall be as provided in Table 2-1-5-7E, Townhouse Building Type Height and Floor Height.

Figure 2-1-5-7E: Illustrative Townhouse Building Type Height and Floor Height

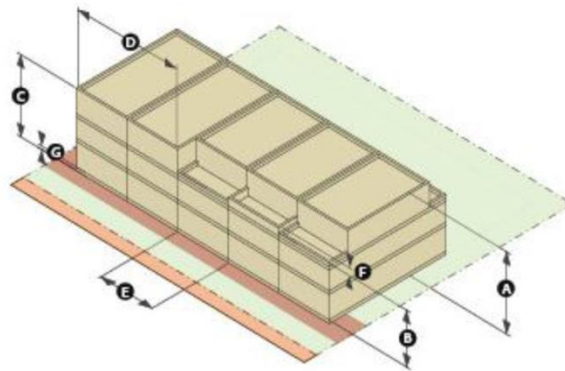


Table 2-1-5-7E: Townhouse Building Type Height and Floor Height

Standard		Context	Unit	Sub-District of OT Zoning District						
				E	EY	GV ¹	OW ¹	RN ¹	RR	W
A	Height (max)	Outside Frontage Zone	Stories	5	3	-	-	-	3	3
B	Height (max)	Inside Frontage Zone, except as specified below	Stories	5	2	-	-	-	2	2
B	Height (max)	Inside Frontage Zone, McIlvoy Park	Stories	2		-	-	-		
B	Height (max)	Inside Frontage Zone, Ralston Road	Stories	2	2	-	-	-	2	2
B	Height (min)	Generally	Stories	2		-	-	-		
C	Height of Vertical Accent (max) ²	Inside Frontage Zone	Stories	3	3	-	-	-	3	3
D	Width of Vertical Accent (max)	Inside Frontage Zone	% ³	40	40	-	-	-	40	40
E	Width Between Roofline Offsets (max)	-	ft.	60	60	-	-	-	60	60
F	Height Change for Roofline Offset (min)	-	ft.	2	2	-	-	-	2	2
	Ground Floor Elevation (min)	Inside Frontage Zone	ft.	2	2	-	-	-	2	2
	Ground story, floor to ceiling (min)	-	ft.	-	-	-	-	-	-	-

TABLE NOTES:

¹ The townhouse building type is not allowed in this subdistrict.

² Not allowed on McIlvoy Park frontages.

³ Maximum percent of building width.

F. **Building Form.** Building form shall be as provided in Table 2-1-5-7F, Townhouse Building Type Form.

Figure 2-1-5-7F: Illustrative Townhouse Building Type Form Requirements

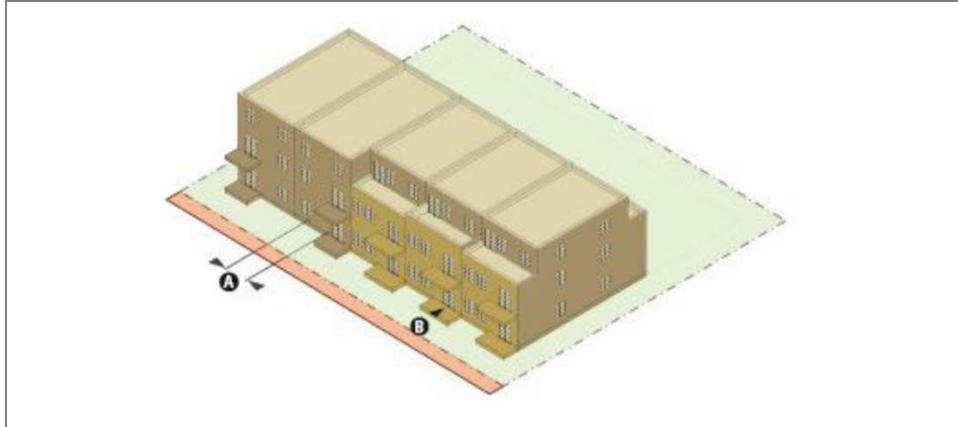


Table 2-1-5-7F: Townhouse Building Type Form

	Transparency, Blank Wall, or Building Entrance	Standard
A	Blank Wall Width, Street Facing (max)	30 ft.
B	Street-Facing Entrances, Each Unit	Required
B	Park or Plaza-Facing Entrances, Each Unit That Fronts McIlvoy Park or Olde Town Plaza	Required

2-1-5-8 Multiplex House Lot and Building Standards

- A. **Generally.** The lot and building standards that apply to multiplex house building types are set out in this Section. See Section 2-1-5-2, Building Types, as to which sub-districts of the OT zoning district allow multiplex house building types. See Section 2-1-5-3, Generally Applicable Lot and Building Form Standards, regarding the application of the standards that are set out in this Section.
- B. **Lot Standards.** Lot standards are as provided in Table 2-1-5-8B, Multiplex House Building Type Lot Standards.

Table 2-1-5-8B: Multiplex House Building Type Lot Standards

Lot Standard	Percent
Max. Lot Coverage	-
Min. Front Yard Landscaping ¹	100%
TABLE NOTES: ¹ Exclusive of driveways	

- C. **Building Setbacks.** Building setbacks are as provided in Table 2-1-5-8C, Multiplex House Building Type Setbacks.

Figure 2-1-5-8C: Illustrative Multiplex House Building Type Setbacks

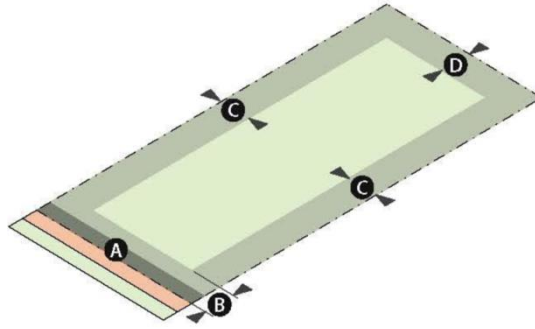


Table 2-1-5-8C: Multiplex House Building Type Setbacks

Setback Standard		Context	Min. Distance
B	Front	Generally, except as specified below	10 ft.
B	Front, McIlvoy Park	McIlvoy Park	10 ft.
B	Front, Wadsworth Bypass	Wadsworth Bypass	20 ft.
C	Side	Generally	10 ft.
D	Rear	No alley	10 ft.
D	Rear	Alley	10 ft.
-	Side or Rear	Adjoining Protected Area	10 ft. ¹
	Front or Side Parking	Generally, except as specified below	5 ft.
	Front or Side Parking	Wadsworth Bypass, or Ralston Road	20 ft.

TABLE NOTE:
¹ This setback supersedes other side or rear setbacks where the subject property is adjacent to a protected area.

- D. **Building Placement and Building Width.** Building placement and building width shall be as provided in Table 2-1-5-8D, Multiplex House Building Type Placement and Building Width.

Figure 2-1-5-8D: Illustrative Multiplex House Building Type Placement and Building Width

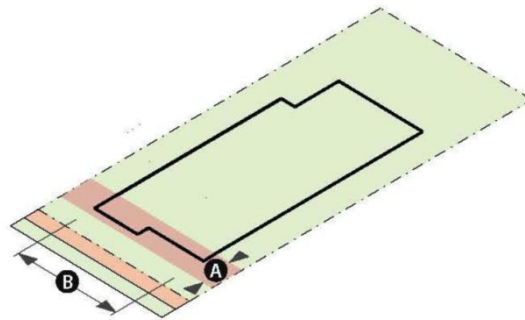


Table 2-1-5-8D: Multiplex House Building Type Placement and Building Width

Standard		Context	Unit	Sub-District of OT Zoning District						
				E	EY ¹	GV ¹	OW ¹	RN ¹	RR ¹	W ¹
A	Frontage Zone (min / max)	Generally	ft.	10 / 20	-	-	-	10 / 20	-	10 / 20
	Total Building Width (min)	Generally	% ²	75%	-	-	-	75%	-	75%
B	Total Building Width (max)	Buildings Over One Story in Height	ft.	40	-	-	-	35	-	40

TABLE NOTES:

¹ The Multiplex House building type is not allowed in this subdistrict.

² Percent of lot width. **See** Section 2-1-5-3, Generally Applicable Lot and Building Form Standards.

- E. **Building and Floor Height.** Building height, floor height, and building width shall be as provided in Table 2-1-5-8E, Multiplex House Building Type Height and Floor Height.

Figure 2-1-5-8E: Illustrative Multiplex House Building Type Height and Floor Height

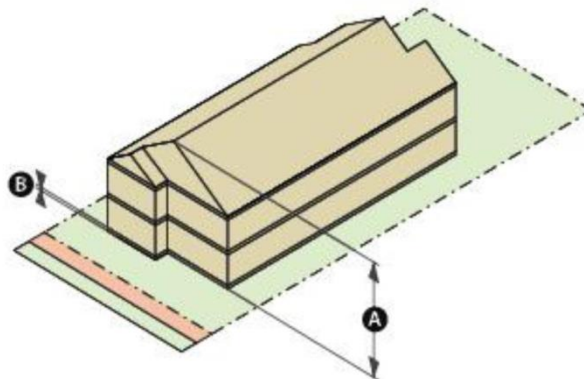


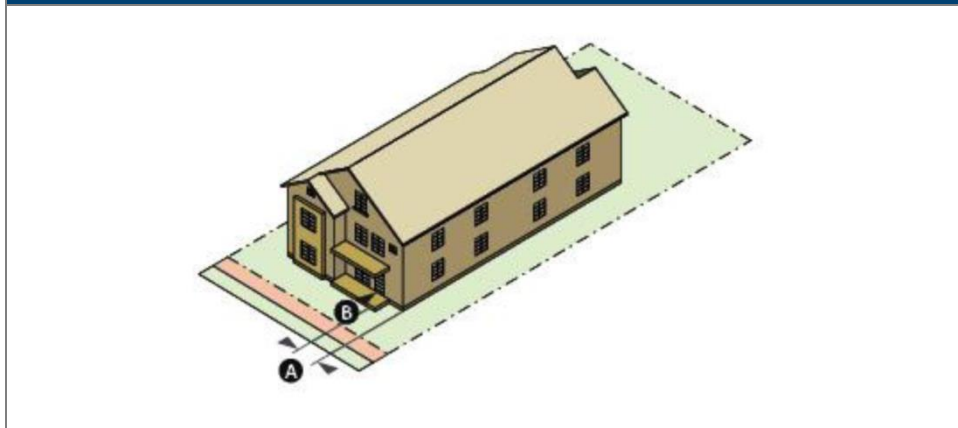
Table 2-1-5-8E: Multiplex House Building Type Height and Floor Height

	Standard	Context	Unit	Sub-District of OT Zoning District						
				E	EY ¹	GV ¹	OW ¹	RN	RR ¹	W
A	Height (min)	Generally	Stories	2	-	-	-	2	-	2
B	Ground floor elevation (min)	Inside Frontage Zone	ft.	2	-	-	-	2	-	2
-	Ground story, floor to ceiling (min)	Generally	ft.	-	-	-	-	-	-	-

TABLE NOTES:

¹ The Multiplex House building type is not allowed in this subdistrict.

- F. **Building Form.** Building form shall be as provided in Table 2-1-5-8F, Multiplex House Building Type Form.

Figure 2-1-5-8F: Illustrative Multiplex House Building Type Form Requirements**Table 2-4-3-8F: Multiplex House Building Type Form**

	Blank Wall or Building Entrance	Standard
A	Blank wall width, street facing (max)	10 ft.
B	Street-facing entrance, each unit	Required
B	Park-facing entrance, each unit when fronting McIlvoy Park	Required

2-1-5-9 Single-Family Dwelling or Duplex Building Type Lot and Building Standards

- A. **Generally.** The lot and building standards that apply to single-family or duplex dwelling unit building types are set out in this Section. See Section 2-1-5-2, Building Types, as to which sub-districts of the OT zoning district allow single-family or duplex dwelling building types. See Section 2-1-5-3, Generally Applicable Lot and Building Form Standards, regarding the application of the standards that are set out in this Section.
- B. **Lot Standards.** Lot standards are as provided in Table 2-1-5-9B, Single-Family or Duplex Building Type Lot Standards

Table 2-1-5-9B: Single-Family or Duplex Building Type Lot Standards	
Lot Standard	Percent
Max. Lot Coverage	50%
Min. Front Yard Landscaping	100% ¹
TABLE NOTES: ¹ Exclusive of driveways.	

- C. **Building Setbacks.** Building setbacks are as provided in Table 2-1-5-9C, Single-Family or Duplex Building Type Setbacks.

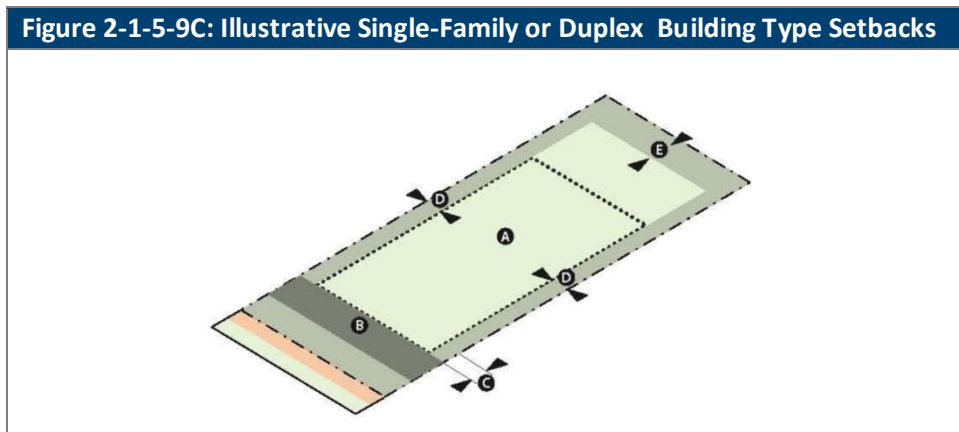


Table 2-1-5-9C: Single-Family or Duplex Building Type Setbacks			
Setback Standard		Context	Min. Distance
A	Front	Generally	15 ft.
B	Side	Generally	5 ft.
C	Rear	No alley	10 ft.
C	Rear Alley	Alley	10 ft.
-	Side or Rear	No alley, Adjoining Protected Area	5 ft.

- D. **Building Placement and Building Width.** Building placement and building width shall be as provided in Table 2-1-5-9D, Single-Family or Duplex Building Type Placement and Building Width.

Figure 2-1-5-9D: Illustrative Single-Family or Duplex Building Type Placement and Building Width

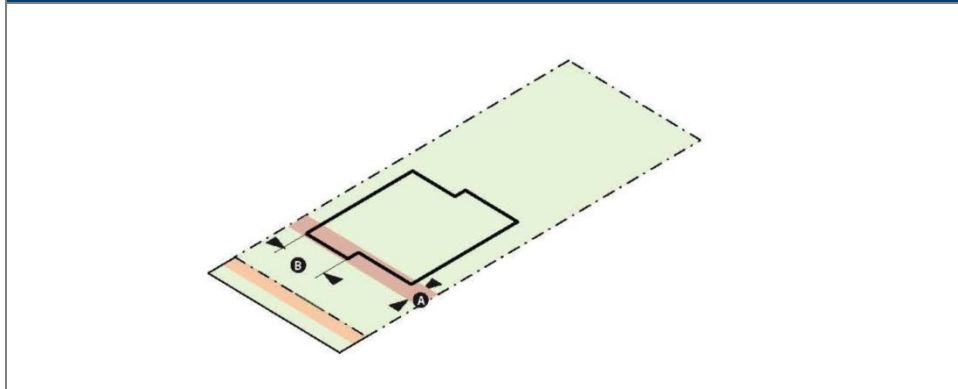


Table 2-1-5-9D: Single-Family or Duplex Building Type Placement and Building Width

Standard		Context	Unit	Sub-District of OT Zoning District						
				E	EY ¹	GV	OW	RN	RR	W ¹
A	Frontage Zone (min / max)	Generally	ft.	15/20	-	15/20	15/20	15/20	15/20	-
B	Total Building Width (max)	Buildings Over One Story in Height	ft.	30	-	30	30	30	30	-

TABLE NOTES:

¹ The Single-Family and Duplex building types are not allowed in this subdistrict.

- E. **Building and Floor Height.** Building height, and floor height shall be as provided in Table 2-1-5-9E, Single-Family or Duplex Building Type Height and Floor Height.

Figure 2-1-5-9E: Illustrative Single-Family or Duplex Building Type Height and Floor Height

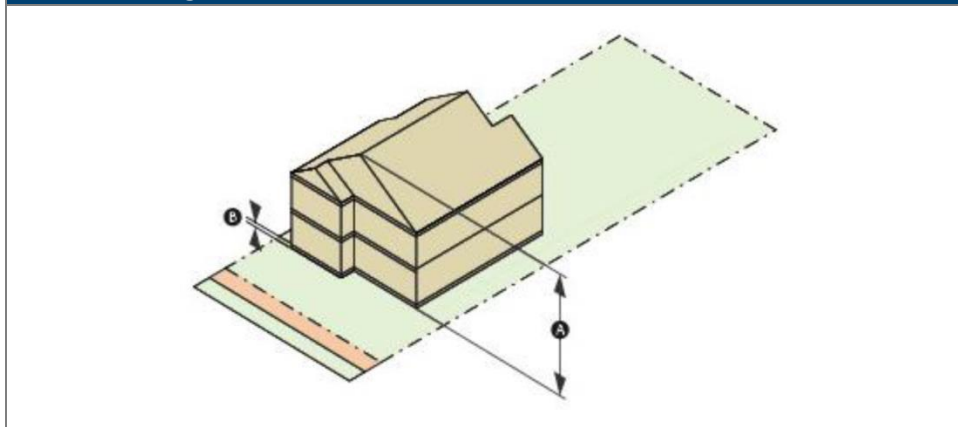


Table 2-1-5-9E: Single-Family or Duplex Building Type Height and Floor Height										
Standard		Context	Unit	Sub-District of OT Zoning District						
				E	EY ¹	GV	OW	RN	RR	W ¹
A	Height (max)	Generally	Stories	2	-	2	2	2	2	-
B	Ground floor elevation (min)	Inside Frontage Zone	ft.	2	-	2	2	2	2	-
-	Ground story, floor to ceiling (min)	Generally	ft.	-	-	-	-	-	-	-

TABLE NOTES:
¹ The Single-Family and Duplex building types are not allowed in this subdistrict.

- F. **Building Form.** Building form shall be as provided in Table 2-1-5-9F, Single-Family or Duplex Building Type Form.

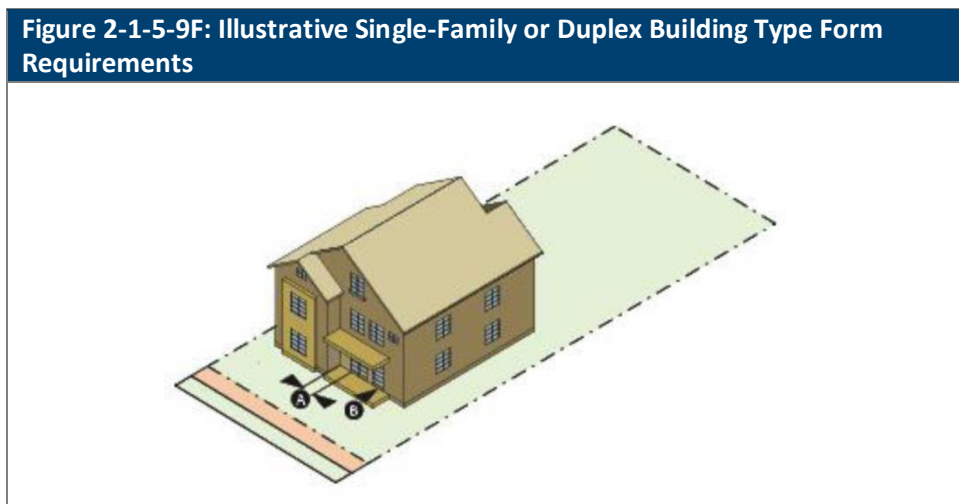


Table 2-1-5-9F: Single-Family or Duplex Building Type Form		
Blank Wall or Building Entrance		Standard
A	Blank wall width, street facing (max)	10 ft.
B	Street-facing entrance	Required
B	Park-facing entrance, when fronting McIlvoy Park	Required

2-1-5-10 Detached Accessory Dwelling Unit or Accessory Building Type Standards

- A. **Generally.** The standards that apply to detached accessory dwelling unit or other accessory building types are set out in this Section. See Section 2-1-5-2, Building Types, as to which sub-districts of the OT zoning district allow these types of buildings. See Section 2-1-5-3, Generally Applicable Lot and Building Form Standards, regarding the application of the standards that are set out in this Section.
- B. **Lot Standards.** Lot standards are as provided in Table 2-1-5-10B, Accessory Dwelling Unit or Accessory Building Type Lot Standards.

Table 2-1-5-10B: Accessory Dwelling Unit or Accessory Building Type Lot Standards

Lot Standard	Percent
Max. Building Footprint Allowed per principle building	Lesser of 800 sf. or 40% of the footprint of the principal building
Min. Front Yard Landscaping, West 57th Avenue ¹	100% ¹
TABLE NOTES: ¹ Exclusive of driveways	

- C. **Building Setbacks.** Building setbacks are as provided in Table 2-1-5-10C, Accessory Dwelling Unit or Accessory Building Type Setbacks.

Figure 2-1-5-10C: Illustrative Accessory Dwelling Unit or Accessory Building Type Setbacks

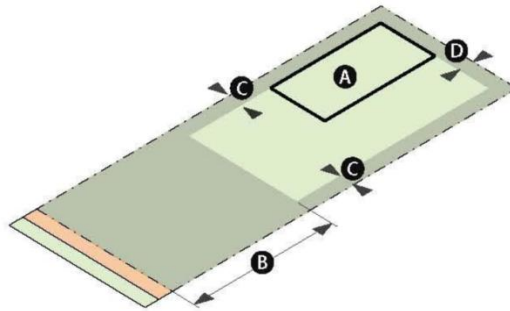


Table 2-1-5-10C: Accessory Dwelling Unit or Accessory Building Type Setbacks

Setback Standard	Context	Min. Distance
A	Front	Generally, except as specified below
A	Front	West 57th Avenue frontage
A	Front	McIlvoy Park frontage
B	Side	Generally
C	Rear	No alley
C	Rear Alley	Alley
	Side or Rear	Adjoining Protected Area

- D. **Building and Floor Height.** Building height, and floor height shall be as provided in Table 2-1-5-10D, Accessory Dwelling Unit or Accessory Building Height and Floor Height.

Figure 2-1-5-10D: Illustrative Accessory Dwelling Unit or Accessory Building Type Height and Floor Height

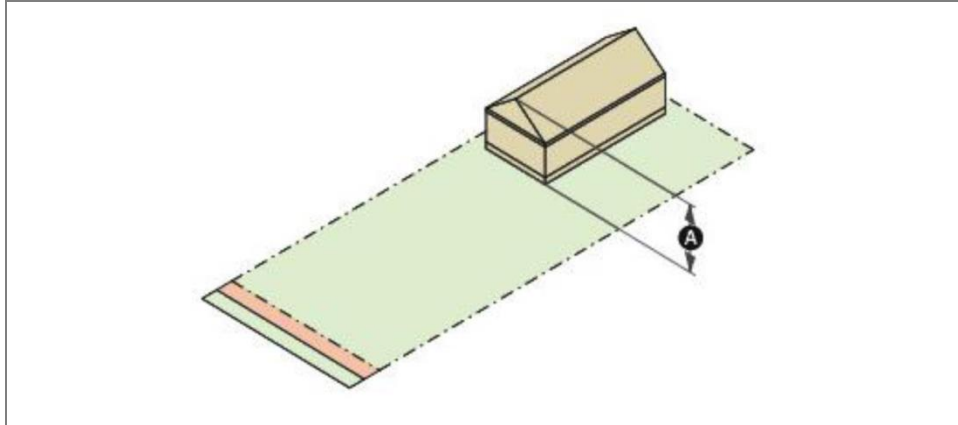


Table 2-1-5-10D: Accessory Dwelling Unit or Accessory Building Type Height and Floor Height

Standard		Context	Unit	Sub-District of OT Zoning District						
				E	EY	GV	OW	RN	RR	W
A	Height (max)	Generally	Stories	1	1	1	1	1	1	1
B	Ground floor elevation in frontage zone (min)	Inside Frontage Zone	ft.	-	-	-	-	-	-	-
-	Ground story, floor to ceiling (min)	Generally	ft.	-	-	-	-	-	-	-

- E. **Building Form.** Building form shall be as provided in Table 2-1-5-10E, Single-Family or Duplex Building Type Form.

Figure 2-1-5-10E: Illustrative Accessory Dwelling Unit or Accessory Building Type Form Requirements

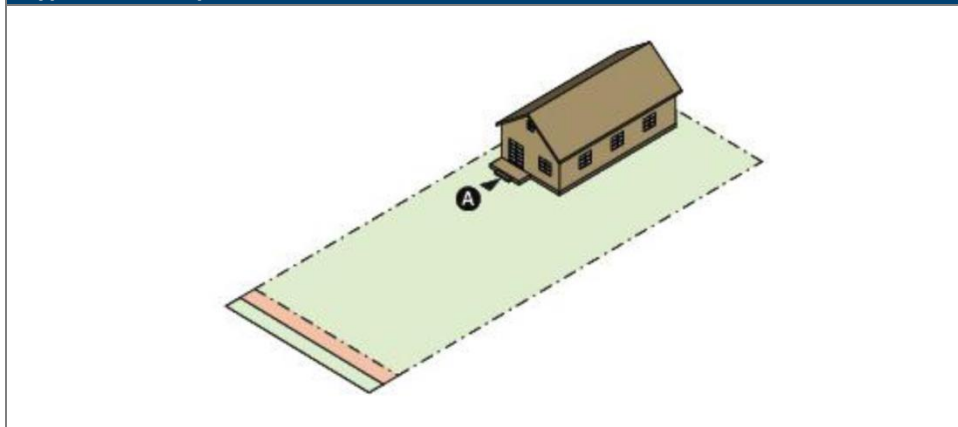


Table 2-1-5-10E: Accessory Dwelling Unit or Accessory Building Type Form		
Blank Wall or Building Entrance		Standard
-	Blank wall, street, Olde Town Plaza or McIlvoy Park facing wall width (max)	10 ft.
A	Street-facing entrance for ADU	Required

2-1-5-11 Civic Building Lot and Building Standards

- A. **Generally.** The lot and building standards that apply to civic buildings are set out in this Section. See Section 2-1-5-2, Building Types, as to which sub-districts of the OT zoning district allow civic buildings. See Section 2-1-5-3, Generally Applicable Lot and Building Form Standards, regarding the application of the standards that are set out in this Section.
- B. **Lot Standards.** Lot standards are as provided in Table 2-1-5-11B, Civic Building Lot Standards.

Table 2-1-5-11B: Civic Building Lot Standards	
Lot Standard	Percent
Max. Lot Coverage	-
Min. Front Yard Landscaping	-

- C. **Building Setbacks.** Building setbacks are as provided in Table 2-1-5-11C, Civic Building Setbacks.

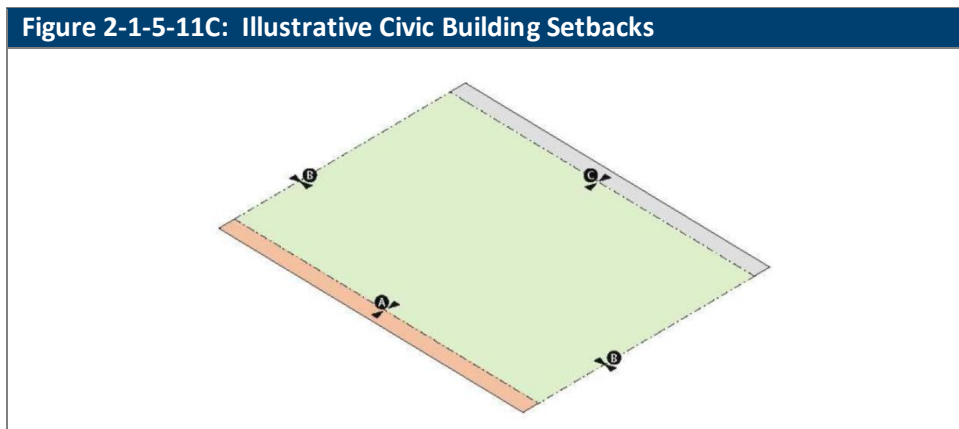


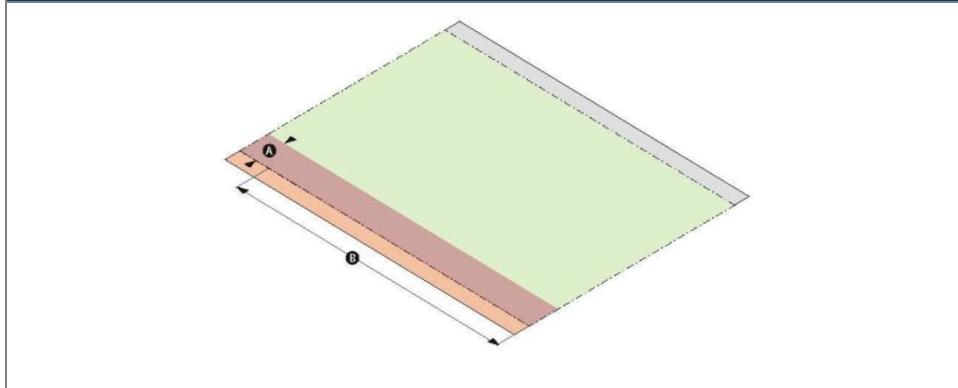
Table 2-1-5-11C: Civic Building Setbacks			
Setback Standard		Context	Distance
A	Front (min / max)	Generally, except as specified below	0 ft. / 20 ft.
A	Front (min / max)	Ralston Road, McIlvoy Park, or Robinson Way	10 ft. / 20 ft.
A	Front (min)	Wadsworth Bypass	20 ft.
B	Side (min / max)	Generally	0 ft. / 10 ft.
C	Rear (min)	No alley	0 ft.
C	Rear (min)	Alley	0 ft.
-	Side or Rear	Adjoining Protected Area	10 ft. ¹
	Front or Rear	Generally, except as specified below	5 ft.

Table 2-1-5-11C: Civic Building Setbacks

Setback Standard	Context	Distance
Parking		
Front or Rear Parking	Wadsworth Bypass, or Ralston Road	20 ft.

TABLE NOTES:
¹ This setback supersedes other side or rear setbacks where the subject property is adjacent to a property line with a protected area.

- D. **Building Placement and Building Width.** Building placement and building width shall be as provided in Table 2-1-5-11D, Civic Building Placement and Building Width.

Figure 2-1-5-11D: Illustrative Civic Building Placement and Building Width**Table 2-1-5-11D: Civic Building Placement and Building Width**

Standard		Context	Unit	Sub-District of OT Zoning District						
				E	EY	GV	OW	RN ₁	RR	W
A	Frontage Zone (min / max)	Generally, except as specified below	ft.	0 / 20	0 / 20	0 / 20	0 / 20	-	0 / 20	0 / 20
A	Frontage Zone (min / max)	McIlvoy Park, Ralston Road, or Robinson Way frontage	ft.	10 / 20	10 / 20	10 / 20	10 / 20	-	10 / 20	10 / 20
A	Frontage Zone (min / max)	Olde Town Plaza frontage	ft.	0 / 20	0 / 20	0 / 20	0 / 20	-	0 / 20	0 / 20
B	Building Width (min)	Inside Frontage Zone	% ²	75	75	75	75	-	75	75
B	Total Building Width (max)	Generally, except as specified below	ft.	180	180	120	180	-	180	180
B	Total Building Width (max)	Wadsworth Bypass frontage	ft.	240	-	-	-	-	240	-
B	Total Building Width (max)	McIlvoy Park frontage ³	ft.	120	-	120	-	-	-	180

TABLE NOTES:
¹ The Civic Building form is not allowed in this subdistrict.
² Percent of lot width. See Section 2-1-5-3, Generally Applicable Lot and Building Form Standards.
³ Applies where property is directly adjacent to or across the street from McIlvoy Park.

- E. **Building and Floor Height.** Building height, and floor height shall be as provided in Table 2-1-5-11E, Civic Building Height and Floor Height.

Figure 2-1-5-11E: Illustrative Civic Building Height and Floor Height

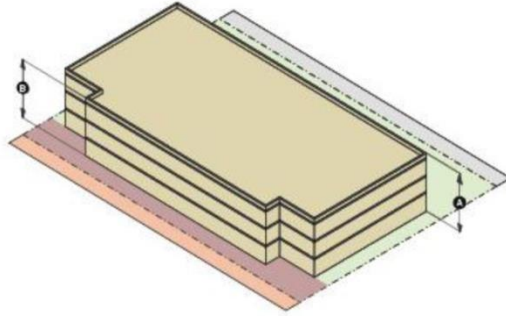


Table 2-4-3-11E: Civic Building Height and Floor Height

Standard		Context	Unit	Sub-District of OT Zoning District						
				E	EY	GV	OW	RN ¹	RR	W
A	Height (max)	Outside Frontage Zone	stories	5	3	2	3	-	3	3
B	Height (max)	Inside Frontage Zone	stories	5	3	2	3	-	3	3
B	Height (max)	Inside Frontage Zone, McIlvoy Park	stories	2	2	2	2	-	2	2
B	Height (max)	Inside Frontage Zone, Ralston Road, Olde Town Plaza	stories	2	2	-	2	-	2	-
-	Ground Floor Elevation (min)	Generally	ft.	-	-	-	-	-	-	-
-	Ground story, floor to ceiling (min)	Generally	ft.	-	-	-	-	-	-	-
TABLE NOTES: 1 The civic building type is not allowed in this subdistrict.										

- F. **Building Form.** Building form shall be as provided in Table 2-1-5-11F, Civic Building Form.

Figure 2-1-5-11F: Illustrative Civic Building Form Requirements

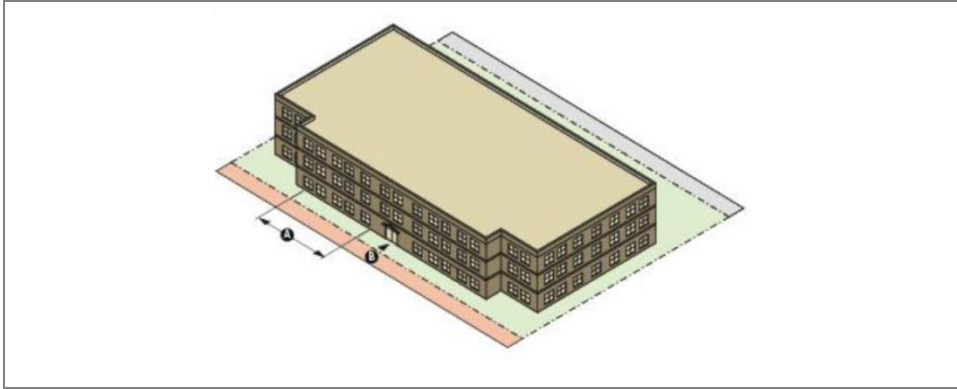


Table 2-1-5-11F: Civic Building Form

	Transparency, Blank Wall, or Building Entrance	Standard
A	Blank Wall Width, Street Facing (max)	30 ft.
B	Street-Facing Entrances	Required
B	Park-Facing Entrances, Fronts McIlvoy Park and Plaza Facing	Required